

AGENDA FOR THE EXECUTIVE

Date: Monday, 7 March 2022

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Executive Members:

Councillor S D T Woodward, Policy and Resources (Executive Leader)

Councillor T M Cartwright, MBE, Health and Public Protection (Deputy Executive Leader)

Councillor I Bastable, Streetscene

Councillor F Birkett, Housing

Councillor S D Martin, Planning and Development

Councillor Mrs S M Walker, Leisure and Community

1. Apologies for Absence

2. Minutes (Pages 5 - 10)

To confirm as a correct record the minutes of the meeting of the Executive held on 07 February 2022.

3. Executive Leader's Announcements

4. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

5. Petitions

6. Deputations

To receive any deputations, of which notice has been lodged.

7. References from Other Committees

To receive any references from the committees or panels held.

Matters for Decision in Public

Note: Where an urgent item of business is raised in accordance with Part 3 of the Constitution, it will be considered with the relevant service decisions as appropriate.

8. Housing

Key Decision

(1) Draft Homelessness and Rough Sleeping Strategy - Adoption (Pages 11 - 58)

A report by the Deputy Chief Executive Officer.

(2) Assheton Court Redevelopment (Pages 59 - 72)

A report by the Deputy Chief Executive Officer.

9. Policy and Resources

Key Decision

(1) Daedalus Financial Strategy (Pages 73 - 84)

A report by the Deputy Chief Executive Officer.

(2) Investment Programme for Solent Airport, Daedalus (Pages 85 - 162)

A report by the Director of Planning and Regeneration.

(3) Citizen of Honour Nominations 2022 (Pages 163 - 174)

A report by the Head of Democratic Services.

Non-Key Decision

(4) Cash Office Provision (Pages 175 - 182)

A report by the Director of Leisure and Community.

10. Exclusion of Public and Press

To consider whether it is in the public interest to exclude the public and representatives of the Press from the remainder of the meeting on the grounds that the matters to be dealt with involve the likely disclosure of exempt information, as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Exempt Matters for Decision

Note: Where urgent items of business are raised in accordance with Part 3 of the Constitution, they will be considered with the relevant service decisions as appropriate.

Key Decision

11. Policy and Resources

(1) Irrecoverable Debts (Pages 183 - 190)

A report by the Deputy Chief Executive Officer.



P GRIMWOOD
Chief Executive Officer

www.fareham.gov.uk

24 February 2022

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 7 February 2022

Venue: Collingwood Room - Civic Offices

Present:

S D T Woodward, Policy and Resources (Executive Leader)
T M Cartwright, MBE, Health and Public Protection (Deputy
Executive Leader)
I Bastable, Streetscene
F Birkett, Housing
S D Martin, Planning and Development
Mrs S M Walker, Leisure and Community

Also in attendance:

R H Price, JP, for item 10(1)



1. APOLOGIES FOR ABSENCE

There were no apologies given for this meeting.

2. MINUTES

RESOLVED that the minutes of the meeting held on Monday 10 January 2022 be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

There were no Executive Leader announcements.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. PETITIONS

There were no petitions submitted at this meeting.

6. DEPUTATIONS

There were no deputations made at this meeting.

7. REFERENCES FROM OTHER COMMITTEES

Policy & Resources Scrutiny Panel – 20 January 2022

MINUTE 6 - CAPITAL PROGRAMME AND CAPITAL STRATEGY 2022/23

The Panel considered a report by the Deputy Chief Executive Officer on the Capital Programme and Capital Strategy 2022-23.

Councillor Kelly enquired as to whether any of the Council's commercial tenants have had issues paying their rent as a result of the Pandemic. The Finance Manager acknowledged that the Pandemic had left some tenants in difficulties and that the Council is working with them to minimise any impact for the Council, and that they would continue to closely monitor them.

Councillor Walker enquired as to whether the Council's Commercial Assets have been affected by the Pandemic. The Finance Manager confirmed that by the end of 2021 the nominal value of the Council's commercial investment portfolio had dropped, but she explained that the actual value of an investment isn't known until the point of sale, and that it is expected for values to fluctuate over time.

RESOLVED that the Panel request that the Executive note the Panel's comments above, at its meeting on 7 February 2022.

This item was considered at item 11(5) of the agenda.

MINUTE 8 - FINANCE STRATEGY, REVENUE BUDGET AND COUNCIL TAX 2022/23

The Panel considered a report by the Deputy Chief Executive Officer on the Finance Strategy, Revenue Budget and Council Tax 2022-23.

Councillor Mrs Bayford enquired about the Council's need to put money into the reserves and commented that some residents have identified that this adding to the current shortfall. The Deputy Chief Executive Officer explained that the revenue contributions to capital funding is used to replace Council vehicles, IT equipment, park facilities and bus shelters and without these reserves the Council would not be able to undertake these necessary purchases when they are needed. He also explained that in relation to the future forecast surplus of capital resources, this is not guaranteed, and it is important that the Council put money aside for when it may be needed in the future.

Members also asked questions about the new Garden Waste collection service, and that there have been comments made about the profit that the Council will be making from it. The Panel were advised that while some individual activities may make surpluses, the Council is unable to make a profit from its broader discretionary service portfolio. The income from garden waste forms part of the broader range of services for the Streetscene portfolio and that this income can be used across any services within that area.

RESOLVED that the Panel request that the Executive note the comments above, at its meeting on 7 February 2022.

This item was considered at item 11(1) on the agenda

MINUTE 9 - HOUSING REVENUE ACCOUNT BUDGET AND CAPITAL PLANS 2022/23

The Panel considered a report by the Deputy Chief Executive Officer on the Housing Revenue Account Budget and Capital Plans 2022-23.

RESOLVED that the Panel recommends that the Executive endorses the recommendations in the report, at its meeting on 7 February 2022.

This item was considered at item 11(2) on the agenda.

Licensing & Regulatory Affairs Committee – 25 January 2022

MINUTE 9 - GAMBLING REVIEW OF STATEMENT OF PRINCIPLES

The Committee considered a report by the Head of Environmental Health which presented the revised draft Gambling Statement of Principles, together with Consultation responses, for approval and recommendation to the Executive before being presented to Council for adoption.

RESOLVED that the Licensing and Regulatory Affairs Committee;

(a) considered the draft document, any amendments resulting from the statutory consultation exercise and whether any substantive amendments are required; and

(b) recommends to the Executive that the final draft Gambling Act 2005 Statement of Principles 2022-2025, as attached as Appendix A to the report, be recommended for adoption by the Council.

This item was considered at item 11(3) on the agenda.

8. HOUSING

(1) Extension of Void Property Works and Component Improvement Package Works Contract 2019/2022

Resolved that the Executive agrees that the existing contract with Mountjoy Ltd be extended for a further 2 years from its existing expiry date of 30 April 2022.

9. HEALTH AND PUBLIC PROTECTION

(1) Renewal of Environmental Health Partnership Agreement

RESOLVED that the Executive agrees to delegate authority to the Chief Executive Officer, following consultation with the Executive Member for Health and Public Protection, to renew the Environmental Health Partnership Agreement with Gosport Borough Council on an open-ended basis with appropriate clauses to allow for future reviews and/or termination.

10. PLANNING AND DEVELOPMENT

(1) Fareham Coastal Defence Study (Fareham Quay and Alton Grove to Cador Drive)

At the invitation of the Executive Leader, Councillor R H Price, JP addressed the Executive on this item.

RESOLVED that the Executive:

(a) approves commencement of the Fareham Coastal Defence Study; and

(b) agrees that the Director of Planning and Regeneration is given delegated authority to procure and deliver the works, subject to the award of contract being made through an Individual Decision of the Executive Member for Planning and Development.

11. POLICY AND RESOURCES

(1) Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2022/23

A revised page 46 of the agenda pack was tabled at the meeting in respect of this item to provide the net rates payable from National Non-Domestic rates for 2022/23 (after Transitional arrangements and reliefs).

The comments of the Policy and Resources Scrutiny Panel were taken into account in considering this item.

RESOLVED that the Executive approves and recommends to the meeting of the Council to be held on 25 February 2022:

- (a) the capital programme and financing of £44,990,900;
 - (b) an overall revised revenue budget for 2012/22 of £10,494,800;
 - (c) a revenue budget for 2022/23 of £10,788,000;
 - (d) a council tax for Fareham Borough Council for 2022/23 of £175.22 per band D property, which represents a £5.00 per year increase when compared to the current year and is within referendum limits; and
 - (e) an unchanged Council Tax Support scheme for 2022/23
- (2) Housing Revenue Account 2022/23

The comments of the Policy and Resources Scrutiny Panel were taken into account in considering this item.

RESOLVED that the Executive approves and recommends to the meeting of the Council to be held on 25 February 2022 that:

- (a) rents be approved for Council Dwellings as set out in paragraph 23 with effect from 01 April 2022;
 - (b) rents for Council garages be increased by 3.8% with effect from 01 April 2022;
 - (c) the revised budget for 2021/22 be approved; and
 - (d) The base budget for 2022/23 be approved.
- (3) Gambling - Review of Statement of Principles

The comments of the Licensing and Regulatory Affairs Committee were taken into account in considering this item.

RESOLVED that having considered the revised Gambling Policy, as detailed in Appendix A to the report, the Executive recommends the policy to Council for adoption.

- (4) Treasury Management Strategy 2022/23

RESOLVED that the Executive:

- (a) endorses the draft Treasury Management Strategy and Investment Strategy for 2022/23, attached as Appendix A to the report; and
- (b) agrees to submit the report to Council for approval.

(5) Capital Programme and Capital Strategy 2022/23

The comments of the Policy and Resources Scrutiny Panel were taken into account in considering this item.

RESOLVED that the Executive:

- (a) endorses the draft Capital Strategy for 2022/23, attached as Appendix A to the report;
- (b) approves the capital programme for the period 2021/22 to 2025/26, amounting to £73.8million as set out in Annex 1 of the Capital Strategy; and
- (c) agrees to submit the Capital Strategy for 2022/23 to Council for approval.

(The meeting started at 6.00 pm
and ended at 6.35 pm).

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 March 2022

Portfolio:	Housing
Subject:	Draft Homelessness and Rough Sleeping Strategy - Adoption
Report of:	Deputy Chief Executive Officer
Corporate Priorities:	Providing Housing Choices

Purpose:

To review the consultation results and adopt the Homelessness and Rough Sleeping Strategy.

Executive summary:

At their meeting on 11 October 2021, the Executive approved the Draft Homelessness and Rough Sleeping Strategy and Delivery Plan for an eight-week period of public consultation.

Public consultation took place between 18th October and 13th December 2021. There are no matters which require any changes to either document as the very valid points raised by consultees will be picked up through the Delivery Plan.

Recommendation/Recommended Option:

It is recommended that the Executive:

- (a) notes the feedback received from the public consultation exercise (as detailed in Appendix A to this report); and
- (b) agrees to adopt the Homelessness and Rough Sleeping Strategy and Delivery Plan (as included in Appendix B to this report) to formally replace the current Homelessness and Housing Options Strategy.

