

FAREHAM

BOROUGH COUNCIL

AGENDA HOUSING SCRUTINY PANEL

Date: Thursday, 25 March 2021

Time: 6.00 pm

Venue: Microsoft Teams Virtual Meeting

Members:

Councillor Mrs K Mandry (Chairman)

Councillor S Dugan (Vice-Chairman)

Councillors G Fazackarley
Mrs C Heneghan
Mrs C L A Hockley
Ms S Pankhurst
Mrs K K Trott

Deputies: Mrs L E Clubley
L Keeble
J G Kelly



1. Apologies for Absence

2. Minutes (Pages 5 - 8)

To confirm as a correct record the minutes of the Housing Scrutiny Panel meeting held on 04 February 2021.

3. Chairman's Announcements

4. Declarations of Interest and Disclosures of Advice or Directions

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

5. Deputations

To receive any deputations of which notice has been lodged.

6. Executive Business (Pages 9 - 10)

To consider any item of business dealt with by the Executive since the last meeting of the Panel that falls under the remit of the Housing Portfolio. This will include any decisions taken by the Executive Member during the same time period.

(1) Development update at 28 Queen's Road (Pages 11 - 12)

(2) Fareham Borough Council Social Housing Rents Policy (Pages 13 - 14)

(3) Fareham Housing Regeneration Strategy and Menin House (Pages 15 - 16)

7. Affordable Housing Update (Pages 17 - 18)

To receive a presentation by the Affordable Housing Strategic Lead on progress with Fareham Housing Sites and other relevant strategic housing matters.

8. Affordable Housing Strategy Update (Pages 19 - 42)

To receive a report by the Deputy Chief Executive Officer which provides the Panel with an update on the Affordable Housing Strategy which was adopted by the Executive at its meeting on 07 October 2019.

9. Policy on Assistance with Home Adaptations, Repairs and Improvements (Pages 43 - 58)

To receive a report by the Head of Environmental Health which presents the draft Policy on Assistance with Home Adaptations, Repairs and Improvements for consideration by the Panel.

10. Update on bids for Homelessness Funding (Pages 59 - 64)

To receive a report by the Head of Housing and Benefits which provides the Panel with an update on the use of successful Homelessness funding bids.

11. Housing Scrutiny Panel Priorities

To provide an opportunity for Members to consider the scrutiny priorities for the Housing Panel.



P GRIMWOOD
Chief Executive Officer

Civic Offices
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16 March 2021

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FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Scrutiny Panel (to be confirmed at the next meeting)

Date: Thursday, 4 February 2021

Venue: Microsoft Teams Virtual Meeting

PRESENT:

Councillor Mrs K Mandry (Chairman)

Councillor S Dugan (Vice-Chairman)

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

Also Present: Councillor P J Davies (for item 8)



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor G Fazackarley.

2. MINUTES

RESOLVED that the minutes of the Housing Scrutiny Panel meeting held on 05 November 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 the meeting.

5. DEPUTATIONS

There were no deputations made at the meeting.

6. EXECUTIVE BUSINESS

(1) Sale of land to the rear of 22 Cort Way

There were no questions or comments for clarification.

RESOLVED that the Housing Scrutiny Panel considered this item of business discharged by the Executive.

7. AFFORDABLE HOUSING UPDATE

The Panel received a presentation by the Affordable Housing Strategic Lead which updated Members on the progress being made with Fareham Housing sites and other relevant strategic housing matters. A copy of the presentation is attached to these minutes as Appendix A.

RESOLVED that the Affordable Housing update be noted and that the Affordable Housing Strategic Lead be thanked for providing a very interesting and informative presentation.

8. FAREHAM HOUSING REGENERATION STRATEGY

At the invitation of the Chairman, Councillor P J Davies addressed the Panel on this item.

The Panel considered a report by the Deputy Chief Executive Officer which presented the Draft Fareham Housing Regeneration Strategy for Members to scrutinise prior to it being presented to the Executive in March.

Members were very supportive of the draft Strategy, commenting that it incorporates many of the issues that have previously been raised by the Panel.

RESOLVED that the Housing Scrutiny Panel considered the draft Fareham Housing Regeneration Strategy, attached as Appendix A to the report, in advance of it being presented to the Executive for approval in March.

9. FAREHAM BOROUGH COUNCIL SOCIAL HOUSING RENTS POLICY

The Panel considered a report by the Deputy Chief Executive Officer which presented the Draft Fareham Borough Council Social Housing Rents Policy for Members to scrutinise prior to it being presented to the Executive in March.

Members were very supportive of the draft report, commenting that information is set out in a very clear and concise manner so that it is easily understandable. Members were also pleased that the policy will have a positive effect on the Housing Revenue Account.

RESOLVED that the Housing Scrutiny Panel considered the draft Fareham Borough Council Social Housing Rents Policy, attached as Appendix A to the report, in advance of it being presented to the Executive for approval in March.

10. FAREHAM HOUSING STAFFING UPDATE

The Panel received a presentation by the Head of Housing and Benefits which provided Members with an overview of the key staffing posts in Fareham Housing. A copy of the presentation is attached to these minutes as Appendix B.

RESOLVED that the Staffing update be noted and that the Head of Housing and Benefits be thanked for providing a very informative presentation.

11. HOUSING SCRUTINY PANEL PRIORITIES

Members considered and discussed the Scrutiny Priorities for the Panel.

RESOLVED that the following items be added to the Scrutiny Priorities Plan for the Housing Scrutiny Panel:

- (a) a post Covid-19 update on the impact of the pandemic on the number of rough sleepers in the Borough and on Housing finances.
- (b) a report in late 2021/early 2022 outlining the numbers on the Housing Register and explaining how the Register is managed.
- (c) an update in February 2022 on the success and impact of the new Housing Software.

(The meeting started at 6.00 pm
and ended at 7.09 pm).

FAREHAM

BOROUGH COUNCIL

Report to Housing Scrutiny Panel

Date 25 March 2021

Report of: Deputy Chief Executive Officer

Subject: EXECUTIVE BUSINESS

SUMMARY

One of the key functions of this Scrutiny Panel is to hold the Executive Portfolio Holder and Senior Officers to account in the delivery of the service and the Improvement Actions identified in the Council's Corporate Priorities and Corporate Vision.

Members are therefore invited to consider the items of business which fall under the remit of the Housing portfolio and have been dealt with by the Executive since the last meeting of the Panel. This also includes any decisions taken by individual Executive Members.

The relevant notices for decisions taken are attached for consideration.

RECOMMENDATION

It is recommended that Members consider the items of Business discharged by the Executive since the last meeting of the Panel and make any comments or raise any questions for clarification.

FAREHAM

BOROUGH COUNCIL

2020/21
Decision No.
2253

Record of Decision by Executive

Monday, 1 March 2021

Portfolio	Housing
Subject:	Development Update at 28 Queen's Road
Report of:	Deputy Chief Executive Officer
Corporate Priority:	Providing housing choices

Purpose:

The purpose of this report is to update the Executive on the Development of two 3 bed affordable homes for rent at 28 Queens Road, Fareham (former St John's Ambulance site) and to seek approval for the funding arrangements.

The report outlines the progress made on the development of two 3 bed houses at 28 Queens Road.

Extensive work has been undertaken to ensure that the properties meet the original criteria of being disabled accessible and incorporate green solutions.

Further details of the funding arrangements, including the total estimated cost are provided in the confidential Appendix A attached to the report.

Options Considered:

At the invitation of the Executive Leader, Councillors L Keeble & Mrs K K Trott addressed the Executive on this item.

As recommendation.

Decision:

RESOLVED that the Executive:

- (a) notes the updates made to the scheme; and
- (b) agrees the funding mechanisms, as outlined in the confidential Appendix A to the report.

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, 1 March 2021

FAREHAM

BOROUGH COUNCIL

2020/21
Decision No.
2254

Record of Decision by Executive

Monday, 1 March 2021

Portfolio	Housing
Subject:	Fareham Borough Council Social Housing Rents Policy
Report of:	Deputy Chief Executive Officer
Corporate Priority:	Providing housing choices

Purpose:

The purpose of this report is to seek approval of the draft Fareham Borough Council Social Housing Rents Policy.

In February 2019 the Government issued a Direction to the Rent Standard and a Policy Statement on Rents for Social Housing. These have enabled Local Authorities to be able to increase rents from 1 April 2020 by CPI + 1%.

In order to bring the legislation together, continue the delivery of affordable housing and provide transparency on how the Council sets rent for its properties, the Housing Department has produced a draft Social Housing Rents Policy.

The Housing Scrutiny Panel considered the report on 4 February 2021 and had no comments for the Executive.

An Equality Impact Assessment has been undertaken and has not identified any impacts for the protected characteristics.

Options Considered:

The comments of the Housing Scrutiny Panel were taken into account in considering this item.

As recommendation.

Decision:

RESOLVED that the Executive approves the draft Fareham Borough Council Social Housing Rents Policy, as provided in Appendix A to the report, for publication.

Reason:

To detail how the Council set rent levels for its social and affordable housing properties.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 1 March 2021

FAREHAM

BOROUGH COUNCIL

2020/21
Decision No.
2255

Record of Decision by Executive

Monday, 1 March 2021

Portfolio	Housing
Subject:	Fareham Housing Regeneration Strategy and Menin House
Report of:	Deputy Chief Executive Officer
Corporate Priority:	Providing housing choices

Purpose:

This report seeks approval to adopt the Fareham Housing Regeneration Strategy which provides improved transparency and information on how redevelopment and regeneration opportunities of Council housing stock will be identified and progressed.

To also agree the principle to seek a redevelopment of Menin House in North West Fareham, as detailed in Appendix B to the report.

The draft strategy details the factors that will be considered when identifying and progressing housing regeneration opportunities. Individual site-specific appendices will be produced for consideration by the Executive over time, the first of which (Menin House) is included in Appendix B to the report.

The draft strategy is clear that there is no 'one size fits all' approach when it comes to identifying a project. The factors that will typically be considered are detailed in the draft strategy; this provides a framework and improved transparency on how regeneration and redevelopment sites will be identified and selected.

The adoption of a Fareham Housing Regeneration Strategy will be an important step toward the replacement of some of the Council's poorer quality housing stock.

Options Considered:

At the invitation of the Executive Leader, Councillors P Davies, L Keeble and Mrs K K Trott addressed the Executive on this item.

The comments of the Housing Scrutiny Panel were taken into account in considering this item.

As recommendation.

Decision:

RESOLVED that the Executive agrees:

- (a) to adopt the Fareham Housing Regeneration Strategy as provided in Appendix A to the report;
- (b) the principle of seeking a redevelopment of Menin House (to include adjacent garages/land) to provide new and improved affordable housing; and
- (c) to include the site specific Menin House Appendix (Appendix B to the report) with the Fareham Housing Regeneration Strategy.

