

FAREHAM BOROUGH COUNCIL

Minutes of the Housing Scrutiny Panel

(to be confirmed at the next meeting)

Date: Thursday, 5 November 2020

Venue: Microsoft Teams Virtual Meeting

PRESENT:

Councillor S Dugan (Vice-Chairman)

Councillors: G Fazackarley, Mrs C Heneghan, Mrs C L A Hockley,
Ms S Pankhurst, Mrs K K Trott and Mrs L E Clubley

Also Present:



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Mrs K Mandry.

2. MINUTES

RESOLVED that the minutes of the Housing Scrutiny Panel meeting held on the 10 March 2020 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 given at this meeting.

6. EXECUTIVE BUSINESS

(1) Approval for disabled adaptation works at 46 Lincoln Close

There were no comments or questions raised for clarification.

(2) Fareham Housing Disposals and Re-developments at 28 Queens Road and 15 & 17 Crossfell Walk

There were no comments or questions raised for clarification.

(3) Nitrate Credits for Fareham Housing Schemes

There were no comments or questions raised for clarification.

(4) Stubbington Lane Development Site, Hill Head

There were no comments or questions raised for clarification.

(5) Fareham Housing development at the former Scout Hut site, Montefiore Drive, Park Gate

A tabled item was received in respect of this item to provide Members with a copy of the decision notice. A copy is attached to these minutes as Appendix A.

There were no comments or questions raised for clarification.

(6) Sea Lane Housing Site, PO14 2NB

A tabled item was received in respect of this item to provide Members with a copy of the decision notice. A copy is attached to these minutes as Appendix B.

There were no comments or questions raised for clarification.

7. AFFORDABLE HOUSING UPDATE

The Panel received a presentation by the Affordable Housing Strategic Lead which provided members with an update on progress with Fareham Housing sites and other relevant strategic housing matters. A copy of the presentation is attached to these minutes as Appendix C.

RESOLVED that the Housing Scrutiny Panel notes the content of the presentation.

8. ROUGH SLEEPING INITIATIVE FUNDING 2020/21

The Panel received a report by the deputy Chief Executive Officer which provided Members with details of the funding received following a bid to the Ministry of Housing, Communities and Local Government's Rough Sleeping Initiative programme.

RESOLVED that the Housing Scrutiny Panel notes the content of the report.

9. COVID-19 IMPACT ON HOUSING & HOMELESSNESS SERVICES

The Panel received a report by the Deputy Chief Executive Officer which provided members with details of how each of the Housing service areas were impacted by the Covid-19 pandemic and highlighted actions that have been taken to enable the continuation of essential services, respond to Government directives and ensure the safety of residents and staff.

Members asked that thanks be put on record to the Housing team for the fantastic work that has been done under such difficult circumstances.

RESOLVED that the Housing Scrutiny Panel notes the content of the report.

10. HOUSING SCRUTINY PANEL PRIORITIES

The Chairman invited Members to consider the Scrutiny Priorities for the Housing Scrutiny Panel.

At the request of members it was agreed that an item would be brought to a future meeting of the Panel to provide an update on the 2 new posts created as a result of the funding received following a successful bid to the Rough Sleeping Initiative Fund.

Following the recent government announcement that additional funding will be made available to help with homelessness issues, it was requested and agreed that a report will be brought to the next meeting of the Panel to update Members on how any further, successful bids for funding will be utilised.

Members requested and agreed that, following a prolonged period of staff turnover, an update will be brought to the next meeting of the Panel to provide a staffing update outlining job roles and responsibilities.

At the suggestion of the Chairman it was agreed that a report be brought to a future meeting of the Panel to update members on the new, recently implemented, Housing Software.

RESOLVED that the Housing Scrutiny Panel agrees that the following items be added to the Panel's Scrutiny Priorities:

- (a) an update on the 2 new posts created as a result of the successful funding bid from the Rough Sleeping Initiative Fund.
- (b) a report to update Members on how any further successful funding bids will be utilised to tackle Homelessness
- (c) a staffing update outlining job roles and responsibilities, as a result of staff turnover; and
- (d) an update on the new, recently implemented, Housing Software implementation.

(The meeting started at 6.00 pm
and ended at 6.58 pm).

FAREHAM BOROUGH COUNCIL

2020/21
Decision No.
2226

Record of Decision by Executive

Monday, 2 November 2020

Portfolio	Housing
Subject:	Fareham Housing development at the Former Scout Hut site, Montefiore Drive, Park Gate
Report of:	Deputy Chief Executive Officer
Corporate Priority:	Providing housing choices

Purpose:

To seek approval for the funding arrangements to deliver nine new affordable ownership flats on the former Coldeast Scout Hut site on Montefiore Drive and to seek approval of the process toward the appointment of contractors for the scheme.

For the Executive to also note that existing TV mast equipment at the site will be relocated onto the new building and the Council will need to revisit the original transfer agreement with Homes England as the proposal now includes none (rather than seven) flats.

The report provides Members with an overview of the funding arrangements proposed for the delivery of nine new flats for affordable home ownership at the former scout hut site.

Further details surrounding the funding arrangements, including the total estimated cost to deliver the project, are provided in the confidential Appendix B attached to the report.

In addition to the funding arrangements, the report seeks Executive approval for delegated authority that will allow a time efficient appointment of an appropriate contractor to build out the scheme.

Information is also provided on the need to revisit and vary the original transfer agreement between Homes England and the Council; a matter that has been favourably discussed between parties. Existing TV mast equipment at the site will also need to be relocated.

Options Considered:

At the invitation of the Executive Leader, Councillors R H Price,JP and L Keeble addressed the Executive on this item.

As recommendation.