Reason:

To adopt an up-to-date Homelessness and Rough Sleeping Strategy that will support Corporate Priority 1 "Providing Housing Choices"

Cost of proposals:

The costs involved in the preparation and adoption of the Homelessness and Rough Sleeping Strategy are covered in existing operational budgets.

Appendices:

A: Consultation Statement

B: Homelessness and Rough Sleeping Strategy

C: Equality Impact Assessment

Background papers:

Corporate Strategy 2017

Optimising Social Housing – Applications & Allocations Policy

Executive Report 11 October 2021

Housing Scrutiny Panel Report 3 February 2022

Reference papers:

Homelessness Act 2002, Sections 1-3

Homelessness Code of Guidance 2018 (DLUHC)

Making Homelessness Strategies Happen (LGA)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	07 March 2022
Subject:	Draft Homelessness and Rough Sleeping Strategy - Adoption
Briefing by:	Deputy Chief Executive Officer
Portfolio:	Housing

INTRODUCTION

1. The Homelessness Act 2002 requires all housing authorities to review homelessness in their area and produce a new homelessness strategy, based on the review findings, every five years. Following a comprehensive review of homelessness in Fareham and a period of public consultation, a new Homelessness and Rough Sleeping Strategy and accompanying Delivery Plan are now ready for adoption.
2. Public consultation on the Draft Homelessness and Rough Sleeping Strategy and Delivery Plan was approved by the Executive at their meeting of 11 October 2021. The draft Strategy and Delivery Plan were subsequently subject to an eight-week period of public consultation between the 18th October and 13th December 2021 and the responses have now been considered. There are no matters which require any changes to be made to either documents as the very valid points raised by consultees will be picked up through the Delivery Plan. An unchanged version is included in Appendix B to this report. An Equalities Impact Assessment of the strategy has also been undertaken and this is included as Appendix C.
3. The adoption of a new Homelessness and Rough Sleeping Strategy and Delivery Plan will ensure Fareham Borough Council has a legally compliant strategy that meets our responsibility for tackling and preventing homelessness.

SUMMARY OF THE CONSULTATION PROCESS

4. A detailed Consultation Statement has been produced (included in Appendix A) which explains how the consultation process was undertaken and the responses received.
5. The Consultation Statement identifies that there were 62 responses received to the draft documents during the consultation period. The Consultation Statement provides an overview of all the matters raised and an officer response where appropriate. There were no matters that would require any changes to either document as the very valid points raised by consultees will be addressed by the Delivery Plan.

6. At their meeting on 3 February 2022, the Housing Scrutiny Panel were provided with a report by the Deputy Chief Executive Officer which presented the Draft Homelessness and Rough Sleeping Strategy and Delivery Plan together with the Consultation Statement and Equality Impact Assessment. Members considered the findings of the consultation and recommended that the Executive adopt the Draft Homelessness and Rough Sleeping Strategy and Delivery Plan at their forthcoming meeting.

EQUALITY IMPACT ASSESSMENT

7. An Equality Impact Assessment (EIA) has been undertaken and is included as Appendix C to this report. The EIA has not identified any detrimental equality impacts as a result of the proposed Homelessness and Rough Sleeping Strategy.

Enquiries:

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

FAREHAM
BOROUGH COUNCIL

Consultation Statement

Draft Homelessness & Rough Sleeping Strategy

January 2022

Introduction

The following statement provides an overview of the consultation process and feedback received in relation to the Draft Homelessness & Rough Sleeping Strategy and Delivery Plan.

When?

Public consultation on the Draft Homelessness & Rough Sleeping Strategy took place between the 18th October and the 13th December 2021.

How?

A variety of methods were used to draw attention to the public consultation exercise. These included the following: -

- Notification via the Council's E-Panel & online survey
- Online on the Council's Consultation web-page and linked via the Housing web-pages
- Press release (18th October 2021)
- Paper copies of the Draft Strategy made available on request and in Borough libraries
- Social Media posts relating to the consultation exercise
- Letter or emails to key homelessness services partners in the Borough
- Letter or email to the Registered Providers/Housing Associations in the Borough
- Letter or email to voluntary and faith groups in the Borough
- Item at Housing Scrutiny Panel (16th September 2021)

Responses:

62 responses were received as part of the consultation exercise. A summary of the comments (grouped where common themes have emerged), together with a response when appropriate, is provided in Appendix 1.

The comments/points raised by the Housing Scrutiny Panel are outlined below.

Housing Scrutiny Panel:

At their meeting on 16th September 2021 the Councils' Housing Scrutiny Panel were provided with a copy of the Draft Homelessness & Rough Sleeping Strategy and were invited to provide their comments. A summary of the key points raised are outlined below: -

- Members commented that it had been a very good idea to commission the independent review of homelessness services provided by the Council and commended the Housing Officers for the excellent service provided to residents
- Members were fully supportive of the draft Strategy and had no suggested amendments to make
- Members requested that, as this will be a long term, rolling strategy, an annual review of progress be added to the scrutiny priorities for the Panel

The above comments are also reflected in the Draft Minutes from that meeting which are available on the Council's website.

Proposed Changes:

There were no matters that would require any changes to either document as the very valid points raised by consultees will be picked up through the Delivery Plan.

Summary of Responses

Comments relating to the Review of Homeless in Fareham: -	Type of Comment	Response
<ul style="list-style-type: none"> • The review looks to be comprehensive and well conducted. • Very comprehensive. • Summary covers the main findings. • Seems clear. • I am very pleased that this is being tackled by FBC and hope it is effective. • Thank you for all your efforts. • Interesting information. • I welcome this independent review. • I think FBC has carried out a very good review. 	Support	Noted
<p>Page 18</p> <ul style="list-style-type: none"> • Perhaps the 3 people who are still sleeping rough should have a proper mental health assessment? • There are definitely more than 3 people sleeping rough within Fareham. There are currently 2 in Portchester alone. • I think the estimate of rough sleepers is way under and a very rose-tinted view of the borough of Fareham. • The estimate of people sleeping rough in the Borough is vastly underestimated. Those who conducted it, seem to have reached their conclusion based on a quick walk around the town centre and have not visited sites where rough sleepers are well known to be camping, such as the riverside area at Cams, and car parks. • There may only be 3 people logged as sleeping rough but there are many more 'homeless' people sitting around outside shops on the pavement looking for money, coffee, etc. Not a good look. • We believe that the findings in the report underestimate the true extent of homelessness in the borough with many younger residents transiting between sleeping rough and various temporary arrangements such as sofa-surfing. • FBC's response in the past has been wholly inadequate. They have significantly downplayed the numbers of homelessness, they have colluded with the police to either segregate those on the streets or encouraged them to move to other areas. Many homeless find hostel provision to be a hostile environment. 	Comment	<p>Noted. Local authorities across England are required to take an autumn single night snapshot of people sleeping rough which takes place on a 'typical night' on a single date between 1 October and 30 November each year.</p> <p>The snapshot is collated by outreach workers, local charities and community groups and is independently verified by Homeless Link.</p> <p>The snapshot does not include everyone in a local authority with a history of sleeping rough. Nor does it include everyone sleeping rough across the area from the October to November period.</p> <p>The snapshot does not provide a definitive number of people affected by homelessness as the term 'homelessness' is much broader than people sleeping rough.</p> <p>The snapshot methodology has been in place since 2010 and is a nationally recognised way to assess changes in the number of people sleeping rough over time and to compare local authorities and regions across England.</p> <p>The Delivery Plan sets out actions to increase the range of accommodation types available to rough sleepers.</p>

<ul style="list-style-type: none"> • These so-called homeless people are the same ones that sleep in St Julien and surrounding other council properties and early next day walk past our properties with their back packs on and sleeping bags and then squat around town begging. They are also involved with rising drug problem in the area as they get paid to deliver it. If you monitor the flats on the cctv you will get a clue but as it's been reported so many times you will probably just ignore it as you have a lot on your plate destroying the town centre. • Some appeared on the street to beg and claimed they were homeless but were topping up their benefits as they would go home at night. I have heard them comparing earnings while travelling on the bus to Gosport at night. 	<p>Comment</p>	<p>Noted. The StreetAid initiative as detailed in the Review of Homelessness document sets out the multi-agency approach to preventing and relieving homelessness as well as improving community safety.</p>
<p>Page 19</p> <ul style="list-style-type: none"> • There are 1000 applicants in housing need requiring social housing on Fareham Borough Council's Housing Register. With this in mind there is no mention of a target build or acquisition of properties to meet this need. • The plan to move 1000 people into social housing is unrealistic as planning is developer led. The lack of LA owned options limits FBC options who are largely dependent on private sector. • There is absolutely no mention of long-term provision of council housing by the council itself. All it talks about is temporary provision as a minimum under the 2017 act. Why is this? There is far too much reliance on the private sector. • I would like to see a return to building for rent social housing. We need to accept that not everyone can afford to pay market rents even if they have a job. The minimum wage still would not pay for rent of £800 a month. It would be an income stream for Fareham and receipts could be invested in new houses. • In the building plan for the area. Start building COUNCIL HOUSES. Or use the new wording ASSISTED HOUSING and then and only then will you solve the problem. Executive houses 4- beds are not what's needed in quantities as it only brings in people from outside the area. It's Council greed for more Council TAX that is driving the Building Programme. • What these results confirm to me is that more social house building is required in this Borough before we should even think about building new houses on the commercial market. • This indicates that there is a shortage of Social Housing. Fareham is embarking on a major house building era – Welbourne and between Stubbington and Fareham. A large number of social houses should be included in the schemes. Such housing is not envisioned by the developers and needs to be mandated. In this century we should 	<p>Comment</p>	<p>Noted. The Council's adopted Affordable Housing Strategy (2019) outlines the Council's objectives and actions to help facilitate the provision of more affordable homes in Fareham Borough. This includes direct delivery of new homes by the Council.</p> <p>In recent years the Council have begun to deliver more new affordable homes and look at regeneration opportunities of older stock that will provide further Council homes. During 2020-2021 the Council's new build affordable homes included 20 new Social Rent homes.</p> <p>The need for Social Rent (the most affordable of affordable homes) will be further supported through the Council's emerging Local Plan which includes a requirement for Social Rent affordable homes on housing developments of 10 or more homes.</p> <p>Housing need includes a variety of tenures and property sizes. The current Local Plan policy requires 30-40% of large new housing developments to be affordable homes. In all but a few cases this is achieved.</p> <p>Homes for affordable home ownership (this includes Shared Ownership and First Homes) are being provided in Fareham Borough. There is a planning requirement for affordable home ownership projects. Some of the Council's own new builds will include Shared Ownership.</p>