Reason:

To ensure the content of the Fareham Housing Regeneration Strategy is acceptable and that the principle to seek a redevelopment of Menin House is appropriate.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 1 March 2021

FAREHAM

BOROUGH COUNCIL

Presentation to The Housing Scrutiny Panel

Date: 25 March 2021

Report of: Affordable Housing Strategic Lead

Subject: Affordable Housing Update

SUMMARY

The purpose of the presentation is to inform Members of the Panel of the progress with the Fareham Housing sites and other relevant strategic housing matters

RECOMMENDATION

It is recommended that Members consider the contents of the presentation and make any comments or raise any questions for clarification.

FAREHAM

BOROUGH COUNCIL

Report to Housing Scrutiny Panel

Date **25 March 2021**

Report of: **Deputy Chief Executive Officer**

Subject: **AFFORDABLE HOUSING STRATEGY UPDATE**

SUMMARY

The Affordable Housing Strategy was adopted in October 2019. Within the Strategy three key objectives were identified together with a series of actions to support those objectives.

Nearly 18 months on from the adoption of the Strategy this report provides an overview of progress against those objectives. This is intended to assist the Housing Scrutiny Panel to 'undertake post scrutiny of the new [Affordable] Housing Strategy', a Housing Scrutiny Panel priority.

In a relatively short space of time and with the added complexities around the COVID-19 pandemic, much progress has been made against the objectives of the Strategy. On-going and further work will still be required to address all the objectives and actions of the Strategy.

This report also recognises that a review or addendum might be required to the Borough's affordable housing need figures. This follows changes in evidence around the need for intermediate affordable homes and some potential change in the need figures for Social/Affordable Rent homes.

RECOMMENDATION

It is recommended that the Housing Scrutiny Panel note the progress already made against the objectives and actions of the Affordable Housing Strategy, and the work to still be done.

INTRODUCTION

1. In October 2019 a new Affordable Housing Strategy was adopted by the Council (see Appendix A). This superseded and replaced the previous Housing Strategy (2010) and Affordable Housing Strategy (2005).
2. The 2019 Strategy included three Key Objectives. Various actions were also identified to support those objectives.
3. Officers have reviewed progress (as at March 2021) against the Strategy and considered where further work is still required. This includes recognition that some areas of the Strategy (around affordable housing need) may require an update during 2021.

PROGRESS ON KEY OBJECTIVES & ACTIONS

4. The three Key Objectives to the Strategy are: -
 - 1. To deliver more affordable homes through the planning system.
 - 2. To ensure those homes are the right homes in the right places and that they are truly affordable for those that need them.
 - 3. To directly deliver more affordable homes by Registered Providers and Fareham Housing; especially targeting those in greater need.
5. A series of actions accompany each of the objectives in the Strategy (pages 20-25 of the Affordable Housing Strategy). The actions, and progress toward them, are outlined below. It is important to note that many of the actions are ongoing or continuous in nature, rather than an action that can be deemed as complete.

<u>Objective 1: Action 1</u> Work positively with the developer(s) of Welborne Garden Village to ensure an appropriate amount and mix of affordable homes is provided.	Status: Ongoing
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6. Fareham Housing have been actively involved in the Welborne Garden Village discussions on affordable housing, including the s106 agreement that will accompany the grant of planning consent. Input from Fareham Housing has included ensuring that (a) the mix of affordable property sizes will be appropriate to need; (b) any Affordable Rents will not exceed the Local Housing Allowance; and (c) we will have appropriate control over the mix/location of the affordable housing on individual phases.

<u>Objective 1: Action 2</u> Require developers to better match the affordable homes provided on a site to the local affordable need in terms of tenure and size of homes, having regard to the location of the site.	Status: Ongoing
<u>Objective 1: Action 3</u> Continue to review, and where appropriate, critically assess any planning proposals where an Affordable Housing offer is made that does not match our policy and/or local need.	Status: Ongoing
<u>Objective 1: Action 4</u> Be pragmatic, flexible when appropriate and justified, particularly where it facilitates addressing a specific or bespoke affordable need.	Status: Ongoing

7. Actions 2-4 above all reflect the engagement with developer/applicants as part of the planning process. An analysis of the Council's Housing Register was completed in the first instance; allowing Officers to understand the areas of the Borough with greatest affordable housing need and how the need by property size varies. This information was made available on the Council's website and can be used by developers/Register Providers to help inform the mix of affordable homes on new developments. It is also used to assess whether affordable housing provision on developer led proposals is appropriate for local affordable need.
8. Fareham Housing are consulted on all major residential pre-application enquiries and planning applications. When needed the developer is asked to adjust and change the mix of affordable property sizes and types to ensure it better reflects the Borough's local affordable need. There have been many occasions where the affordable housing offer has been significantly improved following officer input.
9. In most cases developer led schemes can provide a policy compliant amount of affordable homes on-site (typically 40% of homes on major development). In some cases, due to the location and nature of the site and/or viability issues, on-site affordable housing is not possible or appropriate; this only occurs in a small minority of cases. Where possible a financial contribution is secured which can then be used toward affordable home delivery elsewhere.

<u>Objective 1: Action 5</u> Develop and progress a new Affordable Housing SPD that addresses Affordable Housing provision; this will be used in planning decisions	Status: Unmet
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10. The Strategy originally envisaged that the new Affordable Housing Supplementary Planning Document (SPD) will be adopted in 2020/21. This is an outstanding action at this stage.
11. Officers have undertaken a significant amount of work toward a draft SPD but, following discussion with Planning Strategy during 2020, it was jointly considered appropriate to pause work on the emerging SPD. This will allow it to be produced alongside or shortly after the emerging Local Plan. The SPD can then reflect the new Local Plan policies on affordable housing and the many changes that are still emerging nationally around affordable housing. For example, the potential introduction of First Homes and changes around Shared Ownership.

<u>Objective 1: Action 6</u> Encourage appropriate alternative and innovative Affordable Housing approaches such as self-build and modular construction.	Status: Ongoing
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12. Modern Methods of Construction (MMC) are being increasingly considered by housebuilders, including Registered Providers. As part of the Homes England Grant programme 2021-26 it is also been actively encouraged. At this stage Fareham Housing's own direct delivery does not include use of MMC (such as modular buildings), this may change in the years ahead as/when it becomes more cost effective and more established.
13. Affordable self-build can be challenging; eligible individuals would normally need to be able to finance and deliver a project. In the short term the Sea Lane site will be progressed for open market self-build plots. The Council's net receipts from the project will support affordable housing delivery elsewhere.

<p><u>Objective 2:</u> Action 1 Produce key information on Affordable Housing need informed by the Housing Waiting List. This will be made available on the website and kept regularly up to date. It will focus on the location of need and the mix of homes required; this will help inform new Affordable Housing provision.</p>	<p>Status: Complete</p>
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14. This action has been completed and is reviewed and updated when required to ensure the information is up to date.

<p><u>Objective 2:</u> Action 2 Ensure new Affordable Rents (i.e. up to 80% of market rent) do not exceed what could be received in benefits (i.e. a Local Housing Allowance cap)</p>	<p>Status: Complete</p>
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15. This action has been successfully applied. In all s106 agreements negotiated since the adoption of the Strategy the definition of 'Affordable Rent' includes a requirement that the rent charged is 80% of market rent or the relevant LHA, whichever is the lower.

<p><u>Objective 2:</u> Action 3 Seek to achieve some of the most affordable homes, such as Social Rent, both on Fareham Housing led sites and through the planning process. This will be particularly beneficial for those customers subject to the national Benefit Cap.</p>	<p>Status: Ongoing</p>
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16. Social Rent can be difficult to provide as the rents achieved do not necessarily cover the cost of construction and on-going management/maintenance of the properties. Despite this Fareham Housing will have provided 20No. new Social Rent properties directly during 2020/21.

17. In terms of developer led and Registered Provider affordable home delivery we have been able to secure a limited number of Social Rent properties through s106 agreements. Key providers such as Vivid will also be actively increasing their direct delivery of Social Rent properties as part of a Homes England Partnership arrangement.

18. The emerging Local Plan is expected to include a policy that will require a proportion of on-site affordable homes to be provided at Social Rent.

<p><u>Objective 2:</u> Action 4 Produce a new Allocations Policy. This will include looking at the best way to allocate households to available affordable homes when considering their needs.</p>	<p>Status: Complete</p>
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19. This action has been completed. The draft Allocations Policy was consulted on in autumn 2019 and subsequently adopted in December 2019. It is now being used/applied.

<p><u>Objective 2:</u> Action 5 Continue to value partnerships with providers of Affordable Housing and other related supporting organisations to help address Affordable Housing need and homelessness.</p>	<p>Status: Ongoing</p>
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20. Fareham Housing continue to work well with key partners. This includes Two Saints in relation to homelessness and the Wayfarers Partnership in relation to affordable housing delivery. Regular communication with various Registered Providers also

occurs in relation to their emerging proposals for more affordable homes in the Borough.

<p><u>Objective 2: Action 6</u> Produce a policy that seeks to identify appropriate 'green' opportunities and solutions for Council owned housing stock (current and/or new).</p>	<p>Status: Complete</p>
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21. This action has been completed. The Fareham Housing Greener Policy was adopted in December 2019. On-going work is already underway as part of this and the Council's wider Carbon Reduction intentions to identify opportunities to reduce the carbon footprint of the Council's Housing stock. Emerging new build projects by Fareham Housing also largely go above and beyond the minimum requirements in terms of green credentials.

<p><u>Objective 3: Action 1</u> Continue to progress existing Fareham Housing projects to provide approximately 70 new affordable homes across six sites</p>	<p>Status: Ongoing</p>
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22. Since adoption of the Strategy 11No. new Fareham Housing affordable homes have been completed (Oak Tree Close and part of Rose Court).

23. During 2021/22 the remaining 12No. flats at Rose Court will finish and work will start on 16No. sheltered flats at Station Road and 11No. Shared Ownership homes at Stubbington Lane. Work should also start on 9No. Shared Ownership flats on the former Coldeast Scout Hut site and 2No. large disabled adaptive Social Rent homes in Queens Road.

24. Future years will also see progress with projects at Wynton Way, Assheton Court, Crossfell Walk and Menin House.

25. The above projects will together provide in excess of 70 new affordable homes in the Borough. Meanwhile work is underway to identify future sites and projects as part of an ongoing rolling supply.

<p><u>Objective 3: Action 2</u> Seek opportunities for larger new build projects, potentially through Aspect Building Communities Limited (the Council's Joint Venture housing delivery company) or in partnership with a Registered Provider</p>	<p>Status: Ongoing</p>
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26. Since the borrowing cap against the HRA was lifted the driver/need to use Aspect has altered. Partnerships or the use of Aspect might still be considered in the future if it will help assist or benefit the delivery of a project. For example, this could include potential access to grant funding via a Registered Providers arrangement with Homes England, rather than the Council seeking/applying for funds directly.

<p><u>Objective 3: Action 3</u> Produce a Sheltered Housing Strategy and rolling Sheltered Housing Action Plan to deliver more Sheltered Housing properties for older people and, where required, aim to improve and update existing facilities. Assheton Court in Portchester will be one of the early projects to be addressed.</p>	<p>Status: Ongoing</p>
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27. The Council's Executive agreed the principle to redevelop Assheton Court in December 2019 and work is underway on the potential redevelopment design and approach.

