

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Policy Development and Review Panel

(to be confirmed at the next meeting)

Date: Thursday, 19 July 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Mrs K Mandry (Chairman)

Councillor S Dugan (Vice-Chairman)

Councillors: I Bastable, S Cunningham, Mrs C L A Hockley, Ms S Pankhurst
and Mrs K K Trott

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES

It was AGREED that the minutes of the Housing Policy Development and Review Panel meeting held on 29 May 2018 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. AFFORDABLE HOUSING UPDATE

The Panel received a presentation by the Affordable Housing Strategic Lead which informed Members of the work that is underway to progress the development of some of the Fareham Housing sites. Further details of the priorities over the coming months was also provided. A copy of the presentation is attached to these minutes as Appendix A.

The presentation also outlined the recently announced government plans to help Local Authorities in areas of high affordability pressure to increase housing supply. The plans include a relaxation of the Local Authority Housing Revenue Account borrowing cap that will allow councils to bid for additional funds if they meet qualification criteria. This is an issue that Members raised concerns about at the last meeting.

It was AGREED that the Panel notes the information contained in the report and the Affordable Housing Strategic Lead was thanked for providing an informative presentation.

7. COUNCIL HOUSING REPAIRS AND MAINTENANCE REPORT

The Panel considered a report by the Managing Director of Fareham Housing which provided an update on Council Housing Repairs and Maintenance.

Members commented that it is very rare that they receive complaints from residents regarding the repairs and maintenance service which is indicative of the good service that is provided.

The Panel sought, and received, assurances that for the larger blocks of flats in the Borough, the same level of support and guidance on fire safety issues is provided to leaseholders as it is for tenants.

It was AGREED that the Panel notes the content of the report.

8. PROPOSED CHANGES TO THE COUNTY COUNCIL FUNDED SOCIAL INCLUSION SERVICES IN FAREHAM

The Panel considered a report by the Managing Director of Fareham Housing which outlined the proposed changes to the County Council funded social inclusion services in Fareham.

The report gave an overview of the current provision of services and provided details of the proposed changes that are currently under public consultation. If implemented, changes will take effect from Autumn 2019.

Following the conclusion of the consultation period, a further report will be brought to the Panel, outlining the options available to Fareham. At the request of Members, this will include information on the 'Housing First' approach to managing homelessness.

It was AGREED that the Panel notes the content of the report.

9. REVIEW OF THE WORK PROGRAMME

The Panel considered a report by the Managing Director of Fareham Housing which reviews the Work Programme for 2018/19.

Members were advised that the Housing Strategy that the Member Working Group has been developing over the last 18 months is now ready for referral to the Executive for permission to go out to consultation. As the Strategy moves through the approval and adoption process, it will be possible to start scheduling some of the unallocated items into the work programme.

Following a general discussion of Housing Association tenancy services, Members requested that Vivid Housing Association be included in the invitation to attend a future meeting of the panel to present an update on services.

It was AGREED that the Work Programme 2018/19 be approved.

(The meeting started at 6.00 pm
and ended at 7.30 pm).



Affordable Housing Update

Key Site Updates

Focus Sites

‘Fareham Housing’ led developments

Tranche #1	<ul style="list-style-type: none">• Hampshire Rose• Bridge Road	18 Flats 5 Houses
Tranche #2	<ul style="list-style-type: none">• Sea Lane• Stubbington Lane• Station Road, Portchester	8 Homes 12 Homes 17 Flats
Tranche #3	<ul style="list-style-type: none">• Coldeast Scout Hut• Wynton Way• Gosport Road	7 Flats 18 Homes 12 Homes

Hampshire Rose



Positive Progress!

- Ecological work instructed July 2018
- Architectural Services and Employee Agents (Programme Managers) to be instructed soon
- Architects will do internal tweaks for more ground floor disabled accessible flats
- Contractor instructed thereafter
- Pre-commencement conditions to be addressed
- Start on site on or before Spring/Summer 2019 (tbc)

Bridge Road

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Additional HRA borrowing

Background: -

- Borrowing on the HRA has been capped for many years
- The HRA funds the construction of new Council homes
- HRA reserves also required to meet maintenance and unforeseen costs.

Page 9 New Borrowing Potential: -

In June 2018 the government announced an opportunity to bid for additional borrowing

- £500 million available outside of London (spread over 3 years)
- Rent cap will also be removed from 2020 for 5 years.

Additional HRA borrowing

- Social rent moving up the agenda
- Bids must be site specific
- Sites should be deliverable
- Need to include detailed information on mix/size of homes and financial information
- We will be putting in a number of bids that meet the criteria
- Deadline for bids 7th September 2018
- Positive direction/good news
- *But....* A large part of England bidding for a limited pot of money!

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