<p>build modern factory created homes of a variety of styles (1 to 4 bedroom) low rise specifically as Social Housing.</p> <ul style="list-style-type: none"> • Social Housing is far below what it should be. • Younger and increasing need for truly affordable accommodation options made worse by economy for many going the wrong way to those lucky enough to own their own home. • The direct link between the housing cost and people struggling with mental health and ultimately homeless speaks for itself. People struggle to get on the housing ladder and at the lower end struggle to maintain rent and council tax due to the amount charged. This needs addressing. 		<p>In recent years the Council have worked hard to ensure that the Affordable Rents charged on new affordable homes (i.e. those provided alongside new private homes) do not exceed the Local Housing Allowance. More Social Rent homes will be provided in the medium/long term.</p>
<p>Summary of findings are limited as consultation with service users and stakeholders was ineffective and should have been a real opportunity and priority. Impersonal emails was the worst option possible and this strategy review was a great opportunity for genuine in person (which includes telephone).</p>	<p>Comment</p>	<p>Noted. The Delivery Plan includes an action which will specifically seek service users' experiences and views to shape and inform policy and practice for tackling homelessness.</p>
<p>Page 20</p> <ul style="list-style-type: none"> • There is no stated and/or measurable "goal"/"objective" therefore the strategy can not be deemed a success. • Recommendation has many references to data gathering, reviews, analysis, monitoring, benchmarking etc but I don't see many solid actions 	<p>Comment</p>	<p>The Delivery Plan sets out a significant number of actions, progress against the plan will be monitored annually and results publicly available.</p>
<ul style="list-style-type: none"> • I would have thought that more could be said on the link to helping people who are homeless gain suitable work – even if just work experience as often lack of work/money is a root cause. Maybe recommend more interaction between the agencies that support homelessness and provision of appropriate work and where needed training to make the individual more able to gain work. There may also need to be linkage with mental health services. • Need to consider those with complex health conditions and the potential role of the Rowans hospice as a partner for specialist advice/support. Particularly those living with significant life limiting illness or recently bereaved. That not being just cancer but conditions such as liver, heart and kidney failure. Also respiratory conditions such as COPD. 	<p>Comment</p>	<p>The Delivery Plan includes actions relating to access to employment/training and welfare benefits.</p> <p>The Delivery Plan includes actions to improve/develop partnership arrangements with other public bodies, charities, faith and voluntary groups to improve outcomes for service users.</p>
<p>There has not been a single mention about any options of supporting those who have no recourse to public funds, which is a very real issue. Especially for those who are victims/survivors of domestic violence and may have been brought here on a spouse visa or through other immigration routes and their conditions include no recourse to public funds. By</p>	<p>Comment</p>	<p>The duties of the local authority towards people with no recourse to public funds and people experiencing domestic violence are set out in detail in the Review of Homelessness document.</p>

<p>not having any support options in place for this group of people you are putting some vulnerable people in a further vulnerable state.</p>		
<p>I'm 59 years old, work full time, single with no benefits. I spend over 80% of my income on rent and council tax yet I'm still not eligible to go on the housing register. I'm expecting to be homeless in the future due to costs and uncertainty of private renting.</p>	<p>Comment</p>	<p>Noted.</p>
<ul style="list-style-type: none"> • Unfortunately with headlines like this – the data underpinning them is of more interest, it would be good to see data tables etc to show where these headline statements come from. • More detail would have been helpful – e.g. what were the main reasons parents/relatives were unable to continue providing accommodation? How many people struggle to pay their housing costs? This could provide the metrics that progress can be judged against. 	<p>Comment</p>	<p>The data and detail are contained within the Review of Homelessness document</p>
<ul style="list-style-type: none"> • It's shocking that the age group of 25-44 are approaching the council for advice & assistance & the age is increasing to under 25's. A need to tackle, educate & understand the reasons why this group are requesting help with housing. • Concerning increase in young or those with health problems. 	<p>Comment</p>	<p>Noted. The Delivery Plan includes actions to understand the issues facing this demographic and identify areas for improvement.</p>
<p>Page 21</p> <ul style="list-style-type: none"> • Is there any data gathered on the number of homeless people dying in the Fareham borough? You have mentioned the number of homeless households with physical or mental health problems has doubled – it would be helpful to present this number and whether/how many are known to physical health/mental health services. • Much of the people hanging about in town are difficult to house because of drug and alcohol issues. With closure of mental hospitals these people have nowhere to turn as they need more than a talking to. • There may also need to be linkages with mental health services 	<p>Comment</p>	<p>The data and detail are contained within the Review of Homelessness document.</p> <p>The Delivery Plan includes actions relating to mental health services provision in the Borough.</p>
<p>If a homeless person refuses accommodation, they should be banned from the town centre where they are intimidating and don't give the town a good impression.</p>	<p>Comment</p>	<p>The StreetAid initiative as detailed in the Review of Homelessness document sets out the multi-agency approach to preventing and relieving homelessness as well as improving community safety.</p>
<p>The advent of homes for pregnant girls who jump the list due to a baby on the way has affected couples who want to get on the housing ladder, with unwed pregnancy as common as it now is, I don't think so many girl's families do in fact kick them out but rather say they are as a means of jumping the queue.</p>	<p>Comment</p>	<p>Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.</p>

<p>Those who are disabled have reduced chances to find work and are more likely to be on benefits. Therefore, they are more likely to be at risk of homelessness as they cannot afford private accommodation.</p>	<p>Comment</p>	<p>The Council's Allocation Policy and Housing Register recognises the additional difficulties faced by those with disabilities.</p>
<p>As long as my council tax bill does not yet again increase to pay for this, any monkey can agree any policy and then as normal tax the hell out of people who work for a living, these people should just like most of us hard working normal people get off their backsides, stop taking drugs/drink and get a job, NO MORE TAX INCREASES!!!!!!!!!!!!!!!!!!!!!!</p>	<p>Comment</p>	<p>Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.</p>
<p>It would be interesting to understand what or how you plan to house those that do not wish to be.....</p>	<p>Comment</p>	<p>Noted.</p>
<ul style="list-style-type: none"> • The whole review is an expensive waste of money and does no more than wrap up known facts and policies in a dictionary of words. A precis version of this should have been produced by FBC as a working bible. • It took a long time to read and quite a bit seemed to be consultant's waffle. • We should know the cost of this project including the cost of the outsourced provider. 	<p>Comment</p>	<p>Noted.</p> <p>The cost of the project is available to the public on the Council's 'Transparency' webpage.</p>
<p>Anyone over the age of 18 should have the same rights and access to housing assistance.</p>	<p>Comment</p>	<p>The strategy sets out how the council will provide advice and assistance to everyone who is homeless or at risk of homelessness.</p>
<p>Some years ago now, I was just one step from being homeless due to the DWP failing to pay an agreed share of my mortgage plus the false premise in the work capability assessment that "depression is not a real illness or can 'cured' by work or looking for work". I was living in Havant at that time. It went to a repossession hearing and didn't happen in the end because at the last moment, the DWP admitted fault but was another brink in the wall that made mental state worse. I was not told that I was vulnerable because of my mental state or given any information about what housing might be offered had the action been successful. I was suicidal at the thought of losing my home and all my possessions. I can see nothing in the provisions that would have helped me or supported me because of my illness.</p>	<p>Comment</p>	<p>The introduction of the Duty to Refer legislation has improved the service provided to people with housing problems when dealing with external agencies.</p> <p>The Delivery Plan has a specific action relating to the Duty to Refer to ensure people who are at risk of homelessness are identified at the earliest opportunity.</p>
<p>Something about "Investing in the Individual" would be good – taking time to listen and understand may really help.</p>	<p>Comment</p>	<p>The 'Meeting Demand' priority confirms our commitment to tailor advice and assistance to the individual.</p>
<p>This linked to findings identifying the number of homeless with a physical or mental health problem has doubled. Also your strategy identifies a need to work more collaboratively with local NHS services and charities to support those who are homeless better.</p>	<p>Comment</p>	<p>Noted.</p>

Comments relating to the “Meeting Demand” priority	Type of Comment	Response
<ul style="list-style-type: none"> • Seems sound. • Support this. • Fareham Housing does well to help those who are able to find a suitable home but because of circumstances cannot afford the deposit or first month’s rent. This is a good policy administered by caring people. Well done! • Looks good. • Like the speed, accuracy and tailored approach to this issue. • Seems to cover most things. • The principle seems to be correct 	Support	Noted
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 23</p> <ul style="list-style-type: none"> • None of the Meeting Demand priorities actually provide more houses for those who cannot afford private rents and need to be able to rent a social housing at rent level. We need more social housing. • The demand is to deliver housing. • Advice is just hot air. Homeless people need one bed flats or houses and sometimes room for pets. • What people need is council housing not endless waffle. • This seems a bit woolly – advice and information do not house people. • Ensure there is actual affordable housing, not run by unscrupulous landlords, that leave their tenants in difficult situations, unable to complain for fear of being evicted. • All they [homeless people] want is a safe home that they can afford. • For the strategy to be effective, it must focus on the availability of a supply of appropriate accommodation – both immediately available and for the longer term. 	Comment	<p>The Council’s adopted Affordable Housing Strategy (2019) outlines the Council’s objectives and actions to help facilitate the provision of more affordable homes in Fareham Borough. This includes direct delivery of new homes by the Council.</p> <p>In recent years the Council have begun to deliver more new affordable homes and look at regeneration opportunities of older stock that will provide further Council homes. During 2020-2021 the Council’s new build affordable homes included 20 new Social Rent homes.</p> <p>The need for Social Rent (the most affordable of affordable homes) will be further supported through the Council’s emerging Local Plan which includes a requirement for Social Rent affordable homes on housing developments of 10 or more homes.</p>
<ul style="list-style-type: none"> • Three slightly woolly statements with no substance. These statements only address initial contact and advice, they don’t satisfy the demands. • Defined and measurable “goals”/“objectives” are needed. Meeting demand – none of the above items actually meet demand. • Continually improving staff training should be normal practice. This is fluff! • Waste of time until you monitor the problem and I don’t mean looking out of your office windows • What to do, but not how to do it. • What would be the measures of “improved capacity and capability”? 	Comment	This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.