28. In due course it is still the intention to produce a sub-strategy and action plan specifically for the Council's sheltered housing stock.

<p><u>Objective 3: Action 4</u> Produce a Direct Acquisition Plan outlining the approach to buying a small number of private market houses to be used as affordable homes, particularly when they help address specific needs, principally using Right to Buy receipts</p>	<p>Status: Unmet</p>
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29. Although a Direct Acquisition Plan is yet to be produced the Council continue to use 1-4-1 Receipts to purchase appropriate properties to be used as new/additional affordable housing stock. This ensures no receipts are unnecessarily returned to the government. Opportunities for purchase are assessed by relevant Officers in Fareham Housing and in the Council's Property department to ensure they meet the 'right homes in the right places' aspiration and that they are in an appropriate condition and an appropriate value.

30. In time a Direct Acquisition Plan will be formulated to provide more information and clarity around this existing approach.

<p><u>Objective 3: Action 5</u> Maximise funding opportunities to help provide additional affordable homes</p>	<p>Status: Ongoing</p>
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31. Officers have successfully bid for Homes England grant towards housing projects wherever possible. This has regularly included achieving above average grant awards, particularly where it supports the delivery of Social Rent Homes. Grant awards include the following: -

- Oak Tree Close (Bridge Road) £270,000
- Rose Court (Highlands Road) £1,278,000
- Stubbington Lane (Capella Close) £484,000
- Conversion of 123 Bridge Road to emergency bedsit accommodation £45,000

32. Further grant applications pending, or to be submitted this year, include for the developments at Queens Road, Coldeast Scout Hut and Assheton Court.

<p><u>Objective 3: Action 6</u> Identify and progress regeneration and redevelopment opportunities on existing Fareham Housing land as part of a Fareham Housing Regeneration Strategy.</p>	<p>Status: Complete</p>
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33. On the 1st March 2021 the Councils Executive agreed to the adoption of the new Fareham Housing Regeneration Strategy and the principle to redevelop Menin House. Further redevelopment and regeneration projects will be identified over time.

POTENTIAL REVIEW

34. The Affordable Housing Strategy predominately remains fit for purpose and up to date.

35. The section of the Strategy relating to 'Fareham's Affordable Housing Need' (page 11

of the Strategy) is likely to require some updating during 2021. Officers have become aware that the number of households seeking intermediate homes (such as Shared Ownership) may have reduced. It is understood that this is largely because of data cleansing and updates to the information held by Help to Buy South. Council Officers will need to understand this further and ensure there is continued acknowledgment of those households who would like to make the step to homeownership, but who can't do this on the open market, and who might not necessarily be registered with Help to Buy South.

36. In addition to the database held by Help to Buy South for Intermediate affordable housing, Fareham Housing will be undertaking an exercise to ensure that the information held and number of applicants on the Council's Housing Register is up to date. Although updates are regularly made to the Register the impending introduction of a new Housing System makes this an ideal juncture to fully review the data held so that only accurate information is transferred to the new system.

37. When more information is available on the Borough's affordable housing need the Housing Scrutiny Panel will be advised and updated.

RISK ASSESSMENT

38. There are no significant risk considerations in relation to this report.

CONCLUSION

39. With nearly 18 months having passed since the Affordable Housing Strategy was adopted significant progress has been made. New policy documents have been formed and/or updated, there have been positive impacts through the planning process and there has been delivery of new Council affordable homes.

40. The Strategy is intended to cover the period until 2036. In the coming years Officers expect to make further meaningful progress against those currently 'unmet' actions, whilst also continuing to undertake the actions that are 'ongoing' in nature.

Appendices: A: Adopted Affordable Housing Strategy (2019)

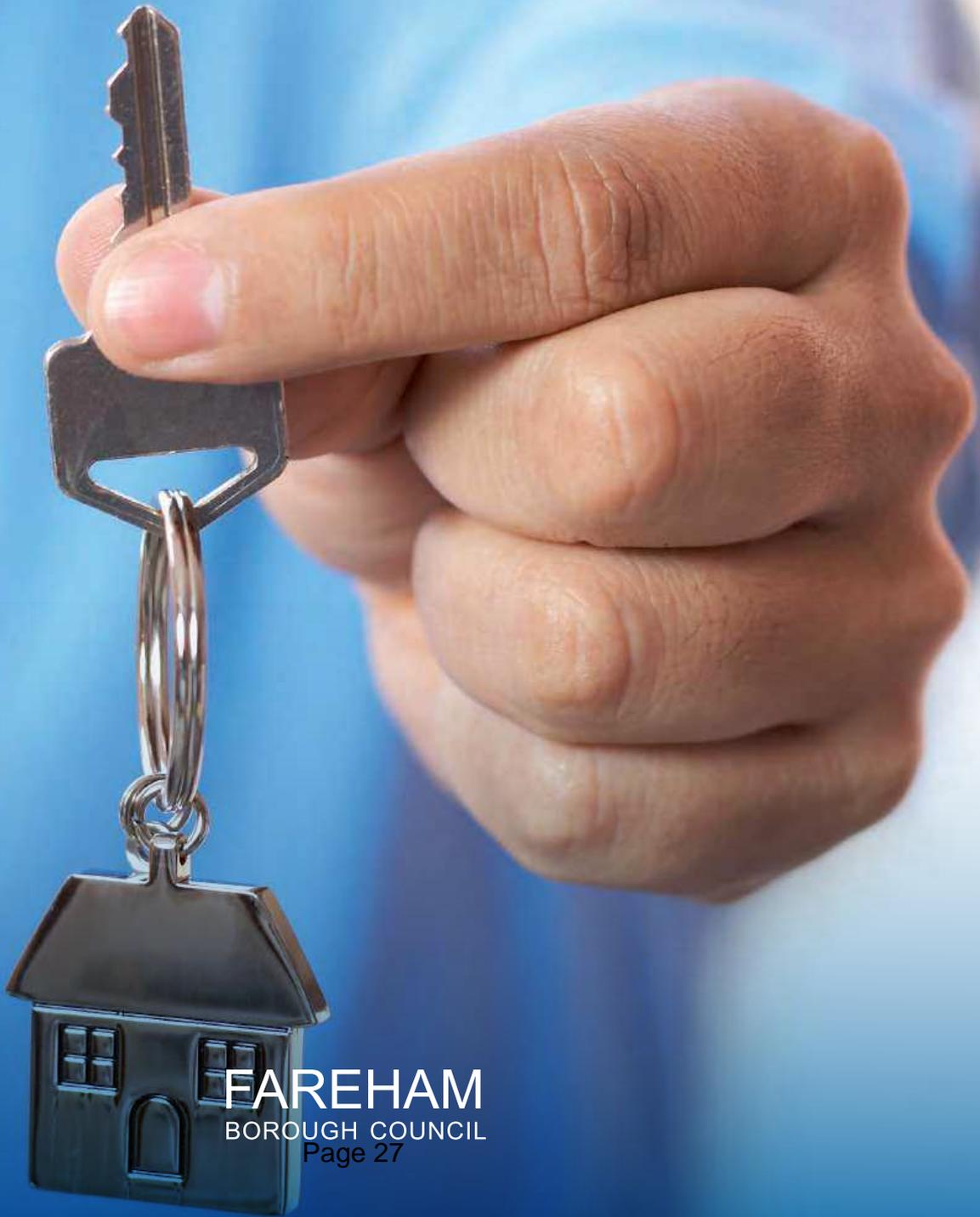
Background Papers: None.

Reference Papers: Allocations Policy
Fareham Housing Greener Policy

Enquiries:

For further information on this report please contact Robyn Lyons (Ext. 4305)

FAREHAM'S AFFORDABLE HOUSING STRATEGY



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PURPOSE

To provide more affordable homes, ensuring they are the right homes in the right places for those in need of affordable housing.

Helping to deliver Housing Choices





A GREAT PLACE TO LIVE...

Located in an area of some 30 square miles along the south coast of Hampshire between Portsmouth and Southampton, Fareham is a popular and attractive place to live. It is well connected to the M27 motorway and has good rail links to London and the wider rail network. There is also easy access to ferry ports and Southampton airport.

Fareham is growing. Our population has steadily increased over the last 30 years and that trend is expected to continue. People are living longer and we have an increasingly ageing population.

For example, Fareham has experienced the largest rise in the number of residents aged 85+ in Hampshire during the last 20 years. By contrast the number of people of working age living in the Borough has reduced; particularly those aged between 25 and 39.

Consistent with the rest of the country the make-up of Fareham's households is changing. Around a quarter of people now choose to live alone so that adds to the number of smaller homes that we need. Additionally an increase in divorce and break ups means more homes are needed as there are now more 'blended families' living together than ever before. Minority ethnic groups make up a small, but slowly growing, proportion of the population.

Fareham has five distinct communities: **Fareham town; Portchester; Titchfield; Western Wards** and **Hill Head and Stubbington**. The development of **Welborne**, made up of around 6,000 homes, will create a new distinct community.

50,000 THE APPROX NUMBER OF HOMES IN OUR BOROUGH AT PRESENT

At present there are around 50,000 homes in our Borough and most of these properties are either owned outright or mortgaged.

Just over 4,000 homes fall into the category of "affordable housing". Over the next two decades, as the Borough grows, it is estimated that in the region of 10,000 new homes will be built, of which 3,500 will be affordable.

This document provides a definition of affordable housing and explores the level of housing needed in the Borough of Fareham. The Council's housing waiting list provides a starting point for identifying the level of local need but should not be viewed in isolation. For example, the many people seeking shared ownership properties also form part of the affordable housing market.

4,200 THE CURRENT APPROX NUMBER OF HOMES THAT FALL INTO THE CATEGORY OF AFFORDABLE HOUSING

This document explains how the need for affordable housing will be built into the Council's planning and policy documents and how the majority of new affordable properties will be delivered by housing developers as part of the planning process.

As well as taking an overview and providing a policy framework for the provision of affordable housing, we also intend to build new Council houses.

This document identifies the main sites where Council housing can be delivered over the next five years, as well as setting out a vision for delivery of Council housing in the medium term.

WHAT IS AFFORDABLE HOUSING?

'Affordable Housing' is formally defined in the National Planning Policy Framework. This includes a number of different affordable tenures/types. Affordable Housing ranges in terms of how affordable it is and who it is intended for.

The average cost of buying a two-bedroom house in our Borough is around £230,000, whilst the average cost of renting such a property is around £840 per month.

For some people, these costs are simply too high, and we have a responsibility to ensure that they have access to a range of 'affordable housing' alternatives.

Eligibility for Affordable Housing is determined by many factors, but mainly it is the level of household income.

Various Affordable Housing schemes exist including Starter Homes and Rent to Buy, but the main options available in our Borough are:

- Homes for Social Rent
- Homes for Affordable Rent
- Shared Ownership

This page describes what these options might cost for a **two-bedroom property**.

£230,000

THE AVERAGE COST TO BUY A TWO-BEDROOM PROPERTY IN FAREHAM (Typically over £1,000 per month mortgage repayments).

SOCIAL RENT

Social Rent properties are provided by the council or a housing association.