Decision:

RESOLVED that the Executive agrees:

- (a) the funding mechanisms, as outlined in the confidential Appendix B, for the delivery of an affordable home ownership scheme at the former Coldeast Scout Hut site; and
- (b) that the award of contract and the appointment of building contractor(s) for the former Coldeast Scout Hut site be delegated to the Deputy Chief Executive Officer, following consultation with the Executive Member for Housing.

Reason:

To ensure the funding arrangements are acceptable and to enable a time efficient process to deliver the scheme if/when a formal planning consent is available on the site.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 2 November 2020

FAREHAM BOROUGH COUNCIL

2020/21
Decision No.
2227

Record of Decision by Executive Monday, 2 November 2020

Portfolio	Housing
Subject:	Sea Lane Housing Site, PO14 2NB
Report of:	Deputy Chief Executive Officer
Corporate Priority:	Providing housing choices

Purpose:

To seek Executive approval for the principle to provide self/custom build plots on Council owned land on the corner of Sea Lane and Stubbington Lane. Including associated funding arrangements, processes towards delivery and sales, and the use of any net receipts following the sale of self/custom build plots.

This report provides members with an overview of the proposal to provide 4No. self/custom build plots at the Sea Lane site.

In order to progress the self/custom build plots, some enabling works are required to provide services and access, and in order to progress the sites promptly, delegated authority is sought to appoint relevant contractors to carry out these works and the subsequent marketing/sales of the plots. The report also sets out intentions for the sale of a small strip of the site to an immediate neighbour.

The net proceeds from the site disposal, taking account of the enabling works, will be used to support the provision of Affordable Housing elsewhere in the Borough, although it is anticipated that an element of the proceeds could be repayable to Homes England.

Options Considered:

The Executive received a deputation from Mr Derek Haggard in respect of this item.

As recommendation.

Decision:

RESOLVED that the Executive agrees:

- (a) the principle of delivering 4 self/custom build plots at the Sea Lane site as a new Housing Enabling Capital Programme scheme;
- (b) the scheme funding mechanisms, as outlined in confidential Appendix B, for the delivery of serviced plots ready for market sale;
- (c) that the appointment of any relevant contractors (to provide demarcated and serviced plots) be delegated to the Deputy Chief Executive Officer;
- (d) that officers may, subject to appropriate value as determine by the Council's Head of Property, sell a small strip on the western side of the site to an immediate neighbour;
- (e) that officers, subject to the satisfaction of the Council's Head of Property, ensure the plots are marketed at an appropriate value and have delegated authority to agree/accept an appropriate offer for each individual plot; and
- (f) that those net sale capital receipts available to the Council will be held in the general fund and be used toward the provision of affordable housing in the Borough.

Reason:

To ensure the principle, funding arrangements and overall approach (practical and financial) are acceptable and to allow for a time efficient delivery and subsequent sale of the plots.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 2 November 2020

APPENDIX C



Affordable Housing Update

Robyn Lyons



1. Site updates
2. Stock regeneration (Regeneration Strategy)
3. 'Green' update
4. Other updates



Site Updates – Tranche #1

Bridge Road (Oak Tree Close)

- Finished in July
- All homes now occupied



Highlands Road (Rose Court)

- Some delays (weather, COVID & materials)
- Block C & D *should* be ready early 2021
- Block A & B *should* be ready in Spring 2021



Site Updates – Tranche #2

Station Road (Sir Randal Cremer House)

- 16 x sheltered flats. Planning permission April 2020
- Contractor tender now out (closing mid-November)



Stubbington Lane (Capella Close)

- 11 x houses for Shared Ownership
- Planning permission granted April 2020
- Homes England grant of £484,000 approved
- Pre-qualification tender process complete

Site Updates – Tranche #2&3

Coldeast Scout Hut

- Planning application submitted for 9 flats (shared ownership)
- Grant application will be submitted later this year
- Construction should start in 2021/22

Wynton Way

- Kershaw Centre now available to buy
- Grant application will be submitted later this year
- Planning process in 2021
- Potentially up to 18 homes

Sea Lane

- 4 x self-build plots
- NOT affordable housing, but FBC net proceeds will go toward affordable housing projects elsewhere



Site Updates – Tranche #4

Assheton Court

- On-going work with the architect
- End of 2021/early 2022 for *potential* close of existing Assheton

Crossfell Walk

- Replace existing fly-over flats with a family house
- Planning application early 2021



Queens Road

- Former St. John Ambulance site
- 2 houses
- Planning application late 2020



Stock Regeneration

'We will... identify & progress regeneration and redevelopment opportunities'
(extract from FBC adopted AH Strategy 2019)

- Addressing structural issues associated with age and/or original construction type
- Layouts don't always meet modern standards/expectations
- Difficulties with energy efficiency
- Funding remedial works



Regeneration Strategy

Regeneration Strategy (2021)

- Guiding principles – site by site decision based on a balance of....
 - Condition
 - Land Factors
 - Opportunity
 - Impact to tenants and leaseholders explained
 - Community impact and involvement explained
- NB: No site specific detail in main document

Appendix A

Site specific #1
Identify Site
Intended redevelopment
Intended timeline
Suspend RTB?

Appendix B

Site specific #2 etc.

Green Update

- Continuing to explore 'greener' funding - Several Gov't opportunities have arisen
- Recently accepted for the 'Social Housing Technical Assistance Pilot'
- The new Asset Management system will assist in identifying energy improvements to our stock
- Energy tariff switching advice now given by The Welfare and Support Officer



Other Updates

- Affordable Housing – **National Changes**
 - First Homes
 - New Grant funding program (2021-2026)
 - Planning for the Future White Paper (affordable housing potentially via a levy)
 - Changes to Shared Ownership
- Emerging Local Plan Policy (draft policy HP5)
- Affordable Housing Supplementary Planning Document (SPD)



Any Questions