<ul style="list-style-type: none"> • We are talking about homeless people here much of which the above would mean absolutely nothing to them or they would regard as the “same old flannel” • How are you going to do this – this strategy appears to make sweeping statements and no hard facts of what and how you are going to achieve this. Where are the stats of how many houses and staff members you have to back this up? What amount of hard cash are you going to throw at this? Enough I hope? Are you going to use our tax money wisely for this just cause or contract overpriced private companies to deliver a half job? • All talk and no action. • This is inadequate as it is all about information, advice is only useful if it leads to a positive outcome. 		
<p>Something about treating everyone as an individual not a case would be good.</p>	<p>Comment</p>	<p>The strategy provides for this.</p>
<p>Impossible to speak to any staff with any empathy always feel judged.</p>	<p>Comment</p>	<p>Noted.</p>
<p>Page 24</p> <ul style="list-style-type: none"> • People with mental health issues should have a local facility to properly cater for them. • Advice and information are fine however they must be linked to availability of services (mental health, addiction), accommodation ie adequate & flexible options, income in the form of employment & benefit. • There is inadequate provision offered to people who are homeless because of alcohol or drug addiction to help them get ‘clean’. They need immediate access to residential treatment that will achieve this. • Advice is ok but many with mental health/anxiety can’t act on advice they need someone to work through it with them. • Provision of support to people to enable a successful transition from homelessness to being housed. 		<p>The provision of services for those with mental health problems or drug/alcohol addiction is the responsibility of the County Council and Health Providers.</p> <p>The Delivery Plan includes actions to improve/develop partnership arrangements with other public bodies, charities, faith and voluntary groups to improve outcomes for service users.</p>
<p>There is nothing that states any help that could be offered to a person threatened with repossession of a mortgaged property.</p>	<p>Comment</p>	<p>The strategy sets out how the council will provide advice and assistance to everyone who is homeless or at risk of homelessness, regardless of tenure.</p>
<p>Try to encourage people to contact you earlier when there is a problem than leaving it till last minute.</p>	<p>Comment</p>	<p>The Delivery Plan includes actions to achieve this.</p>
<p>Need some “outstations” as not everyone can afford or able to get to the Civic Offices. For example those in Western Wards.</p>	<p>Comment</p>	<p>The Delivery Plan includes actions that will provide us with the data to determine how services are delivered.</p>

<p>Early support & intervention for youths that are in care situations & become adults to be supported to the next stage of their accommodation requirements.</p>	<p>Comment</p>	<p>The Delivery Plan has specific action relating to Care Leavers</p>
<p>Back in 2006 there was a move to get private landlords to buy properties to house tenants called the RAPS scheme. We in fact purchased a property to do this guided and encouraged at that time by Gosport Borough Council though I think Fareham had the same. Within a short space of time the rules restricting this changed and they became discouraging. Till now we have sold the property because it's too problematic. The council don't have the properties and haven't invested and the private landlords are now doing air BnB because its less worry and more money. The landlords no longer have any faith in letting to council tenants, I and friends who previously did this have given up.</p>	<p>Comment</p>	<p>Noted. The Delivery Plan includes actions relating to how the council will engage with landlords.</p>
<p>I would like to see a facility where family members and neighbours can alert the council to potential homelessness, where someone they know is going off the rails. Demand does not just come from the homeless person, but from those affected by the context in which they become homeless.</p>	<p>Comment</p>	<p>Noted.</p>
<p>It is crucial that the FBC strategy recognises the importance of early intervention to deal with the issues in the immediate hours and days after a resident finds themselves homeless, as once someone or a household is homeless for a sustained period it is much more difficult to find solutions that work for the individual or family.</p>	<p>Comment</p>	<p>Noted.</p>
<p>Comments relating to the “Providing Solutions” priority</p>	<p>Type of Comment</p>	<p>Response</p>
<ul style="list-style-type: none"> • Sounds sensible. • Sounds fair. • Very good plan. • I think the collaborative approach outlined by this is great. • I agree with the Providing Solutions. • We agree that Bed and Breakfast accommodation should be an absolute last resort. • This seems good. • You seem to be doing all you can. • This seems a positive way forward. • This makes sense. • I fully agree that this is the only way forward for many councils at the moment. • Agree Bed & Breakfast should be avoided. 	<p>Support</p>	<p>Noted.</p>

- The only real solution is a large increase in the available social housing owned by FBC. The social allowance rent figures fall a long way short of the private rental figures and this is because there are too few houses to rent. The answer is to build more.
- What about the provision of long-term council housing? There is too much reliance on the private sector.
- Private sector is not the solution. Council/Govt provided accommodation is the way to do this for long term stability for these people to help them onto a better pathway of a more sustainable future.
- These solutions are totally dependent on private sector support which are open to market forces. FBC needs to work with partners to 'build'/develop its own stock. With anticipated increase in demand plus higher commercial rents the risk of B&B is high and so the strategy needs to include an accommodation plan that FBC has greater control on without relying on private sector and market forces.
- Social housing is needed not private sector landlords
- I think Fareham should build or buy their own for homeless people.
- Give priority to building council housing and taking over properties that have been empty for a long period.
- Build more council houses.
- The importance of affordable social housing, whether directly FBC owned or through a housing association should be a priority with measures to ensure a supply of properties at an affordable rent and secure tenancy.

Comment

The Council's adopted [Affordable Housing Strategy](#) (2019) outlines the Council's objectives and actions to help facilitate the provision of more affordable homes in Fareham Borough. This includes direct delivery of new homes by the Council.

In recent years the Council have begun to deliver more new affordable homes and look at regeneration opportunities of older stock that will provide further Council homes. During 2020-2021 the Council's new build affordable homes included 20 new Social Rent homes.

In recent years the Council have worked hard to ensure that the Affordable Rents charged on new affordable homes (i.e. those provided alongside new private homes) do not exceed the Local Housing Allowance. More Social Rent homes will be provided in the medium/long term.

The need for Social Rent (the most affordable of affordable homes) will be further supported through the Council's emerging Local Plan which includes a requirement for Social Rent affordable homes on housing developments of 10 or more homes.

The planning process ensures that an appropriate number of affordable homes are delivered alongside new private housing projects. This is a requirement on private developers. There is national planning guidance relating to this and the Council must ensure the affordable housing 'ask' does not make a private scheme unviable. In nearly all cases private developers are able and willing to provide the necessary number of affordable homes as required by the Council's Affordable Housing Policy in the Local Plan (30-40%).

The Council continue to look at empty homes for appropriate opportunities to seek them being brought back into use. This can include working with the owners to consider the Council's Farelets scheme.

- Need to look at slightly less conventional ideas sometimes too.
- Use commercial and residential unused local building as flats.

Comment

The Delivery Plan sets out actions to increase the range of accommodation types available.

<ul style="list-style-type: none"> Explore other avenues in providing accommodation using the general public, not private landlords but people that would take a homeless person into their own home. This could work well with people that are living on their own, they have spare rooms & they themselves would enjoy the company & could help mentor the person in need. 		
None of the above items provide a solution.	Comment.	This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.
There should always be some accommodation available for rough sleepers who have dogs.	Comment	Noted.
Cost effectiveness should be a key consideration.	Comment	Noted.
Include more support and options for those with no recourse to public funds, there are very little options even temporary ones in place for them and some have left very vulnerable situations of domestic violence.	Comment	The duties of the local authority towards people with no recourse to public funds and people experiencing domestic violence are set out in detail in the Review of Homelessness document.
<p>Page 27</p> <ul style="list-style-type: none"> Ensure landlords meet an adequate level of accommodation and maintenance and are accountable. Better regulation of the private housing sector, to remove the unscrupulous landlords and ensure residences are fit to be lived in – no damp, up to code on fire regs etc. Private options need more inspections if the £ increases incentivises the wrong behaviours. 	Comment	The council's Environmental Health department will take enforcement action where there are breaches of the Housing Act 2004.
<ul style="list-style-type: none"> One of the problems I hear people encounter is that homeless will in most situations be placed in multiple occupancy housing and in a lot of cases they will all be drug/alcohol users. Which means in lot of cases they all fall back into using. Bed & Breakfast should NEVER be offered to those suffering from alcohol or drug addiction. They should be immediately moved to residential facilities where their addictions can be addressed. Hostels seem to encourage certain groups to hang together in what can appear to be a threatening manner. It can mean the very vulnerable with nowhere to go that feels safe. 	Comment	<p>Noted.</p> <p>The Delivery Plan sets out actions to increase the range of accommodation types available to homeless households.</p> <p>The provision of residential facilities for individuals with substance misuse problems sits with the County Council and Health Providers.</p> <p>The council will not use Bed & Breakfast accommodation for homeless applicants unless there is no other alternative. Where Bed & Breakfast is unavoidable, we ensure the accommodation is of a good standard and is used for the shortest period possible.</p>
<ul style="list-style-type: none"> Ensure neighbours are given assurances that any poor behaviour will be dealt with swiftly. 		The FareLets scheme provides security and protection for landlords who are willing to let their properties via the council.

<ul style="list-style-type: none"> • Homelessness often means addiction. It is not acceptable to house addicts and the trouble they bring, in residential areas. • I think private rented sector are not interested in renting to the council because they are not given a fair deal. Poor tenant behaviour is treated far too leniently, and landlords have no power and no support. • What is the “offer” to landlords? It is not just improved rent that landlords require, but security in the event of their property being trashed, etc. • I can understand why some private landlords may be reluctant to take on homeless people. • How will access to the private rented sector be improved? • It presumes the private rental sector will remain stable or increase. 		
<p>Bed and Breakfast accommodation should NEVER be used for families with children.</p>	<p>Comment</p>	<p>Agree. Local authorities must not use Bed & Breakfast to accommodate families with children or pregnant women except where there is no alternative available, and then for a maximum period not exceeding 6 weeks.</p>
<p>Page 28</p> <ul style="list-style-type: none"> • Provide solutions and track whether this works out would be good. • Fluff! We need to see here concrete workable plans for how the council plans to improve these things, how it will be working with the private rented sector etc. 	<p>Comment</p>	<p>This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.</p>
<p>Try to make sure we don't house too many people from out of area.</p>	<p>Comment</p>	<p>The council's Allocation Policy sets out the local connection criteria for allocating social housing in the Borough.</p>
<p>Ensure that housing benefit and personal contributions to rent are paid to those supplying accommodation such as private landlords, hostels, etc.</p>	<p>Comment</p>	<p>Noted.</p>
<p>The problem with temporary accommodation is the unknown on the next move for most people unknown a big problem house sharing or group homes can be very scary too.</p>	<p>Comment</p>	<p>Noted.</p>
<p>I do wonder whether further links with health services would offer a holistic approach as we know physical and mental health issues play a major part of homelessness, and there is no mention anywhere of health provision for these homeless people so is there any data collected on the health needs of the homes in Fareham? I understand this is a council document so the focus is social, but wonder if this is an opportunity to demonstrate multi agency links including health.</p>	<p>Comment</p>	<p>The Delivery Plan includes actions to improve/develop partnership arrangements with other public bodies, charities, faith and voluntary groups to improve outcomes for service users.</p>