 **£388**

THE AMOUNT YOU WOULD TYPICALLY PAY PER MONTH

AFFORDABLE RENT

Affordable Rent properties are provided by the council or a housing association.

 **£668**

THE AMOUNT YOU WOULD TYPICALLY PAY PER MONTH

SHARED OWNERSHIP

Shared Ownership properties are provided by the council or a housing association.

 **£728**

THE AMOUNT YOU WOULD TYPICALLY PAY PER MONTH

WHO CAN PROVIDE AFFORDABLE HOUSING?



On nearly all large developments housebuilders need to provide a proportion of the homes as Affordable Housing as part of the planning process and in order to get planning permission.

In many cases they will use a Registered Provider (e.g. a Housing Association) to provide and manage the affordable homes. The number, mix and specific location of affordable homes on a development site is normally secured through a legal agreement which the developer has to sign up to before a planning permission is issued.

At the beginning of 2019 there were approximately 800 new affordable homes in the pipeline on development sites approved or in the planning process.



Sometimes called Housing Associations, there are a number of different Registered Providers operating in the Borough, who own and manage affordable homes.

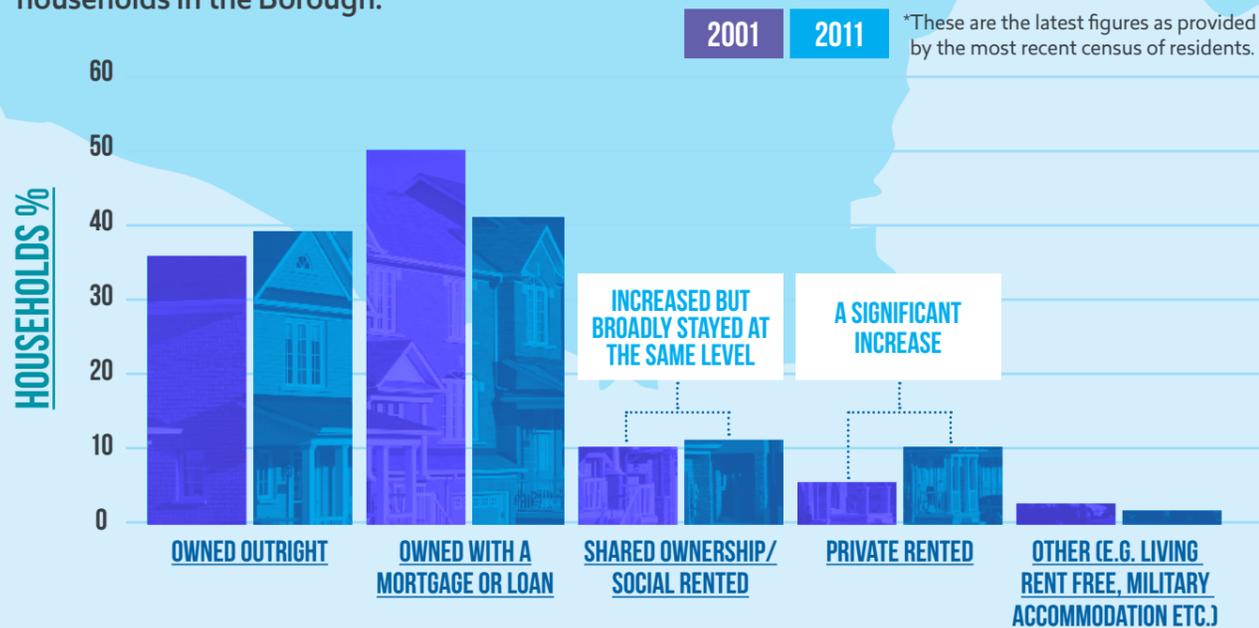
They mainly offer homes for reduced rent (known as Affordable Rent), Social Rent or Shared Ownership. Registered Providers (such as Vivid or Radian Homes) tend to deliver/manage the Affordable Housing provided on private developments and/or bring forward their own sites. In most instances the Council nominate households from the waiting list to the new affordable homes for rent provided by Registered Providers.



Fareham Housing currently provides Affordable and Social Rent properties, sheltered housing schemes, temporary accommodation and Shared Ownership properties.

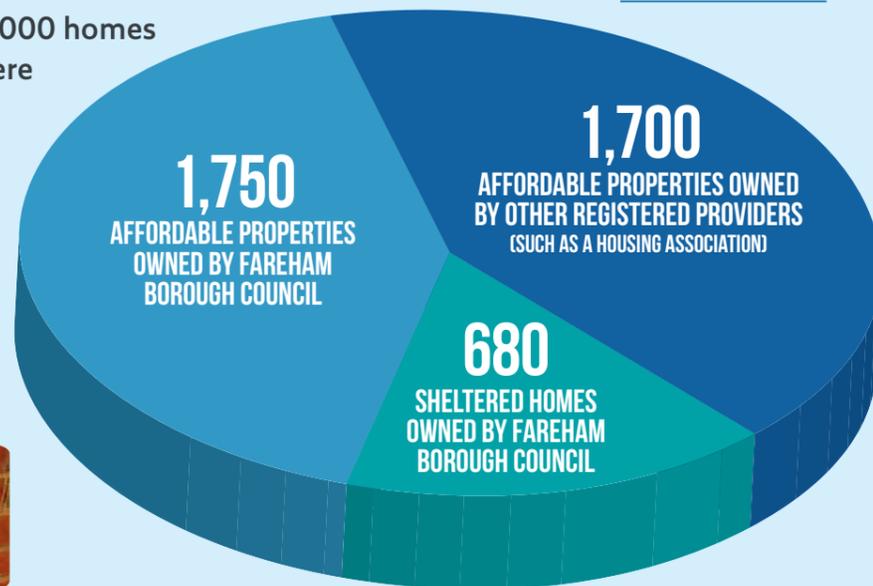
AFFORDABLE HOUSING IN FAREHAM

In the Borough of Fareham most properties are either owned outright or mortgaged. Between 2001 and 2011* there was an increase in the number of properties rented privately or owned outright. The percentage of affordable properties has stayed in the region of 10% of households in the Borough.



In total there are around 50,000 homes in the Borough. Of these there are currently around 4,200 affordable homes. Nearly 60% of these are owned and managed by Fareham Borough Council with the remainder managed by Registered Providers.

Fewer than 60 homes in the Borough have been empty for over 2 years, many of these have been vacant for valid reasons.



FAREHAM'S AFFORDABLE HOUSING NEED

Our research indicates that the current level of need for affordable homes in the Borough is in the region of 3,000 households.

The waiting list currently stands at around 1,000 households, we know that a similar number of people are seeking intermediate products such as Shared Ownership homes. We also estimate that at least a further 1,000 households are privately renting or sharing parental homes because young families are priced out of homes ownership.



Within this Affordable Housing need is the need for homes for older people. Fareham Borough has experienced the largest rise in the number of residents aged 85+ in Hampshire during the last 20 years and over 20% of the Borough's population are over 65. There is also

an opportunity to improve the quality of some existing older person's Affordable Housing.

Other specific Affordable Housing need can also arise, such as very large family homes or homes fully accessible for the disabled.



FAREHAM BOROUGH COUNCIL'S WAITING LIST

The housing waiting list continually evolves as new customers join the list and others are housed or no longer need housing. The Council's waiting list is for those in need of Affordable or Social Rent

properties. Customers for other forms of affordable housing (such as Shared Ownership) are registered outside the Council, mainly through an organisation called 'Help to Buy South.'

1,000

CURRENT FAREHAM BOROUGH COUNCIL WAITING LIST FOR AFFORDABLE AND SOCIAL RENT HOMES

300 = 30%

APPROXIMATE PROPORTION IN GREATEST NEED

The housing waiting list has not grown significantly in the last three years. This suggests new provision and re-lets of Affordable Housing is generally at pace with the rate of new customers joining the list.

Many households in need can only afford to pay Social Rent and have limited or no alternative housing options.

Many also have strong reasons for seeking properties in a particular area, for example, where children go to school, where their wider family live and access to work.

As we plan for more homes in the future, we will aim to deliver the right type of affordable homes to the right areas including the delivery of properties for Social Rent where the need is greater.



SHARED OWNERSHIP

For customers who don't meet the criteria to be included on the Council's waiting list, Shared Ownership offers an alternative affordable option to get a foot on the housing ladder.

Those interested in this option can register with a Government agency called 'Help to Buy South.' Shared Ownership is typically available to households who earn between £18,000 and £80,000, with savings of approximately £2,500 to cover legal and other costs.

Our research tells us that around 40% of households registered for a Shared Ownership home in our Borough, are currently renting privately, whilst a further 30% are living with family and friends.

Help to Buy South also facilitates the provision of Rent to Buy, another form of affordable housing where the rents are typically 80% of market value with the expectation that the occupiers will purchase the home on a shared ownership basis at the end of the rental period.



SHARED OWNERSHIP
provides a middle ground between those unable to afford an open market house whilst not in need of an Affordable or Social Rent property

Available for households who earn between **£18,000 & £80,000** per annum and those households should also have savings in the region of **£2,500***

*(2018 Help to Buy South website)

LOCAL PLAN

The Borough's overall housing requirement (both affordable and open market) will be set out in the Council's new Local Plan.

THE LOCAL PLAN AND PLANNING PROCESS ARE VITAL AS PART OF NEW AFFORDABLE HOME DELIVERY.

The majority of new affordable homes will be delivered alongside market housing, and secured through the planning application process.



Page 34

- In July 2018 the Government introduced a new way to work out how many homes each area needs to build. This Standard Methodology calculation uses information about expected household growth to work out new housing numbers.
- The number of new homes needed in the Borough of Fareham is likely to be over 500 homes a year up until 2036 (in the region of 10,000 in total).
- The Local Plan will set out what percentage of these new homes should be affordable.
- We estimate that we will need around 3,500 new affordable homes between now and 2036. This is based on the 3,000 identified earlier in this document plus an allowance for growth as new households form.
- Most of these homes will be delivered within market developments, with a smaller number delivered directly by Registered Providers and Fareham Housing.

IN THE REGION OF
10,000
NEW HOMES NEEDED IN FAREHAM BY 2036*

AROUND
3,500
NEW AFFORDABLE HOMES TO BE BUILT IN FAREHAM BETWEEN NOW AND 2036

*Final number to be determined by the Local Plan



THE LAST FIVE YEARS

We can point to a good track record of delivering new affordable homes in the Borough over the last five years.

FAREHAM BOROUGH COUNCIL

As a Council, we have built 40 new sheltered housing flats at Collingwood Court in North West Fareham, and 36 new sheltered housing flats at Sylvan Court in Coldeast.

We also constructed six eco-friendly (Passivhaus) homes in Sarisbury and an apartment block of 16 flats in Fareham Town Centre at Stevenson Court.

All of these new buildings fall under the category of Affordable Housing.



DEVELOPERS/ REGISTERED PROVIDERS

Meanwhile, over the last five years, developers and housing associations have provided in the region of 300 new affordable homes.

These were mainly on larger housing developments such as the Coldeast site in Sarisbury and the Strawberry Fields site in Park Gate/Warsash.



