

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Scrutiny Panel

(to be confirmed at the next meeting)

Date: Thursday, 25 March 2021

Venue: Microsoft Teams Virtual Meeting

PRESENT:

Councillor Mrs K Mandry (Chairman)

Councillor S Dugan (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies for absence given at this meeting.

2. MINUTES

RESOLVED that the minutes of the Housing Scrutiny Panel meeting held on 04 February 2021 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. EXECUTIVE BUSINESS

(1) Development update at 28 Queen's Road

There were no questions or comments for clarification in respect of this item.

(2) Fareham Borough Council Social Housing Rents Policy

There were no questions or comments for clarification in respect of this item.

(3) Fareham Housing Regeneration Strategy and Menin House

There were no questions or comments for clarification in respect of this item.

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.

Members commented that they were particularly pleased with the success of the Bridge Road development and the additional support it will bring to the occupants of Two Saints.

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. AFFORDABLE HOUSING STRATEGY UPDATE

The Panel received a report by the Deputy Chief Executive Officer which provided Members with an update on the Affordable Housing Strategy which was adopted by the Executive at its meeting on 07 October 2019.

RESOLVED that the Housing Scrutiny Panel notes the progress already made against the objectives and actions of the Affordable Housing Strategy, and the work to still be done.

9. POLICY ON ASSISTANCE WITH HOME ADAPTATIONS, REPAIRS AND IMPROVEMENTS

The Panel received a report by the Head of Environmental Health which presented the draft policy on Assistance with Home Adaptations, Repairs and Improvements for consideration.

RESOLVED that the Housing Scrutiny Panel recommends the draft Assistance with Home Adaptations, Repairs and Improvements Policy to the Executive for approval.

10. UPDATE ON BIDS FOR HOMELESSNESS FUNDING

The Panel received a report by the Head of Housing and Benefits which provided Members with an update on the use of successful homelessness funding bids.

As this was the last Housing Scrutiny Panel of the current municipal year, several members put forward their thanks to the Fareham Housing team for all the hard work and dedication that has been put into delivering Housing services to residents.

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

11. HOUSING SCRUTINY PANEL PRIORITIES

The Panel considered and discussed the Scrutiny Priorities for the Panel.

Members raised concern about the level of service being provided by Housing Associations as they have received some complaints from residents. As the majority of these residents have been nominated to the properties by the Council, it was agreed that this is an area that needs further scrutiny. Therefore a report will be brought to a future meeting of the Panel to outline the responsibilities of social landlords and explain how the delivery of these responsibilities are measured.

RESOLVED that scrutiny of Housing Association services be added to the Priorities for the Panel in the forthcoming Municipal year.

(The meeting started at 6.00 pm
and ended at 7.15 pm).



Affordable Housing Update

March 2021

Robyn Lyons



1. Site updates
2. Regeneration Strategy / Menin House
3. Right to Buy Receipts (update)

Site Updates

Highlands Road (Rose Court)

- Blocks C & D (6 flats) many occupied
- Blocks A & B (12 flats) should be ready mid/late May



Queens Road

- Planning permission granted
- Demolition took place this week
- Grant funding application in progress



Site Updates

123 Bridge Road

- Conversion of original house to 5 x bedsit accommodation
- Emergency accommodation
- Additional support available for occupants from Two Saints (when needed/relevant)
- Ready for occupation early April.

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Regeneration Strategy

- Regeneration Strategy approved by Executive in March
- Appendix A (Menin House) also approved
- More sites will be identified over time (and further appendices adopted)
- Work on potential redevelopment design will commence this year
- No current change for occupants at this stage.

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Right to Buy Receipts

Key changes from 1st April 2021

- Time frame to spend 1-4-1 receipts extended from 3 to 5 years
- 1-4-1 receipts can be used for Shared Ownership and First Homes (as well as social/affordable rent homes)
- Increase from 30% to 40% the proportion of 1-4-1 receipts that can make up the cost of replacement homes.

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Other changes from 1st April 2022

- A phased introduction of a cap on the amount of 1-4-1 receipts used for acquisitions*
- The first 20 acquisitions in each year will be exempt from the cap

(*This is to encourage more new build affordable homes and less buying up of market homes)

Right to Buy Receipts cont.

What this means for us...

- Less time pressure to spend the money
- Less pressure on the HRA (1-4-1 needs to be matched on a 40:60 ratio rather than 30:70)
- Cap issue unlikely to effect us.

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Right to Buy Receipts cont.

Other Points of note in Government Response

- No intention to suspend or abolish RtB in England
- No change in ability to mix 1-4-1 receipts with Grant money, or s106 monies (i.e. we can't mix 1-4-1 with other external funding sources)
- Government want to encourage that the use of 1-4-1 delivers new and additional housing (i.e. above what would have otherwise been provided).

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Right to Buy ended July 2016



Right to Buy ended Jan 2019

Any Questions

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