Comments relating to the “Preventing Homelessness & Supporting Tenancies” priority	Type of Comment	Response
<p>Page 29</p> <ul style="list-style-type: none"> • Sounds ok. • Seems thorough. • These are good measures. • You seem to be doing all that can be expected. • Sounds pragmatic. • A true multi-agency approach is good. Prevention ahead of the curve where possible. • Seems okay. • This is good. • Good idea. Prevention is better than cure. • We agree that it is important to focus interventions on those likely to be at risk of homelessness such as those leaving care or institutions. • I think the collaborate approach outlined by this is great. • One common cause of homelessness is couple/marital breakdown where neither partner can afford the deposit to rent nor has the first month’s rent. Helping with these is a good way to solve the issue whilst each partner gets re-established (perhaps with Universal Credit or a job). • 	Support	Noted.
<ul style="list-style-type: none"> • Support needs to include bricks and mortar structures not just talking. The local authority should have housing, whether flats or dormitories, available for all those in difficulty. • Sadly, many people who are threatened with homelessness don’t expect the situation to arise – for example, due to relationship breakdown when both partners need lower cost accommodation after a breakup. They may have managed the private rent before but at least one partner may become dependent on benefits because they have young children. They then need access to social housing and joining a 1,000 person queue is not the answer. The answer is many more social houses. • Provide adequate number of council houses to meet demand. 	Comment	<p>The Council’s adopted Affordable Housing Strategy (2019) outlines the Council’s objectives and actions to help facilitate the provision of more affordable homes in Fareham Borough. This includes direct delivery of new homes by the Council.</p> <p>In recent years the Council have begun to deliver more new affordable homes and look at regeneration opportunities of older stock that will provide further Council homes. During 2020-2021 the Council’s new build affordable homes included 20 new Social Rent homes.</p> <p>Even with central grant opportunities there is a limit to what most Local Authorities can do in terms of building new affordable homes. However, Fareham Borough Council is continuing to grow its new build programme and aspirations.</p> <p>Most new affordable homes are currently delivered alongside private market housing schemes (as part of meeting their planning obligations)</p>

		and those affordable homes are normally transferred and then managed by a Registered Provider/Housing Association.
<ul style="list-style-type: none"> Engage local neighbourhood to enable a support network but also as observation as to what is happening locally. Look at other factors that will influence a person's situation like transport, access to a bike or public transport to get employment. Also consider internet accessibility to help with getting employment and other support services. Make the link to finding suitable employment opportunities, and training if needed. Give them an address so they can apply for jobs and assist them with getting back to work. 	Comment	The Delivery Plan sets out a range of actions to further support individuals.
Ensure priority is given to those leaving present accommodation through no fault of their own, eg. Landlord selling, service families on leaving the military, etc.	Comment	The Council's Allocation Policy sets out how applicants for social housing are prioritised.
<p>Page 30</p> <ul style="list-style-type: none"> Mediation only works if both parties will work together sorting probs out. I have attended mediation with neighbour. Total waste of time and as neighbour owns their council flat council claim there's nothing they can do. Hence managed move. Neighbour who owns council flat is in win win situation. I'd not considered the mediation aspect. I have now and I'm not convinced it'll offer VFM. I strongly suspect some families orchestrate spurious, insurmountable disagreements with their juvenile offspring to enable them to access social services. It would be better to have mediation services together rather than dealing with many different agencies. We are concerned that when family relationships break down it may not be in the best interests of the young person that they are returned to the family without early intervention to ensure they are protected from harm. 	Comment	<p>Noted.</p> <p>The strategy states young people will only be returned to their family home where it is appropriate and safe to do so.</p>
For people affected by reforms to welfare services, stronger action is needed beyond the access to advice.	Comment	Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.
<ul style="list-style-type: none"> "continue to improve our working relationships with key agencies such as Social Services and Mental Health teams, domestic violence agencies, probation and substance misuse services". This needs immediate and urgent attention. These relationships virtually don't exist at the moment and need establishment or re-establishment not merely "improvement". People are falling through the cracks and ending up on the street. The withdrawal of extra Universal Credit together with the 	Comment	The Delivery Plan includes actions to improve/develop partnership arrangements with other public bodies, charities, faith and voluntary groups to improve outcomes for service users.

<p>increase in energy and food prices is likely to create considerable additional strain on a currently disintegrating system.</p> <ul style="list-style-type: none"> • Sorry more fluff – not too interested in you continuing to improve relations with outside agencies, would prefer to know areas where you are not able to work well with them and how you are going to make things happen better, everything else is also FLUFF. • I do wonder whether further links with health services would offer a holistic approach as we know physical and mental health issues play a major part of homelessness. • Need to have a wider remit when addressing improving working relationships with other services or those leaving care. • Help the social services, they are poorly staffed and massively overworked. 		
<p>Prevention is the key with mental health and drug and alcohol prevention needed locally. More of this would avoid some people becoming homeless.</p>	<p>Comment</p>	<p>The provision of services for individuals with substance mis-use problems sits with the County Council and Health Providers.</p>
<p>You need to help people manage their budgeting.</p>	<p>Comment</p>	<p>Noted.</p>
<p>Page 31</p> <ul style="list-style-type: none"> • Nice ideas but where are the facts? How are you going to do this? How many more staff will you employ and what time frame? • These are the right intentions, delivering on them is the challenge and this needs close performance management and regular review. • Lots of emphasis on “continuation” and no definition of “strengthening”. It doesn’t feel very ambitious. • Very laudable, but do you have the staff to do it and the money? 	<p>Comment</p>	<p>This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.</p>
<p>None of the above are actually preventing homelessness.</p>	<p>Comment</p>	<p>This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.</p>
<p>Ensure no discrimination to anyone when providing support.</p>	<p>Comment</p>	<p>An Equality Impact Assessment of the Strategy has been undertaken and has not identified any detrimental equality impacts.</p>
<p>No one wants to sleep on a street unless there is something not quite normal in their thinking, hence they probably need assessment.</p>	<p>Comment</p>	<p>Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.</p>
<p>Support for people with substance misuse is near non-existent with mental health hospitals closed. These people are difficult to reach when they don’t want to change their behaviour. They need to be taken off the streets to get them dried out, These people are known users and also perpetrate crime, they are passing drugs out in Fareham blatantly and do so in front of the museum regularly.</p>	<p>Comment</p>	<p>The provision of services for individuals with substance mis-use problems sits with the County Council and Health Providers.</p>

		The StreetAid initiative as detailed in the Review of Homelessness document sets out the multi-agency approach to preventing and relieving homelessness as well as improving community safety.
It sounds good but does not tackle underlying causes as mentioned previously of high rents in Fareham.	Comment	Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.
Charities and churches are also very active with the homeless and could help.	Comment	The Delivery Plan includes actions to improve/develop partnership arrangements with other public bodies, charities, faith and voluntary groups to improve outcomes for service users.
So much advice but people need to see action. Taking time to speak to those rough sleeping. Find out why it failed. The agencies aren't always the solution but can be the problem.	Comment	Noted
Comments relating to the "Ending Rough Sleeping" priority	Type of Comment	Response
Page 32 <ul style="list-style-type: none"> All good. Good. Agree with this. This feels a little bit more useful. It sounds like numbers have decreased over time, it is not easy to engage everyone but it sounds like you are trying. Looks good. Seems comprehensive. Seems okay. We agree with these objectives. 	Support	Noted
<ul style="list-style-type: none"> Spending money on such things as a mayor's limo is outlandish if you say there is no money to put a roof of some kind over everyone's head. Use all building that have been empty for a year or more, a sleeping bag on the floor of a warehouse, that has a toilet and a kettle, is better than a wet field. Make large developers pay towards these facilities if they have not completed all outdoor spaces on their plans within 12 months of the last building on their site being finished. Do something with the eyesore that is the courthouse – either demolish it and make it properly affordable housing or make it into a social housing project with temporary 	Comment	<p>The planning process ensures that an appropriate number of affordable homes are delivered alongside new private housing projects. This is a requirement on private developers. There is national planning guidance relating to this and the Council must ensure the affordable housing 'ask' does not make a private scheme unviable. In nearly all cases private developers are able and willing to provide the necessary number of affordable homes as required by the Council's Affordable Housing Policy in the Local Plan (30-40%).</p> <p>Specific sites are often considered for affordable housing and, where it is appropriate (considering housing need and finances), this could be</p>

<p>accommodation and a food service for the homeless. Council property should never have been sold and still should not be – it is a false economy in the long run.</p>		<p>pursued. An example includes the Rose Court development on Highlands Road (completed in 2021), the land was purchased and assembled as two parcels of land originally in private ownership and the site is in a high need area for affordable homes.</p>
<p>If there were effective outreach services, the consultation wouldn't have been by email and received just 9 responses. There needs to be better public understanding of rough sleeping and begging as well as enforcement. No one in the borough would believe there were just 3 people rough sleeping through homelessness.</p>	<p>Page 33</p>	<p>Noted. The Delivery Plan includes an action which will specifically seek service users' experiences and views to shape and inform policy and practice for tackling homelessness.</p> <p>Local authorities across England are required to take an autumn single night snapshot of people sleeping rough which takes place on a 'typical night' on a single date between 1 October and 30 November each year.</p> <p>The snapshot is collated by outreach workers, local charities and community groups and is independently verified by Homeless Link.</p> <p>The snapshot does not include everyone in a local authority with a history of sleeping rough. Nor does it include everyone sleeping rough across the area from the October to November period.</p> <p>The snapshot does not provide a definitive number of people affected by homelessness as the term 'homelessness' is much broader than people sleeping rough.</p> <p>The snapshot methodology has been in place since 2010 and is a nationally recognised way to assess changes in the number of people sleeping rough over time and to compare local authorities and regions across England.</p>
<ul style="list-style-type: none"> • The strategy of Housing First doesn't seem to be in line with staff views and so is either the wrong strategy or will fail due to lack of staff commitment. • The Housing First option works well if the tenancy is long and supported well. It seems unfair to others on the housing waiting list though. 		<p>Staff ranked personalised support as the most important thing people needed help with, followed by addressing financial problems and tackling behaviour. These are key elements of the Housing First model.</p> <p>The council's Allocation Policy ensures social housing is allocated appropriately.</p>

What options are there for those still suffering with addiction?		Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.
<ul style="list-style-type: none"> • Maybe there are options with Church Halls in cold weather – this has been done in other parts of the country I believe. • Use empty shops as shelters. • Develop more ‘no recourse to public funds’ bed spaces. 	Comment	<p>Noted.</p> <p>The Delivery Plan sets out actions to increase the range of accommodation types available to homeless households.</p>
Multiple complex needs are very difficult and there is no one solution fits all. Also the fact that detoxes are now mostly home detoxes that don’t in all honesty work.	Comment	Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.
More outreach is definitely the first step – more feet on the ground making a more definitive impact. How will you measure this and what timescale are you talking? This is not a SMART target.	Comment	This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.
<p>Page 34</p> <ul style="list-style-type: none"> • There always be people who will refuse accommodation, in which case how do we support them? I suspect that 100% will never be achieved. • You will never end rough sleeping, as most prefer it but the real Veteran rough sleepers, you, like the government, ignore. • Some prefer to live rough so do not want conventional rooms. Sheltered areas could be set up so those who wish can still live the life they have chosen. Fareham needs to be careful it does not attract other area’s rough sleepers. • Some people do not want to leave the streets as they have to be sober/not high to go in. • Not every rough sleeper wants a home or be back with their family. Might I suggest, if you haven’t already done so, liaise with the Salvation Army. • If the rough sleeper refuses accommodation, it suggests that the rough sleeping is self-inflicted. 	Comment	Noted.
None of these end rough sleeping.		This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.
Combining other services to ensure they don’t find themselves in the situation again. Wider education to communities to understand what is best to support the homeless.		The Delivery Plan includes actions to improve/develop partnership arrangements with other public bodies, charities, faith and voluntary groups to improve outcomes for service users.