400

The approximate number of new affordable homes provided by Fareham Housing and Registered Providers over the last five years.



THE NEXT FIVE YEARS

Over the next five years, we plan to build more affordable homes, particularly social rent properties, in the Borough.

FAREHAM BOROUGH COUNCIL

HAMPSHIRE ROSE
Fareham North West
18 Affordable homes

123 BRIDGE ROAD
Sarisbury
5 Affordable homes

STATION ROAD
Portchester (sheltered housing)
Over 15 Affordable homes

COLDEAST SCOUT HUT
Park Gate
7 Affordable homes

STUBBINGTON LANE
Hill Head
11 Affordable homes

WYNTON WAY
Fareham North West
Over 10 Affordable homes

Fareham Housing (i.e. the Council) has identified a number of sites that can be developed for Council housing.

Plans and funding are already in place for the Hampshire Rose site in North West Fareham and the Bridge Road site in Sarisbury.

DEVELOPERS/ REGISTERED PROVIDERS

A larger supply of new affordable homes will come through the planning system where planning policies have required a proportion of new homes on larger sites to be affordable.

When including sites with planning permission, or sites where decisions are expected to be issued shortly (i.e. where the Planning Committee has resolved to grant the consent), nearly 800 new affordable homes will be provided. A significant proportion of these should be delivered in the next 5 years.

Some Registered Providers such as Vivid and Radian are also actively seeking and developing sites predominately for Affordable Housing.

CRANLEIGH RD & SEAFIELD RD
Portchester
67 Affordable homes

NORTH & SOUTH GREENAWAY LANE
Warsash
Over 250 Affordable homes

NORTH & SOUTH OF FUNTLEY RD
Funtley
33 Affordable homes

AND MANY MORE APPROVED IN THE PIPELINE

The above lists are not exhaustive and further sites will come forward via private developers, Registered Providers and Fareham Housing.

THREE KEY OBJECTIVES



Fareham Borough Council will, through its planning and housing functions, deliver on the following three objectives.

As well as the Council directly providing more affordable homes it will be the policies and requirements through planning, and collaborative working between the Council, Registered Providers and developers, that will help meet the objectives.

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To deliver more affordable homes through the planning system.



To ensure those homes are the right homes in the right places and that they are truly affordable for those that need them.



To directly deliver more affordable homes by Registered Providers and Fareham Housing, especially targeting those in greater need.

THE KEY CHALLENGES



- To provide at least 3,500 new affordable homes in the borough by 2036 to help address the affordable need
- To ensure the Council works positively with developers and Registered Providers to get the right amount and type of affordable homes on development sites. This recognises the fact that the majority of newly built affordable homes are delivered alongside market housing on planning schemes (i.e. through the planning system)
- To provide more affordable homes for older people, recognising the ageing demographic of the borough, and improve the quality of existing affordable older person's provision
- To fund more new affordable homes directly by Fareham Borough Council in a financially sustainable way
- To ensure all new affordable homes consider the need, both in terms of size of properties, tenure and location. To support this there is a need to ensure on-going and improved analysis of the Council's waiting list to guide the delivery of new homes
- To address bespoke and particular needs such as wheelchair accessible homes or extra large family homes
- To ensure Affordable Rent is truly affordable for those in need, and that more Social Rent properties are provided
- To ensure policies and strategies used by the Council relating to Affordable Housing reflect the latest legislation/Acts.

ACTIONS

to achieve objective 1



To deliver more affordable homes through the planning system

We will:

work positively with the developer(s) of Welborne Garden Village to ensure an appropriate amount and mix of affordable homes is provided

require developers to better match the affordable homes provided on a site to the local affordable need in terms of tenure and size of homes, having regard to the location of the site

continue to review, and where appropriate, critically assess any planning proposals where an Affordable Housing offer is made that does not match our policy and/or local need

be pragmatic, flexible when appropriate and justified, particularly where it facilitates addressing a specific or bespoke affordable need (i.e. more disabled accessible or extra large homes)

develop and progress a new **Affordable Housing Supplementary Planning Document (SPD)** that addresses Affordable Housing provision; this will be used in planning decisions

encourage appropriate alternative and innovative Affordable Housing approaches such as self build and modular construction.

Fareham Borough Council and Fareham Housing

Registered Providers and Housing Associations

Housebuilders and Developers



- Delivering on the actions will not be down to the Council alone. It will also involve housebuilders and Registered Providers, as they play a critical role in providing Affordable Housing. At times it could also involve working in partnerships
- The work of the Council will ensure, through policies and an understanding of local need, that the right affordable homes are provided in the right places for those in need of Affordable Housing. Alongside this Fareham Housing will also provide some new affordable homes directly



ACTIONS

to achieve objective 2



To ensure those homes are the right homes in the right places and that they are truly affordable for those that need them.

We will:

produce Key Information on Affordable Housing Need informed by the Housing Waiting List. This will be made available on the website and kept regularly up-to-date. It will focus on the location of need and the mix of size of homes required; this will help inform new Affordable Housing provision

ensure new Affordable Rents (i.e. up to 80% of market rent) do not exceed what could be received in benefits (i.e. a Local Housing Allowance cap)

seek to achieve some of the most affordable of affordable homes, such as Social Rent, both on Fareham Housing led sites and through the planning process. This will be particularly beneficial for those customers subject to the national Benefit Cap

produce a new Allocations Policy. This will include looking at the best way to allocate households to available affordable homes when considering their needs

continue to value partnerships with providers of Affordable Housing and other related supporting organisations to help address Affordable Housing need and homelessness

produce a policy that seeks to identify appropriate 'green' opportunities and solutions for Council owned housing stock (current and/or new).

Fareham Borough Council and Fareham Housing

Registered Providers and Housing Associations

Housebuilders and Developers



ACTIONS

to achieve objective 3



To directly deliver more affordable homes by Registered Providers and Fareham Housing, especially targeting those in greater need.

We will:

continue to progress existing Fareham Housing projects to provide approximately 70 new affordable homes across six sites

seek opportunities for larger new build projects, potentially through Aspect Building Communities Limited (the Council's Joint Venture housing delivery company) or in partnership with a Registered Provider

produce a Sheltered Housing Strategy and rolling Sheltered Housing Action Plan to deliver more Sheltered Housing properties for older people and, where required, aim to improve and update existing facilities. Assheton Court in Portchester will be one of the early projects to be addressed

produce a Direct Acquisition Plan outlining the approach to buying a small number of private market houses to be used as affordable homes, particularly when they help address specific needs, principally using Right to Buy receipts

maximise funding opportunities to help provide additional affordable homes

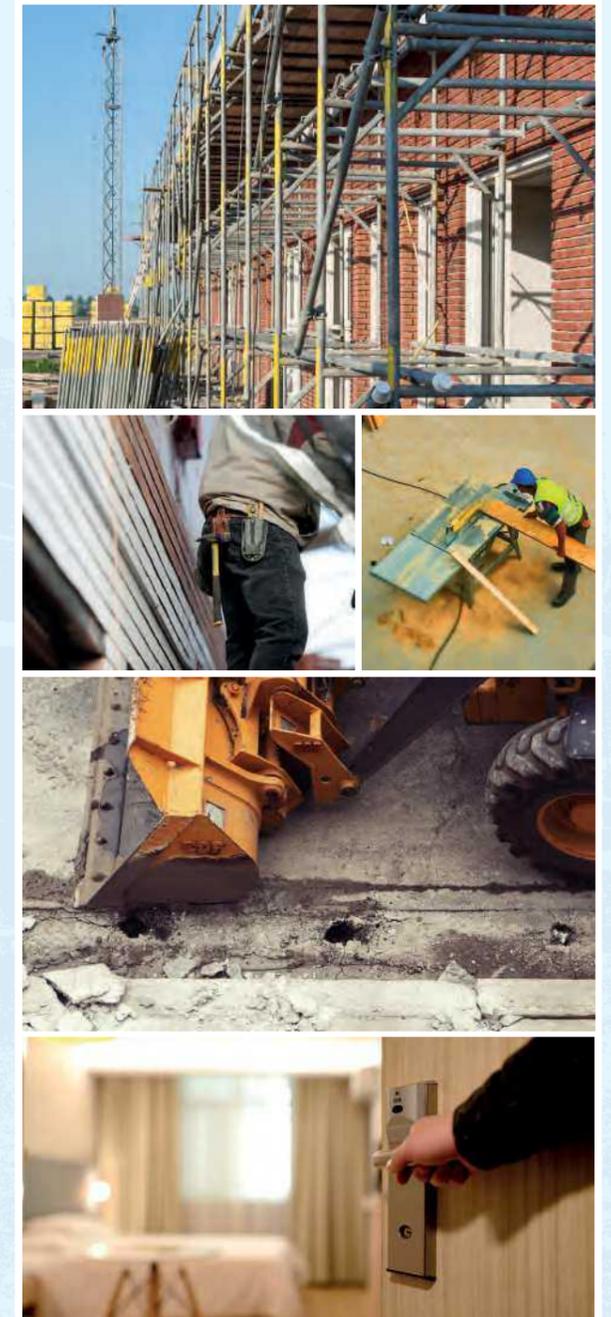
identify and progress regeneration and redevelopment opportunities on existing Fareham Housing land as part of a Fareham Housing Regeneration Strategy.

Fareham Borough Council and Fareham Housing

Registered Providers and Housing Associations

Housebuilders and Developers

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FUNDING AND DELIVERY

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In the last few decades there has been a lot of change in how new affordable homes can be funded. Ideally there would be more money to build more.

Registered Providers organise their own funding streams to deliver Affordable Housing. Often this will involve cross-subsidy from other affordable products such as Shared Ownership or even through homes built for the private market.

Fareham Housing projects (i.e. new Council homes) can be funded from the following:

- CAPITAL DEVELOPMENT FUND
- DEVELOPER CONTRIBUTIONS
- RIGHT TO BUY RECEIPTS
- HOMES ENGLAND GRANT FUNDING
- ADDITIONAL BORROWING ON THE HOUSING REVENUE ACCOUNT



TIMELINE



2019/20

- Draft Affordable Housing SPD out for a period of public consultation
- New Allocations Policy out for a period of public consultation
- Key Information on Affordable Housing need published on the Council's website
- Development starts on two Fareham Housing sites
- Planning applications on at least two further Fareham Housing sites
- More new starts on new affordable homes

2020/21

- New Affordable Housing SPD adopted
- New Allocations Policy in use
- Work to complete on two Fareham Housing sites
- Work to commence on at least two further Fareham Housing sites
- Direct Acquisition Plan adopted and in use
- Improved monitoring of Affordable Housing delivery, not just the number but the tenures/sizes provided and any bespoke need addressed
- New Sheltered Housing/Retirement Accommodation Strategy progressing
- Regeneration Strategy work progressing with some short/medium term projects identified

2021/22 & BEYOND

- Remaining Fareham Housing projects delivered and more in the pipeline
- Increasing delivery of Social Rent compared to previous levels
- Partnership approach, or delivery through Aspect, to provide more affordable homes
- Regeneration of some existing stock (sheltered and general purpose)
- Ultimately achieving at least 3,500 new affordable homes by 2036



FAREHAM

BOROUGH COUNCIL

Report to Housing Scrutiny Panel

Date 25 March 2021

Report of: Head of Environmental Health

Subject: POLICY ON ASSISTANCE WITH HOME ADAPTATIONS, REPAIRS, AND IMPROVEMENTS

SUMMARY

This report sets out the rationale for publishing the policy on Assistance with home adaptations, repairs, and improvements (“the policy”) attached as Appendix A to this report, so that the Council can use central government funding to provide a service to more residents of the Borough requiring assistance to remain in their own homes.

The policy establishes the criteria for issuing mandatory disabled facility grants (DFGs) as well as the circumstances under which a discretionary grant will be offered and other procedural matters.

RECOMMENDATION

It is recommended that the Housing Scrutiny Panel consider and comment on the draft Assistance with Home Adaptations, Repairs and Improvements Policy, attached to this report as Appendix A, in advance of it being presented to the Executive for approval.

INTRODUCTION & RATIONALE

1. There is good evidence of the benefits of home adaptations. A review of the research evidence found that home adaptations improved quality of life for 90% of recipients as well as resulting in reduced costs to health and care (Haywood and Turner, 2007; cited by Care & Repair England, 2019). The Council is committed to improving the quality of life for its residents and assisting them to remain in their own homes.
2. In 2015, responsibility for funding DFGs was transferred to the Department of Health & Social Care, who introduced the Better Care Fund (BCF) for this purpose. All BCF monies are paid to the upper-tier authority which then allocates specific amounts to the district councils.
3. Since 2008-09, the scope for how DFG funding can be used includes to support any local authority expenditure incurred under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 ("RRO"). This enables Councils to use specific DFG funding for wider purposes.
4. The Council has no published RRO Policy. The Deputy Director of the Housing Support Division in a letter from the Ministry of Housing, Communities & Local Government dated 28 February 2020 said: "At present we are aware that around 85% of authorities have a locally published RRO policy, but we would like to see this rise to closer to 100% uptake."
5. The RRO gives Councils a general power to introduce local policies for assisting individuals with renewals, repairs, and adaptations to their homes. In 2020-21 £757,036 has been made available to the Council from the BCF to provide such assistance. In a recent email from Hampshire County Council Adults' Health and Care it has been announced that a further payment of £101,938 will be made to the Council this financial year to support people to live independently. RRO policies need to be adopted by all local authorities to provide more flexible use of the grant.

POLICY CONTENT, AIMS, AND EVIDENCE

6. This discretionary use of the funding can help improve delivery and reduce the bureaucracy involved in the DFG application process, helping to speed up the process. For example, local authorities could use an alternative means test, increase the maximum grant amount, or offer a service which rapidly deals with inaccessible housing and the need for quick discharge of people from hospital (MHCLG and NHS England, 2019).
7. In addition to mandatory grants, adoption of this policy will enable the Council to spend a portion of the funding on helping more people in need. Most local authorities only deal with a handful of large and complex adaptations every year where the cost of fully meeting the needs of the disabled person exceeds the current limit of £30,000. Therefore, discretionary payments will include a top-up of the mandatory grant.
8. Means testing will also be removed for repairs/ improvements below £6000. Of the people who are assessed as needing an adaptation around a third drop out along the way, usually due to financial reasons; and most work to install level access showers, stair lifts or ramps, which account for 90% of adaptations, is under this amount. Falls represent 10-25% of ambulance callouts to older adults. (Source: DFG and Other

Adaptations: External Review, 2018).

CONSULTATION

9. Consultations on the policy in draft form have been held with Foundations – the national body for Home Improvement Agencies and lead on the transformation of DFGs – as well as Brian Bull at Portsmouth City Council who has responsibility for discharging on behalf of Fareham Borough Council our duty under the Housing Grants, Construction and Regeneration Act 1996. Hampshire Country Council and the Council’s Housing Occupational Therapist have also been consulted. A copy of their comments can be found as an appendix to this report.

RISK ASSESSMENT

10. There are no significant risk considerations in relation to this report. The Council has a statutory duty to issue DFGs and adoption of this policy entails no additional financial cost to the Council. The funding from the BCF is sufficient to meet the current demand for DFGs and therefore no additional contribution is required from the Council.

CONCLUSION

11. There is a clear rationale for publishing the policy to improve the quality of life for Fareham residents and assist them to remain in their own homes.

Appendices:

Appendix A: Policy on Assistance with Home Adaptations, Repairs, and improvements (Version 1.3. December 2020)

Appendix B: Consultation comments

Background Papers:

Reference Papers:

- Letter to Local Authority Chief Executives from the Ministry of Housing, Communities & Local Government dated 28 February 2020
- ‘Better Care Fund Planning Requirements for 2019-20’, Dept. of Health and Social Care, Ministry of Housing, Communities and Local Government, and NHS England (2019) GOV.UK.
- ‘DFG and Other Adaptations: External Review’, November 2018; Summary; Mackintosh, Smith, Garrett, Davidson, Morgan, and Russell.
- ‘Help with home adaptations: Improving local services’, Care & Repair England (2019).

Enquiries:

For further information on this report please contact Ian Rickman, Head of Environmental Health. (Ext 4773)

FAREHAM

BOROUGH COUNCIL

Policy on Assistance with Home Adaptations, Repairs, and Improvements

(Version 1.3. December 2020)

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1. Introduction	

The Council is a local housing authority and is committed to improving the quality of life for its residents and to provide a high-level service to households requiring assistance to remain in their own homes. This policy document details the financial assistance available through the Council to support housing adaptations and improvements in the borough of Fareham.

In 2019-20 **£757,036** plus an additional **£82,188** was allocated to Fareham Borough Council through the Better Care Fund towards achieving this aim. **£757,036** has again been made available in 2020-21¹.

2. Mandatory Grants

Under the Housing Grants, Construction and Regeneration Act 1996 local authorities have a duty to issue mandatory disabled facilities grants (DFGs). For residential adaptations, including homeowners, private renters, Housing Association tenants, and occupiers of qualifying houseboats and caravans. (NB. Conversion requests for the Council's own housing stock will be funded by the Council's Housing Revenue Account). Adaptations are limited to the following:

- facilitating access (including through common parts of a building);
- making a dwelling safe;
- access to a room usable for sleeping;
- access to a bathroom;
- facilitating preparation and cooking of food;
- works to care for dependant residents; and
- provision of heating, lighting, and power.

Under Part 1, Section 24(3) of the HGCR 1996 there is a duty to consult with social services authorities on whether the proposed works are necessary and appropriate to meet the needs of the disabled person who is seeking a DFG. In order to approve DFGs, officers of the Council will work primarily with an Occupational Therapist (OT). Referrals (for both mandatory and discretionary grants) may however originate from other health and social care professionals. Local authorities can, should they choose, waive any requirement to repay a grant or reduce the amount required to be repaid.

¹letter dated 28 February 2020 from the Ministry of Housing, Communities & Local Government specifying indicative allocation to be paid to Fareham in May 2020

3. Discretionary Grants

Whereas the DFG is to help older and disabled persons to remain living as independently and safely as possible in their homes, a portion of the funding can be used for contributing to the wider prevention agenda of housing, social care, and health authorities, which gives significant additional scope on how grants can be used. Examples include funding essential repairs to reduce injury and accidents in the home, as well as ensuring homes are adequately heated. Under the Regulatory Reform Order 2002, local authorities can provide discretionary grants in accordance with a published policy. These assistance packages are discretionary and therefore are provided subject to funds being available.

3.1. Circumstances under which a discretionary grant will be offered:

3.1.1. Top-up to the mandatory grant amounting to an extra £10,000 or proportion thereof

On occasion the mandatory grant, which is limited to £30,000, will not be enough to undertake all the adaptations and improvements required to the home. This discretionary amount is over and above the maximum mandatory award of £30,000 and is subject to the same conditions applying to the mandatory scheme. However, any additional money paid, on top of the £30,000, will not be repayable. In effect this means where money is repayable (see section 4.5.) no person will be asked to pay back more than £10,000. The Council reserves the right not to approve any discretionary top-up.

3.1.2. Cases of dual residency of a disabled child

A mandatory grant can only be provided to the 'sole or main residence'. A discretionary sum of up to £6000 (plus agency fee where applicable) will therefore be available for works to the other property where that is in the Council's area. This discretionary grant would not be means tested.

3.1.3. Relocation Grant

If adaptations to their current home through DFG are determined not to be feasible. Applicants must be over 18 and any application must be supported by a recommendation from an OT. The proposed property must meet the needs of the disabled person without or with only minor further adaptation. Relocation must be within the borough of Fareham and the move must be completed within 12 months from application/ grant approval. A grant of up to £6000 (plus agency fee where applicable) will be made available towards specific relocation expenses, which includes estate agent fees, legal costs, removal costs, and up to a 75% contribution towards a cooker and/ or fridge if built-in appliances are being left behind and none are fitted in the new property. The new property must be the disabled person's main residence and no applicant will be awarded a Relocation Grant on more than one occasion. Depending on the applicant's circumstances (see section 4.3.1.) a test of resources may be required.

3.1.4. Removal of means testing for repairs/ improvements below £6000 (plus agency fee where applicable)

Typical examples are the provision of stair lifts and level access baths/ showers. In the case of level access baths/ showers within the existing bathroom, access ramps, and stair lifts² (whether they be curved or straight) all applicants will be eligible for the works irrespective of the actual cost on completion of tender.

3.1.5. Work to remove serious hazards

Category 1 Hazards (and Category 2 Hazards where an occupant is in the vulnerable age group³). This might include, but is not limited to, cases for facilitating timely hospital discharge or reducing admissions to hospital (e.g. fall prevention measures) and residential care homes. Includes those in palliative care living at home with family, and where any application is supported by an OT or hospice or such like. There is no limit to the amount of grant that could be made available, however works will be prioritised to Category 1 Hazards. Works costing under £6000 (plus agency fee where applicable) will have the means test waived.

3.1.6. Property Deep Cleans

For example, to facilitate hospital discharges. None means tested.

3.1.7. The Council employing the services of a private OT / secondment of OTs

To prevent a shortage of available OTs in the public sector holding up necessary adaptations, repairs, and improvements, the Council will pay for the services of a private OT either on an ad hoc basis or on a temporary contract. Alternatively, the Council can choose to second OTs for an indefinite period.

²Only one stair lift will be supplied and fitted

³As specified in the Housing Health and Safety Rating System Operating Guidance

4. General Requirements and Grant Conditions

4.1. Applicant's Criteria

- Homeowner or private/ Housing Association tenant (evidence required: land registry check or deeds inspection check, and owners certificate/ copy of tenancy agreement);
- Disabled of any age (**see Annex A for a definition of disabled person**); and/ or vulnerable person for specified discretionary grants;
- Must have or be intending to live in the property for at least 5 years, unless their health or personal circumstances prevent them from doing so;
- Private/ Housing Association tenants must obtain written permission for the works to be carried out prior to grant approval. A Relocation Grant could alternatively be considered; and
- Successive applications are allowed (NB. The OT looks at the applicant's needs now and 5 years hence).