<ul style="list-style-type: none"> • Hostels must not be in residential areas. Please learn the lessons from Two Saints and its impact on the neighbouring houses. We have many problems with anti-social behaviour nearly always coming from Two Saints or people waiting to get into Two Saints. • There is a care of duty to the residents of this town to remove them. I live in the town centre and have been verbally abused and intimidated by some of these people. Give the police powers to remove them unwillingly if necessary and put them somewhere they get help wanted or not. • The Council need to engage with rough sleepers more and also have greater regulation as to where they congregate/sleep/take drugs. • “Encouragement” needs to be robust in some cases. Rough sleeping can be something that deters people from using the town centre, especially at night. • The council and police have made it known to voluntary groups that the majority of people on the streets are drug addicts their needs are long term and complex. Corralled groups or moving them on is not the solution. 	Comment	The StreetAid initiative as detailed in the Review of Homelessness document sets out the multi-agency approach to preventing and relieving homelessness as well as improving community safety.
<p>Page 35</p> <ul style="list-style-type: none"> • “Ending rough sleeping” should not include the police or private security personnel literally kicking sleepers out of the only available shelter in bad weather. Council leader Sean Woodward is well known for stating that some rough sleepers have refused accommodation offered. If this has EVER happened, it is because what was offered did not include ANY support for substance or alcohol abuse when it was urgently needed by an individual. The instance of rough sleeping has been fundamentally understated. Numbers of people are known to be camping in the Cams and other areas of the borough and the estimate seems to be based on a brief walk around the town centre without even looking at the town centre car parks or industrial areas. • While a brilliant idea, trashing their street home or stuff is not the answer or in any way a solution, they are still human beings. 	Comment	Noted. Not relevant to the content of the Draft Homelessness & Rough Sleeping Strategy.
<p>There is only one hostel in Fareham and Gosport and if someone has been evicted from there, there is no other option for them but the street. Can't blame Two Saints for not letting someone back in when not paying rent and ASB issues.</p>	Comment	Noted.
<p>Policies are not working as homeless people numbers getting larger and larger in Fareham. In the evenings they are bundled into shop doorways and grounds of Holy Trinity.</p>	Comment	Noted.
<p>Point 2 [Explore new ways of creating additional emergency bed spaces] could include some examples that you are prepared to introduce etc. That way we may have something measurable.</p>	Comment	This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.

<ul style="list-style-type: none"> Supported accommodation sounds good but is there money for this? How much will supported accommodation be expanded? 	Comment	This is a broad strategic document. The list of actions in the Delivery Plan set out how we will seek to achieve our aims.
Always make sure rough sleepers can be housed with their dogs – most would prefer to sleep outside with their dogs than in accommodation that bans dogs.	Comment	Noted.
Comments relating to the Delivery Plan	Type of Comment	Response
<ul style="list-style-type: none"> I am impressed with FBC's report and monitoring. Looks very comprehensive & good to see it can be flexible. Very pleased with your action plan and glad you are tackling this so well. Thank you. Seems reasonable. It looks very detailed and thorough. Looks okay. 	Support	
<p>Page 36</p> <ul style="list-style-type: none"> Doesn't mention council housing at all. Action not words please. More council or social housing needed in this area. 	Comment	<p>The Council's adopted Affordable Housing Strategy (2019) outlines the Council's objectives and actions to help facilitate the provision of more affordable homes in Fareham Borough. This includes direct delivery of new homes by the Council.</p> <p>In recent years the Council have begun to deliver more new affordable homes and look at regeneration opportunities of older stock that will provide further Council homes. During 2020-2021 the Council's new build affordable homes included 20 new Social Rent homes.</p>
<ul style="list-style-type: none"> It looks like too much talking and not enough doing. Simplify your systems 1,2 and 4 can be 1 report. Shorten meetings and make them standing only. Tbh most of these are just box ticking exercises. Lack of action in the past or this plan would not be necessary, plenty of words and plenty of box ticking. It's a lot of words, but does it translate to actual useful action? The monitoring mechanisms need to be better defined – the above is essentially simply a list of meetings. You need to create a SMART target for this and penalise whichever department does not deliver the goods and get results. 	Comment	<p>Noted</p> <p>The Delivery Plan sets out a significant number of actions, progress against will be monitored annually and results publicly available.</p> <p>The Delivery Plan includes an action which will specifically seek service users' experiences and views to shape and inform policy and practice for tackling homelessness.</p>

<ul style="list-style-type: none"> • This strategy can not be described as a comprehensive review with the views of just 9 service users and 5 stakeholders. It is a helpful internal document however as a priority someone needs to be meeting with people and actively listening. Solutions from around the country would have been important here to inform our 'strategy'. More public engagement, education and accountability may help create options and solutions. • No effort has been made to access the opinions and feelings of rough sleepers themselves in any part of the review and plans. This is fundamental to any successful outcome. 		
<ul style="list-style-type: none"> • Independent monitoring. So I suggest you look for some worthy citizens in Fareham who are, or were, affected across the board by homelessness. • To help the council monitor the delivery plan we would urge that FBC involve those agencies which provide accommodation for homeless people such as housing associations and Two Saints. 	Comment	<p>The Delivery Plan includes an action which will specifically seek service users' experiences and views to shape and inform policy and practice for tackling homelessness.</p> <p>The Delivery Plan sets out a significant number of actions, progress against will be monitored annually and results publicly available.</p>
<p>Page 37</p> <ul style="list-style-type: none"> • Will the review extend to a revision of the plan rather than an update if the homelessness and rough sleeping situation worsens? • Please ensure any large economic impacts are adjusted over the three years. 	Comment	Tackling homelessness remains part of a constantly moving policy agenda, and the strategy and associated Delivery Plan will need to be adjusted accordingly to ensure they remain up to date and to reflect the Council's evolving approach to tackling emerging pressures and developing innovative solutions.
Your policies aren't diverse enough to encompass everyone in need.	Comment	An Equality Impact Assessment of the Strategy has been undertaken and has not identified any detrimental equality impacts.
Support and feedback from landlords to encourage them to keep renting.	Comment	Noted. The Delivery Plan includes actions relating to how the council will engage with landlords.
Easy to monitor. Walk through Fareham at 6am and you will see how well your policy is working.	Comment	Noted.

Homelessness & Rough Sleeping Strategy 2022-2025



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Foreword

Executive Member for Housing Cllr Fred Birkett



The impacts of homelessness can be devastating for individuals and families. It can affect both physical and mental health, educational and employment opportunities and has long term consequences for those affected. For these reasons, preventing homelessness and rough sleeping is a priority for the Council.

This strategy aims to build on Fareham's positive track record of investing in front line housing services, and its positive approach to preventing and relieving homelessness effectively. It will support the aims of the Corporate Strategy 2017-2023 to "ensure that Fareham remains a prosperous, safe and attractive place to live and work" and has been developed with due regard to both the Council's Allocation of Social Housing Policy and Affordable Housing Strategy.

Rough sleeping is the most visible face of homelessness. Finding lasting and effective solutions to this challenge requires a holistic and joined up approach from organisations and our partners across the Borough. Following a Rough Sleepers Conference in 2018,

chaired by Cllr Seán Woodward, the Council launched StreetAid, a multi-agency initiative to help entrenched rough sleepers off the street and into accommodation. The success of StreetAid has been down to the level of engagement from our partners, as they all have a stake in successful outcomes for the individuals assisted within their own areas of responsibility. The initiative continues to work well and has been incorporated into the Community Safety Partnership Action Group (PAG), a tactical group of operational partners chaired by the Council's Executive Portfolio Holder for Health & Public Protection. Local faith and community groups are integral to the on-going success of StreetAid and its aim to "Help people live off our streets".

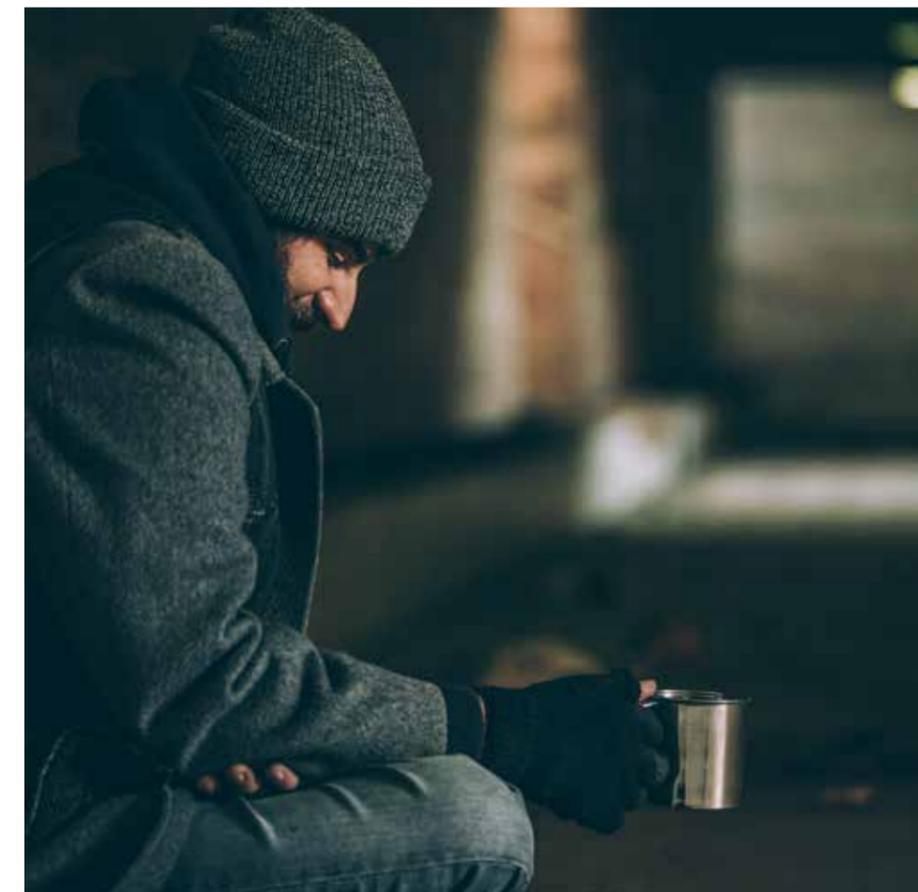
It is our intention that this Homelessness & Rough Sleeping Strategy will provide:

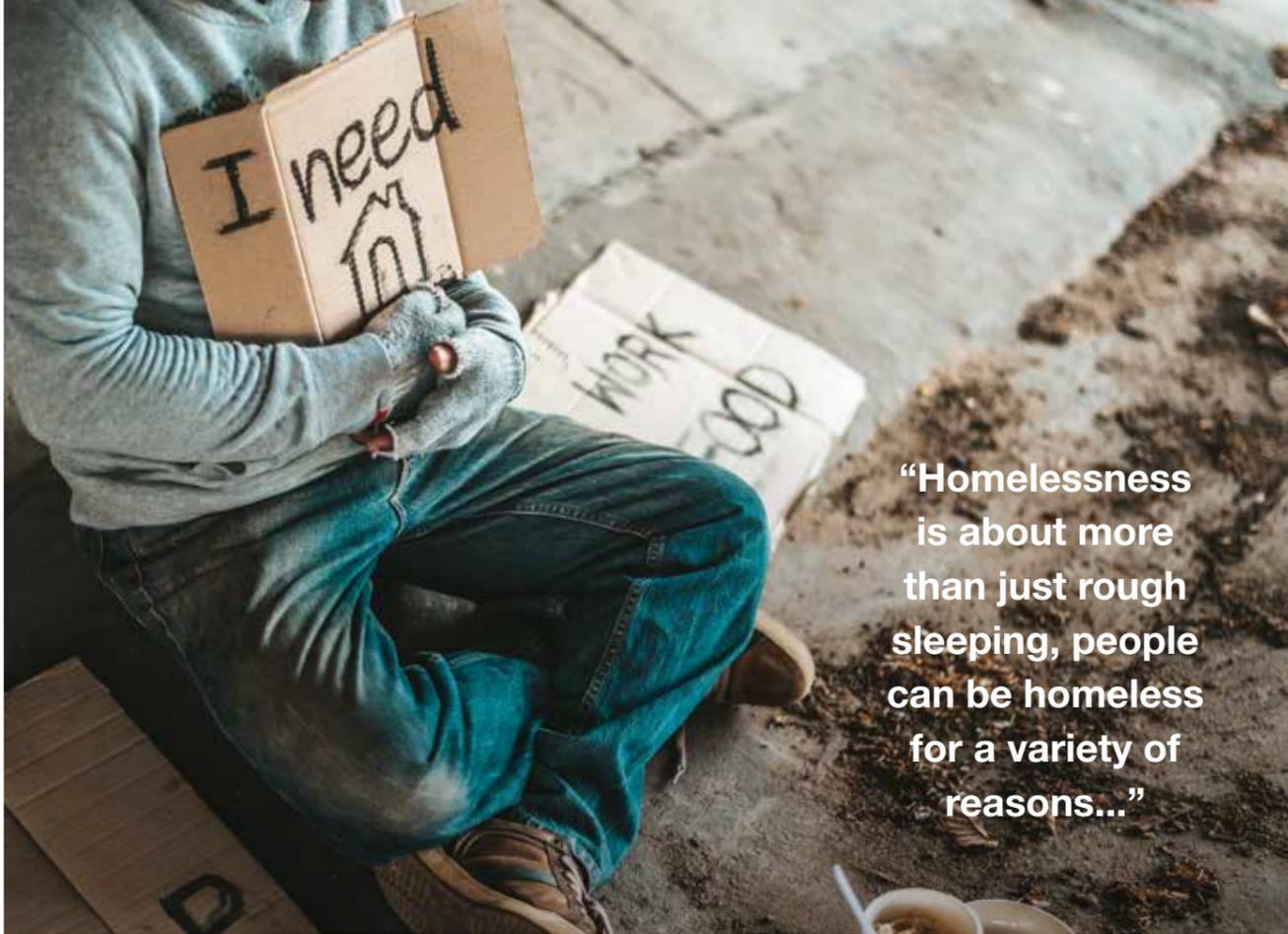
- **Better support to vulnerable families, individuals, and communities**
- **Improved help for people who are homeless or threatened with homelessness**
- **Effective collaboration with partner agencies, public bodies, voluntary organisations, community groups and others.**

Preventing and relieving homelessness is a high priority for us. I am very pleased to endorse this strategy on behalf of Fareham Borough Council.



"This strategy aims to build on Fareham's positive track record of investing in front line housing services..."





“Homelessness is about more than just rough sleeping, people can be homeless for a variety of reasons...”

Our vision

Our Corporate Strategy (2017 to 2023) sets out the Council’s six priorities to ensure Fareham remains a prosperous, safe and attractive place to live and work.

This Homelessness & Rough Sleeping Strategy will support Corporate Priority 1 “Providing Housing Choices”.

Ensuring everyone has somewhere to live is a vital role for the Council but we know that for people who are homeless this ambition can feel like a long way off. Our Homelessness & Rough Sleeping Strategy provides a road map to support people to achieve this.

Providing Housing Choices by working with our key partners to enable and support a diverse housing market so that residents have access to good quality housing that is affordable and offers a choice of tenures. We will take positive steps to prevent homelessness and assist individuals and families in finding good quality accommodation.

Introduction

Homelessness can be defined as not having a legal right to occupy a home that you call your own, or your home is unsuitable to live in. People become homeless for lots of different reasons and can be at risk of homelessness at different stages in their lives.

Homelessness is about more than just rough sleeping, people can be homeless for a variety of reasons including if they are staying with friends or family, ‘sofa-surfing’, squatting, living in unsuitable conditions or at risk of losing their home due to the end of a private tenancy, domestic abuse, financial circumstances, or other challenges.

Homelessness is closely linked to poverty and has a negative impact on a range of outcomes including health and education.

The Homelessness Reduction Act 2017 placed new legal duties on councils to ensure that everyone who is homeless or at risk of homelessness has access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance.

If an applicant is threatened with homelessness, the council must take reasonable steps to help them avoid becoming homeless. This is known as the ‘Prevention Duty’.

If an applicant is homeless, the council must take reasonable steps to help them secure accommodation for at least six months. This is known as the ‘Relief Duty’ and once triggered will also continue for 56 days.



“Ensuring everyone has somewhere to live is a vital role for the Council...”

Summary findings from the Homelessness Review

We appointed an independent Housing Consultant (Neil Morland & Co) to undertake a comprehensive, impartial, and transparent review of homelessness in Fareham.

The full body of evidence can be downloaded from the Council's website at www.fareham.gov.uk.

The key headlines arising from the review include:

 <p>The number of people approaching the Council for housing advice and assistance increases each year</p>	<p>25-44</p> <p>The age of most people approaching the Council for housing advice and assistance; however we are seeing an increase in those aged under 24.</p>	 <p>Fareham's higher than average house price to earnings ratio means that many people struggle to pay their housing costs</p>
 <p>Parents, other relatives or friends no longer willing or able to accommodate continues to be the main reason why a person loses their home</p>	<p>10 3 est. 2019 est. 2020</p> <p>The number of people estimated to be sleeping rough in 2019. The estimate for 2020 followed the 'Everyone In' initiative and 3 people were still sleeping rough, having refused offers of accommodation</p>	 <p>Households which include a dependent child are more likely to be owed a main housing duty</p>
 <p>The number of homeless households with physical or mental health problems has doubled</p>	<p>700</p> <p>The number of applicants in housing need requiring social housing currently on Fareham Borough Council's Register</p>	<p>"The number of homeless households with physical or mental health problems has doubled."</p>

Strategic Priorities 2022-2025

The review of homelessness has found our approach and provision of homelessness services has delivered effective results in the face of growing demand.

We therefore plan to retain our core focus on early intervention and the prevention of homelessness, backed up by high quality joined up support to get people back on their feet when things do go wrong.

To bring about significant change within our communities, this Homelessness and Rough Sleeping Strategy focuses on four key priorities. More detail on the actions against each priority is included in the accompanying Delivery Plan.

Our vision and key priorities are in keeping with the increased emphasis on early intervention and prevention in the Homelessness Reduction Act 2017 and the Government's Rough Sleeping Strategy 2018.





Meeting demand

- Provision of high quality, consistent housing advice, tailored to the individual and delivered in a sensitive and supportive manner.
- Improve the capacity and capability (of the Housing Options Team) to better inform what we do and place ourselves in a position whereby we can respond more quickly and more effectively to changing demands in the future.
- Improve the range and quality of information to ensure they remain relevant to our changing customer base.



“Provision of high quality, consistent housing advice...”



Providing solutions

- Improve access to the private rented sector as this will continue to play an important part in tackling homelessness.
- Update and improve the offer to private sector landlords as part of our Farelets scheme,
- Continue to provide good quality and a diverse range of temporary accommodation to meet the needs of people experiencing homelessness.
- Ensure bed and breakfast accommodation is used only as a last resort.



“Improve access to the private rented sector...”

Preventing homelessness and supporting tenancies

- Strengthen our mediation capacity to reduce family/friend evictions and return young people to their family home where it is appropriate and safe to do so.
- Continue to improve our working relationships with key agencies such as Social Services and Mental Health Teams, domestic violence agencies, probation and substance misuse services.
- Strengthen early planning for those people leaving care or institutions to ensure they don't become homeless.
- Continue to provide people affected by welfare reforms with access to advice service.
- Continue to provide high quality tenancy support to help vulnerable households sustain their tenancies.



“Strengthen our mediation capacity to reduce family/friend evictions...”



Ending rough sleeping

- Ensure there continues to be effective outreach services to deliver intensive support and encourage people who are sleeping rough into services and accommodation.
- Explore new ways of creating additional emergency bed spaces.
- Continue to expand the supported accommodation options for those sleeping rough or ready for move-on from the hostels.
- Embed the 'Housing First' model to provide supported accommodation for rough sleepers with multiple and complex needs.



“Ensure there continues to be effective outreach services to deliver intensive support...”

Monitoring our performance

This strategy sets out our plans for the next three years. It has been developed following a comprehensive review of homelessness in the Borough so we are confident that the strategic aims will stand the test of time during the life of the strategy.

New priorities may however emerge over the next three years. The strategy will therefore remain under review to ensure it is kept up to date and the Delivery Plan will be updated annually to enable a flexible response to any emerging needs, trends, and policy or legislative changes.



Annual reports to the Council's Housing Scrutiny Panel



Key Partnership Forums

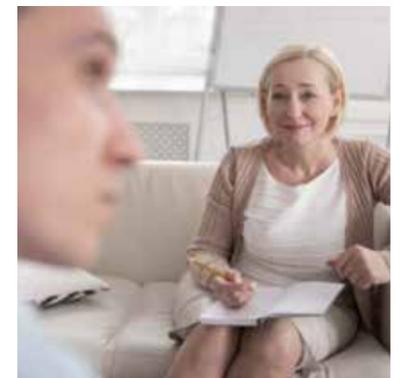


Updated Delivery Plan published annually on the Council's website



Mandatory statistical returns to the Ministry of Housing, Communities and Local Government (MHCLG)

“The strategy will therefore remain under review to ensure it is kept up to date...”



OUR PLAN

Fareham Borough Council's Homelessness & Rough Sleeping Strategy sets out the aims and objectives of the Council and its partners to address homelessness.

We will achieve these aims and objectives by concentrating our efforts and resources on four priorities to ensure we deliver services which focus on early intervention and the prevention of homelessness, backed up by high quality joined up support to get people back on their feet when things do go wrong.