4.2. Agency Service Fee

Portsmouth City Council (PCC) Private Housing Team administer the DFGs on behalf of Fareham Borough Council. Where applicants choose to use the PCC Agency Service to arrange for example contractors, then a fee of 15% is payable and included in the grant. Applicants will be required to sign a form agreeing to this. PCC will prepare a building works specification and obtain any necessary permissions for the works. A contractor is then selected from a pre-approved list and invited to tender for the works. If the applicant is then in agreement the works can proceed. After building work has started, PCC will continue to liaise with the contractor to ensure the works are completed satisfactorily and within the terms of the contract. If applicants wish to use their own contractors (which they are quite within their rights to and are afforded the option to) then PCC Agency Service purely administer the grant and do not charge a fee.

4.3. Cost of Work

The Council uses public money to fund the provision of both mandatory DFGs and discretionary grants and as such it must consider value for money. All cases to be viewed on their own merits. Other than in circumstances where the applicant wishes to use their own preferred contractor, there is no minimum number of quotes required for the works. So long as the applicant is happy with just one quote and the costs appear reasonable, then no further quotes will be sort. Otherwise at least two quotes for the works are required.

The maximum mandatory award is £30,000 and includes the actual costs of carrying out the works (including 15% Council agency service fee, where applicable) and other admissible expenses and charges necessarily incurred, such as: architects/ surveyors fees, charges for planning permission or building regulations approval, and fees for the professional services of an OT. Discretionary grants are subject to the limits specified above. When officers schedule the work to be carried out, they will ensure it meets the needs of the applicant but at the same time

will only prepare a basic specification. There is nothing to prevent applicants having a higher specification that costs more, however they will have to cover the difference themselves. If the applicant does choose to privately fund an alternative option or higher specification product(s) over and beyond the grant specification, they must ensure the work carried out is fully in accordance with the OT's recommendation. If upon final inspection it is identified this is not the case and the works do not meet the needs of the applicant, the Council reserves the right to withhold any payments until the matter is put right.

4.3.1. Means Testing

Parents of disabled children and young persons (under 19) are not subject to a test of resources, and neither are certain specified discretionary grants. Recipients of specified means tested benefits (e.g. housing benefit/ income support or Universal Credit) also automatically pass this stage. Otherwise all applicants for DFGs will be required to complete a means test to determine whether any contribution is to be paid towards the cost of works.

The Council's private sector housing team (or the OT) may be able to advise and assist applicants by signposting to other sources (e.g. the Parity Trust) that may help with any additional costs that may be required, or where applicants are not eligible for an award.

4.4. Grant Approval

Grants are required to be approved or refused within 6 months of a valid application being made. The Council must satisfy itself that the works which are the subject of the application are necessary and appropriate to meet the needs of the disabled occupant and are reasonable and practicable to implement, depending on the age and condition of the property. In doing so, the Council will consult with and obtain necessary confirmation from the OT service. In reaching a decision, the disabled persons medical and physical needs will be taken into account, and distinction will be made between the person's desirable, possible and legitimate aspirations and what is actually needed and fully justified.

A grant approval notice will then be issued setting out any conditions attached to the grant – only works agreed by the Council will be covered; approved works must be completed within 12 months of the DFG approval unless an extension has been agreed; approved works must be completed by the appointed contractor; and payment of unforeseen and addition costs is subject to prior agreement. The Council will not approve an application where the works have already been completed. Prior to the works starting a suitable building contract must be drawn up and signed by all parties. In instances where applicants are proceeding with works with their own preferred contractor, the applicant is responsible for ensuring a sufficient building contract is in place prior to works commencing.

Where changes in circumstances, such as where the works cease to be necessary or appropriate to meet the needs of the disabled occupant after the grant has been approved, the Council may agree to the completion of some or all the works and payment of such, or that the application should be redetermined. The Council reserves the right to take such action as appears to be appropriate. The Council will always ensure as far as is reasonably possible the property is left safe, secure and watertight.

4.5. Payment and Recovery of Grant

On completion of the works on condition it has been carried out to the Council's satisfaction, then payment will be made to the contractor.

In any cases of dispute, the steps set out in the building contract are to be followed. Where the applicant ceases to be the owner or occupier of the property prior to completion of the works then the Council will not make any payments after that date. In such circumstances, the Council has the right to demand any payment that has already been paid to be repaid including with interest.

Where any of the following situations come to the Council's attention, the Council can demand repayment of the grant by the applicant in whole or part:

- The amount of grant was approved on the basis of inaccurate or incomplete information;
- The eligible works were started before the application was approved;
- The works are not completed within 12 months without an extension being agreed;
- The cost of works is less than that upon which the grant was approved; and/ or
- The work has been carried out by a contractor who was not one of the contractors who originally quoted for the work.

Each case will be considered on its own merits in deciding whether to recover any such payments, and a sympathetic stance will always be taken.

For mandatory grants in excess of £5000, up to a maximum of £10,000 can be recouped by the Council where a property is sold or disposed of or there is a change of ownership on the title deeds within 10 years of completion of the works (the certified date, which is 12 months from grant approval subject to any agreed extension). A local land charge will be entered in Part 4 of the Local Charges Register for this purpose. (Not applicable to private renters or Housing Association tenants). **None of the discretionary grants are repayable.**

Exemption from full or partial payment will only be agreed in exceptional circumstances, which may include financial hardship or disability needs. At the time of a grant needing to be repaid the applicant can write to the Head of Environmental Health to request an exemption from all or part of the amount, explaining the circumstances and providing appropriate supporting information.

The decision whether to waive either all or a proportion of the grant recovery will be made by the Head of Environmental Health.

4.6. Equipment Maintenance/ Repairs

Where the provision of equipment is funded by a mandatory or discretionary grant it is usually the responsibility of the applicant to take out the necessary insurances and maintenance agreements to ensure it is properly maintained. Stair lifts and through floor lifts will however include a 5-year maintenance/ service agreement funded through the grant.

Grant applications for replacement equipment will not be approved where it is shown the equipment can be repaired at reasonable cost, which will fall to the householder.

4.7. Contractual Relationships

These are set out in the building contract. The Council will schedule the works that are required, which will form the basis upon which contractors quote. Officers of the Council will attend the property from time to time to ensure the work is being undertaken as per the specification and on completion a final inspection will be made prior to payment. The Council is not responsible for the work of the contractor and there are no contractual obligations between the contractor and Fareham Borough Council.

5. Policy Exceptions

Whilst this policy is quite specific, any exceptions to it will be considered and agreed between Hampshire Country Council and the Head of Environmental Health with comments and views from other interested parties and agencies taken into account as appropriate. Exceptions could take any form which is permissible under the legislation applicable. Examples include where not undertaking the work results in significant hardship or risk to the applicant (or other relevant person) or significant cost or risk to the Council or NHS Trust, without reasonable alternatives.

6. Complaints Procedure

In the event applicants feel they have been treated unfairly, then contact should be made with the Head of Environmental Health so that the matter might be resolved.

If applicants remain unhappy then they can complain to the Local Government and Social Care Ombudsman. Complaints should be raised within 12 months of a problem arising. The Ombudsman Service can be contacted at www.lgo.org.uk or by telephoning 0300 061 0614.

7. Reporting

Quarterly to Hampshire County Council and to include the following information: case identifier, age of applicant, tenure type, referral date, decision date and outcome, total value of the grant and client contribution, summary of works, and completion date.

ANNEX A

Definition of disabled person

For the purposes of the legislation relating to DFGs, a person is defined as being disabled if:

- their sight, hearing, or speech is substantially impaired;
- they have a mental disorder or impairment of any kind; and/ or
- they are physically substantially disabled by illness, injury, impairment present since birth or otherwise.

A person aged 19 or over is taken to be disabled if:

- they are registered as a result of any arrangements made under section 29(1) of the National Assistance Act 1948; or
- they are a person for whose welfare arrangements have been made under that section or might be made under it.

A person aged under 19 is taken to be disabled if:

- they are registered in a register of disabled children maintained under the Children Act 1989;
or
- in the opinion of Hampshire County Council they are a disabled child as defined for the purposes of Part III of the Children Act 1989.

Appendix B – Consultation comments

Francesca Callingham BSc (Hons)

Housing Occupational Therapist for Gosport Borough Council

3.1.4 Removal of means testing for repairs/ improvements below £5000 - stairlifts and level access showers. Can this include simple ramping which is often a barrier to people accessing their homes and getting out to essential medical appointments? I agree with Brian Bull that waiving the means test would be a huge benefit to many Gosport residents and could lead, in the long term, to being more cost-effective for the Council in time and money. Currently, people who are not eligible for a DFG due to their income and do not have savings that would enable them to fund the works themselves are left without essential adaptations, or adaptations are arranged privately that do not meet their long term needs.

3.1.6 The Council employing the services of a private OT. As you know, Jane Bradford and I are now in seconded Housing OT posts from Hampshire County Council for Fareham and Gosport. There is a similar arrangement in Havant and East Hants areas. Since we have been in post, we have more than halved our waiting lists, and reduced the delays for an OT assessment. Can this be added as an option to be considered in the policy for the long term, as currently the secondments are for one year? Other District and Borough Councils have opted for employing an in-house OT which also ensures that waiting times for an OT assessment are reduced, but they do not have the same advantages of the link to Adult Services.

Sarah Jeffrey, Commissioning Officer

Hampshire County Council Adults' Health and Care

Thank you Richard. This looks comprehensive and the changes to policy that you are proposing are very much welcomed. Can I just check that deep cleans are included within the scope for discretionary grants? And also that referrals for simple adaptations/repairs will be accepted from other health and social care professionals not just OTs?

Foundations

Had a skim read through the draft policy. It's commendably brief and to the point in the main. Some of your ideas on the discretionary use are great and I hope they will unlock a few schemes that might not otherwise have come to fruition.

It's worth remembering that the legislation doesn't require an OT to assess need. If delays are arising from the County not having enough OTs or not triaging cases so that less complex ones are being dealt with by OTAs and/or TAs and delays are arising, then perhaps a different solution can be found? I know that collectively in Hampshire joint working has been difficult, and a pragmatic answer may be the one which you have devised, but it does seem a shame.

If you are charging a 15% fee to the DFG I don't think you can justify it being an 'administrative' fee. If you are providing an agency service (drawing up specs, evaluating tenders, etc) then I think it might be difficult to claim you don't take any responsibility for the contractor's work. There have been LGO judgements in this area.

And I wondered if you were considering any framework type arrangements for some types of adaptation (ramps, stairlifts, and showers)? It would avoid the need to get two quotes on every occasion.

*Brian Bull, Housing Renewals Team Leader
Housing, Neighbourhood and Building Services at Portsmouth City Council*

For ease, I have answered your further query regarding framework raised by Foundations below too.

Tony is correct regarding the wording for the 15% fee, this is the Agency Service Fee, which the client will sign a form agreeing to this fee. If they do not sign, or wish to use their own contractors (which they are given the option too and quite within their rights too) we, the HIA Agency purely administer the grant and do not charge a fee onto the grant.

With regards to the framework. Essentially as the contract is between Gosport Borough Council and Portsmouth City Council. The contractor element is PCC responsibility. I have been in contact with our procurement in the past and with the current process we have in place this suffices. I attach the HIA Agreement and blank copy of the JCT contract advising and confirming PCC have no responsibility over the contractor and their performance. This ultimately is between the client and contractor and we are simply inviting a contractor to tender for the client. The contractor is selected on a fair rotational basis obtained from a list from Constructionline. The client is always given the choice once the contractor has visited and provided their quote, whether the client is in agreement with having this contractor carry out the works. I hope this makes sense, but happy to discuss further if you need any further clarification.

I think it may be worthwhile adding into the Policy that Portsmouth City Council Private Housing Team are administering the DFG's on behalf of Gosport Borough Council. The OT's are great and explain to clients that we (PCC) administer the grant on behalf of GBC, but sometimes clients do get a little confused at first contact then they receive a call from PCC when they live in Gosport. Once we explain we are assisting the client understands, but it may be worth adding a section into the policy if you feel necessary.

FAREHAM

BOROUGH COUNCIL

Report to Housing Scrutiny Panel

Date **25 March 2021**

Report of: **Head of Housing & Benefits**

Subject: **UPDATE ON BIDS FOR HOMELESSNESS FUNDING**

SUMMARY

Following the government's announcement that additional funding would be made available to help with homelessness services during the pandemic, at the Housing Scrutiny Panel meeting on 5 November 2020, Members requested a report be brought to a future meeting on how any further, successful bids for funding will be utilised. This report provides the Panel with information about the Housing Team's bids for homelessness funding.

RECOMMENDATION

It is recommended that the Housing Scrutiny Panel consider the contents of this report and make any comments or raise any questions for clarification.

INTRODUCTION

1. In November 2020, the Housing Scrutiny panel received a report from the Head of Housing & Benefits which detailed the impact of COVID-19 on the Council's Housing and Homelessness Services.
2. Contained within that report were details of the additional funding allocated by the government to assist with the expenditure incurred as a result of the 'Everyone In' campaign. The report also set out the government's proposals for further funding opportunities becoming available to local authorities.
3. A number of applications for funds have since been made and this report provides Members with details of these. A summary of which can be seen in the table below:

	2020/21	2021/22
Rough Sleeping Initiative	£99,650	£180,218 *
Protect Plus Funding	-	£4982
Next Steps Programme (short term)	£24,900	-
Next Steps Programme (long term)	-	£129,575
COVID-19 Contingency Fund	£7,500	-
COVID-19 Emergency Accommodation Payment	-	£60,000
Cold Weather Payment	£10,000	£15,000 *
TOTAL	£142,050	£389,775

* Amount applied for but yet to be determined by MHCLG

ROUGH SLEEPING INITIATIVE

4. The government's Rough Sleeping Initiative (RSI) was first announced in March 2018 to fund local authorities' provision of specialist services to get rough sleepers off the streets and into secure accommodation.

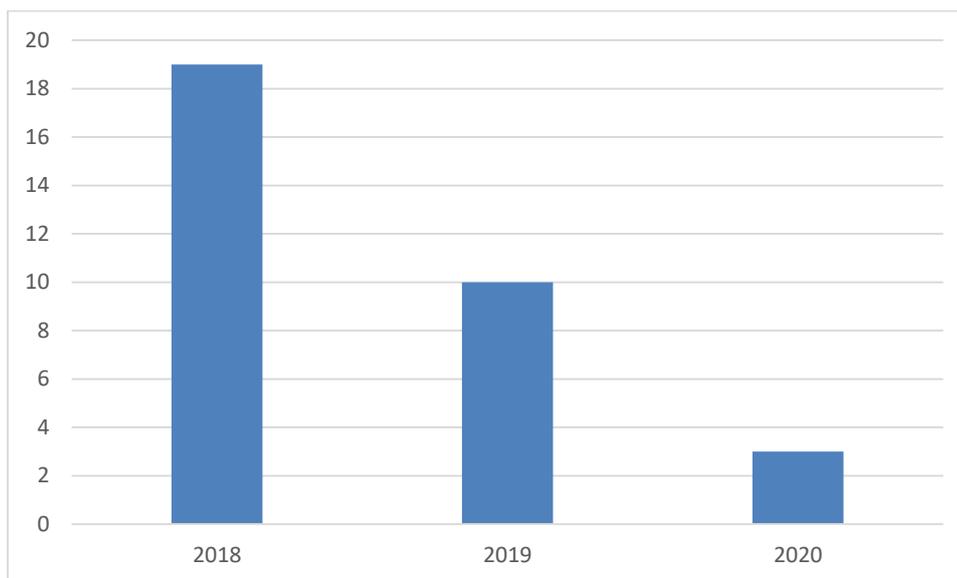
2019/20

5. Following the cut in Hampshire County Council funding for homelessness services in 2018, we successfully bid for funding from the RSI to provide additional Outreach services in Fareham.

2020/21

6. The successful bid to the RSI for 2020/21 included funding for continuing the Outreach service together with two new posts (Complex Needs Navigator and Accommodation Procurement Officer). Updates on these posts have been brought to the Panel at previous meetings.
7. These additional resources and specialist support have undoubtedly improved the options available to rough sleepers in the Borough. The annual 'rough sleeper snapshot' statistics show the number of people sleeping rough in Fareham has fallen for the third year in a row. On 23 March 2020 the government launched the 'Everyone In' campaign, whereby local authorities were asked to immediately house rough

sleepers and those at risk of rough sleeping to protect their health and stop wider transmission of COVID-19. Therefore, this should be noted when comparing this year's annual snapshot figures with previous years.



Source: MHCLG Statistical release about the annual single night snapshot of the number of people sleeping rough in local authorities

2021/22

8. We have submitted a further bid with Gosport Borough Council to the RSI for the coming financial year. This includes funding for the existing interventions detailed above but also includes additional funds to provide an additional Complex Needs Navigator, funds to develop up to 5 Housing First schemes, a new post of Homelessness Prevention & Mediation Officer plus funding for specialised support in accommodation for former rough sleepers. We are advised that funding decisions will be made before the end of March 2021.
9. We are confident that these additional measures will provide appropriate move-on opportunities for those still in emergency accommodation, build on the successes of previous progress, continue the work to reduce the number of people sleeping rough and enhance services for them and those at risk of sleeping rough over the next 12 months.

PROTECT PLUS FUND

10. Following the emergence of the new variant of COVID-19 and the Prime Minister's announcement of a new national lockdown in December 2020, all local authorities were asked to redouble their efforts to help those still sleeping rough to be accommodated. This included people who had previously been offered accommodation but rejected it or left accommodation, and individuals new to rough sleeping who required help to move on from rough sleeping.
11. Therefore, in January 2021, the government announced a £10m Protect Plus Fund for local areas to bring forward additional support to help those still rough sleeping. Each local authority was given a spending allowance determined by the November monthly data return of the number of people currently sleeping rough in their local area. We were able to claim up to £5000.

12. Our application was submitted, and we received funding totalling £4982 to enable additional resource to be put into our Outreach Service and also subsidise our expenditure on emergency accommodation.

NEXT STEPS ACCOMMODATION PROGRAMME

13. In July 2020, the government launched the Next Steps Accommodation Programme which provides further financial resources to local authorities and their partners to prevent those accommodated during the pandemic from returning to the streets.
14. There are two different aspects to this fund. One aspect is for long-term accommodation and support for rough sleepers and the remainder is for interim accommodation and support for the vulnerable people accommodated during the pandemic
- (a) Shorter-term/interim accommodation and immediate support – as previously reported to the Panel, at the end of March 2020 we rapidly converted a former young-persons supported housing scheme in Fareham to accommodation for rough sleepers as part of the ‘Everyone In’ campaign. This has now become a valuable addition to our existing move-on pathway, and we secured funding from the Next Steps Programme to provide specialist support to the occupants. This funding ensures support continues until October 2021 and we have requested funding from November 2021 in the RSI bid detailed above.
 - (b) Longer-term Move-on Accommodation – funding was approved to convert an existing council-owned large family home into 5 self-contained units for former rough sleepers. In addition to the capital funding of £45,000, we will also receive revenue funding to provide tailored support until March 2023 to ensure occupants maintain their tenancies and learn the skills necessary for their eventual move to independent living.

COVID-19 CONTINGENCY FUND

15. In May 2020, all local authorities were invited to make a retrospective claim for the financial year 2019-20 from the Homelessness and Rough Sleeping COVID-19 Contingency Fund which had been set up to support vulnerable rough sleepers during the pandemic.
16. We applied for and received £7,500, this being the maximum grant we were permitted to claim based on the number of rough sleepers recorded in our 2019 annual rough sleeper snapshot. Just over £6,000 of this sum was used to cover the cost of the security patrols at the supported housing scheme set up in March 2020 as part of our response to the ‘Everyone In’ campaign and the remainder was used to help subsidise our on-going expenditure on emergency accommodation.

COVID-19 EMERGENCY ACCOMMODATION PAYMENT

17. In February 2021, the government announced local authorities would receive a one-off uplift payment to contribute to additional emergency accommodation, support and move-on costs. We have been awarded £60,000, to be paid in April 2021.

COLD WEATHER FUND

18. The Cold Weather Fund was first launched in 2018. The fund was used to enhance

accommodation provision during the periods of extreme weather to support vulnerable people off the streets. Prior to 2020, we received funding to provide additional emergency beds at 101 Gosport Road throughout the winter months (November to March) by way of dormitory style accommodation in converted office spaces.

19. Due to the pandemic, it was not possible to repeat this provision this winter as the shared nature of the accommodation was inappropriate. In recognition of this issue across the country, in October 2020 the government announced a new Cold Weather Fund available to local authorities to provide COVID-secure accommodation for rough sleepers during extreme weather. The allocations were fixed and based upon current rough sleeper numbers. We will be paid our allocation of £10,000 retrospectively in April 2021 and this will help to subsidise our expenditure on the emergency accommodation provided.
20. For winter 2021/22, we have been asked to apply for Cold Weather funding within the Rough Sleeping Initiative bid submitted last month. An application for £15,000 has been made which will subsidise expenditure on emergency accommodation.

CONCLUSION

21. Whilst we welcome the additional emergency funding to help respond to the COVID-19 outbreak, the fragmented, short-term and resource-intensive competitive nature of this funding makes long-term and sustainable homelessness provision difficult. Furthermore, we are concerned that homelessness levels may surge once the government's temporary coronavirus housing, welfare and employment support measures come to an end and the full economic impact of the pandemic starts to take effect
22. The shortage of suitable move-on accommodation remains a significant problem and we are therefore hopeful that our bid for funds which will enable us to increase the options available in the Borough is successful.

Appendices: None

Background Papers: None

Reference Papers: <http://modern.gov.fareham.gov.uk/documents/s24881/Covid-19%20Impact%20on%20Housing%20Homelessness%20Services.pdf>

Enquiries:

For further information on this report please contact Caroline Newman. (Ext. 4645)