Meeting Demand



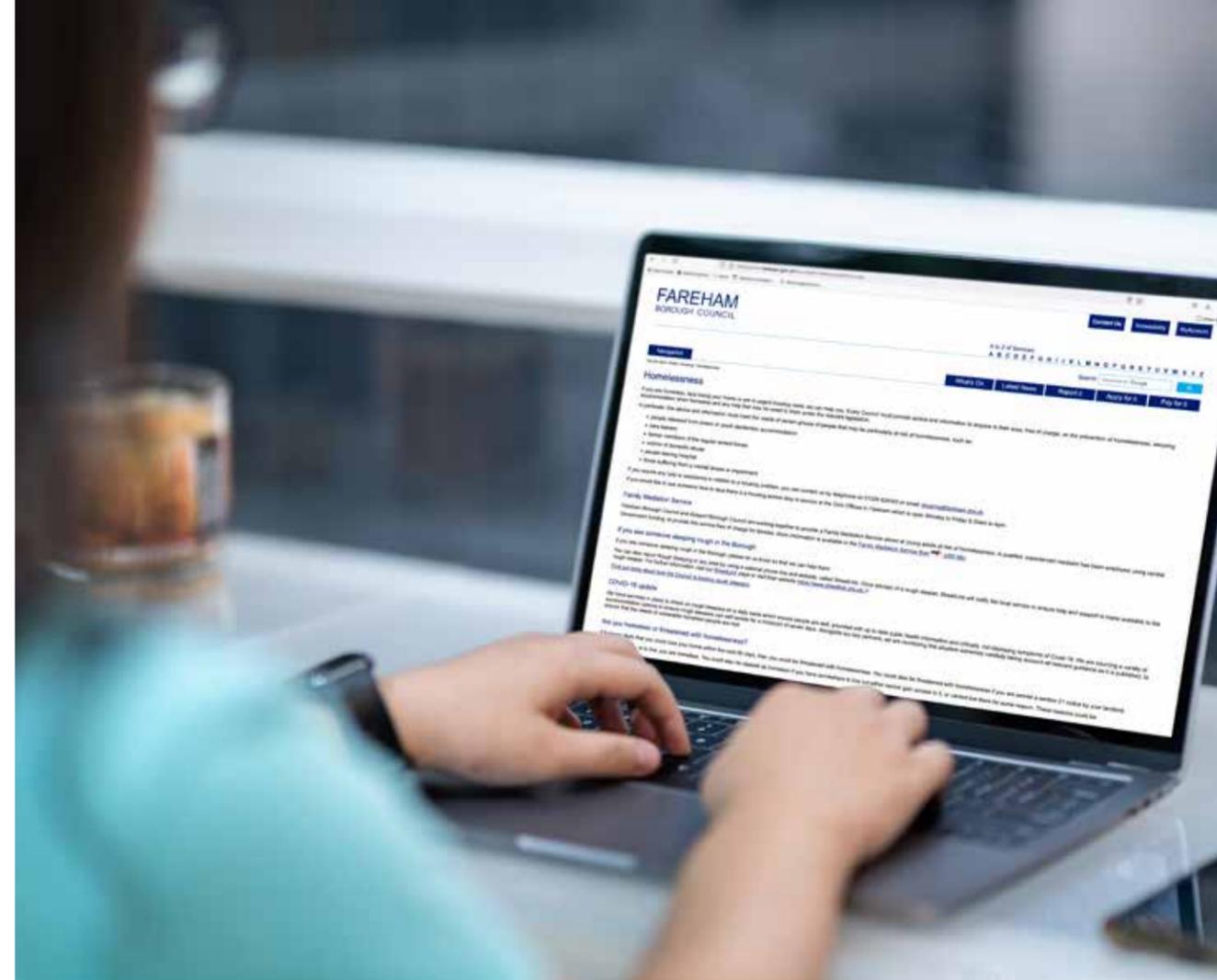
Preventing Homelessness & Supporting Tenancies



Providing Solutions



Ending Rough Sleeping



ACTIONS



Meeting demand

We will...	Fareham Borough Council Resources	Third Party Resources	Intended outcomes
Use local and national data and benchmarking information to determine service development and delivery. 			<ul style="list-style-type: none"> Understanding of positive practice and policy.
Monitor demand across all sets of indicators. 			<ul style="list-style-type: none"> Understand the pressures and demands affecting Housing Options Team. Allocate resources effectively to meet demand. All staff working consistently.
Conduct regular casework reviews to ensure consistency of decisions and compliance with legal framework and to identify potential areas for training and improvement. 			<ul style="list-style-type: none"> All staff working in a procedurally compliant way. Performance issued addressed. Training needs addressed.
All staff to receive training to ensure they have the skills to deliver excellent customer service.			<ul style="list-style-type: none"> Delivery of training resulting in a fully skilled Housing Options Team.
Ensure staff can identify and assist customers who have specific needs and/or protected characteristics.			<ul style="list-style-type: none"> Officers are skilled in negotiation, confidence building, motivating, and supporting customers.
Review and improve the range and quality of online housing advice with consideration given to “off the shelf” self-help IT packages. 			<ul style="list-style-type: none"> Improved range and quality of online housing advice. Increased ‘self-serve’ opportunities.
Collect and analyse statistics on hidden homelessness. 			<ul style="list-style-type: none"> Inform bespoke interventions to help those who are sofa surfing.
Analyse quarterly, the rate of major decisions and acceptances, looking at what action was taken to prevent and/or relieve homelessness and whether anything more might have been done.			<ul style="list-style-type: none"> Improved outcomes for customers.
Continue to work with the Hampshire-wide Strategic Housing Officers Group (SHOG) to collaborate on performance, benchmarking and joint commissioning.			<ul style="list-style-type: none"> Development and continuous improvement of joint work arrangements, sharing of positive practice and policy.
Explore the reasons why we lose contact with people we are working with. 			<ul style="list-style-type: none"> Fewer households lose contact with the service without any clear understanding of why they have disengaged. Prevention and relief of homelessness for those customers who disengage.

ACTIONS



Providing solutions

We will...	Calendar	Fareham Borough Council Resources	Third Party Resources	Intended outcomes
Formulate and publish a Temporary Accommodation Procurement Policy and a Temporary Accommodation Allocation Policy.	JAN 2023			The Council meets all requirements set out in legislation and due regard to statutory guidance.
In conjunction with the Council's private sector housing service, consult with private rented sector landlords to understand what could be done to prevent the end of an assured shorthold tenancies.	JUL 2023			Reduction in the number of people approaching the Housing Options Team for assistance as their private rented sector tenancy is ending.
Use data held by the Council about occupants of TA, about household formation, needs of children and last settled address to inform future procurement of temporary accommodation.	JUL 2022			A portfolio of suitable and affordable temporary accommodation that meets the needs of customers.
Increase the number of households whose main duty is ended by an offer of suitable private rented housing, HMO or lodgings.	SEPT 2024			Increased move-on from temporary accommodation into the private rented sector.
Continue to promote the FareLets scheme and ensure it is adequately resourced.				A successful scheme that supports both landlords and tenants. Increased options for customers in the privately rented sector.
Formulate a new Tenancy Strategy.	OCT 2023			To support the delivery of the priorities within the Council's Allocations Policy and Homelessness & Rough Sleeping Strategy.
Explore consultation opportunities to learn from people with lived experience of homelessness.	SEPT 2023			Service users' experiences and views shape and inform policy and practice for tackling homelessness.

ACTIONS

Preventing homelessness and supporting tenancies



We will...

Monitor annually the reasons for loss of last settled home outcomes of households.



Gather intelligence on child poverty rate at a ward level.



Continue to monitor employment circumstances of people seeking homeless assistance from the Council (ongoing).

Review the range, effectiveness and quality of initiatives being used to prevent and relieve homelessness.



Improve how the Council works with other public organisations to fulfil the Duty to Refer, such as:



- Agreeing joint working protocols
- Providing training
- Encouraging other bodies not subject to the DtR to voluntarily comply with it
- Distribute more widely housing advise information
- Encouraging housing associations that have not already signed up to the commitment to refer to do so
- Adding a DtR button on the homepage of the Council's website.

Ensure there continues to be funding for independent housing rights assistance; this is currently provided by Citizens Advice Fareham (ongoing).

Improve joint working with other public bodies by adopting protocols and shared working relationships:



- Prison/young offender releases
- Care Leavers
- Ex-service Personnel
- Hospital discharges
- Adult Social Care.

Fareham Borough Council Resources

Third Party Resources



Intended outcomes

Track long-term trends to inform future prevention and relief activities.

Identify which areas might be targeted for early interventions to prevent homelessness.

Inform plans for early interventions to prevent homelessness.

Identify areas for improvement.

Earlier identification of people who are at risk of homelessness.

Instances of homelessness arising when people are discharged from institutions are absolutely minimised.

Provision of independent and impartial advice.

Positive working relationships with agencies.

Identification of specific professionals to maintain contact with each agency.

Partner agencies liaise positively to enable customers to access appropriate services.

ACTIONS

Preventing homelessness and supporting tenancies



We will...

Investigate further as to why levels of prevention activity have fallen since the introduction of the HRA17.



Fareham Borough Council Resources



Third Party Resources

Intended outcomes

- Identify areas for improvement.

Housing Associations are contacting the Housing Options Team at an early stage to prevent problems accumulating and enabling tenants to sustain their tenancy and prevent future evictions.

Adopt a pre-eviction protocol with all local housing associations.



- Reduced numbers of Housing Association tenants triggering a prevention or relief duty as a result of being served notice by their landlord.

Housing Association tenants know where and when to seek help to ensure their tenancies are not at risk.

Explore opportunities with the Tenancy Services Team, Private Sector Housing Team and other neighbourhood-based services, to identify at an early stage those at risk of losing their accommodation and to develop new ways to help people remain in their existing home.



- More targeted prevention work with households to prevent homelessness.

Improve recording of main reasons for loss of settled home.



- Identify areas for improvement.

Share data collected on support needs with key stakeholders.



- Inform discussions about future joint working arrangements and commissioning of suitable support services for those at risk of homelessness.

ACTIONS



Ending rough sleeping

We will...

Increase the parameter of matters monitored via the annual rough sleeping count carried out every November.



Build on the existing success of tackling street homelessness through the delivery of additional move-on accommodation and, working with the Partnership Action Group, embed the Housing First model



Work with Hampshire County Council Adult Services with regard to the commissioning of homelessness services.

Ensure there continues to be adequate Outreach and Complex Needs provision to include:

- Access to accommodation
- Access to primary health care
- Access to substance misuse treatment services
- Access to employment and training opportunities
- Provision of personalisation budgets to address financial and material hardships
- Coordination of and support to voluntary and faith organisations

Fareham Borough Council Resources

Third Party Resources



Intended outcomes

To better understand how many people have newly flowed onto the streets, how many are stuck sleeping rough and how many are experiencing a repeat occurrence of street homelessness.

To better understand how many people have newly flowed onto the streets, how many are stuck sleeping rough and how many are experiencing a repeat occurrence of street homelessness.

New/revised County funded homelessness service provision and accommodation in Fareham from April 2023 (end of current contract).

Effective pathways for rough sleepers to enable them to move from the street to independent and sustainable accommodation.



Appendix C - Equality Impact Assessment

This document is intended to act as a guide and point of reference, rather than be a template. There is no requirement to use this document as part of the policy development or decision making process; although it may help.

When using this form, please feel free to enter as much or as little information as you feel is appropriate.

Name	Alex Jolley	Date	22/09/2021
Job title	Policy, Research and Engagement Officer		
What are you thinking of changing or implementing?			
<p>The Homelessness Act 2002 requires all housing authorities to carry out a review of homelessness for their area and develop and publish a homelessness strategy based on the results of that review.</p> <p>The Council is updating its Homelessness and Rough Sleeping Strategy for 2022-2025. The new strategy focuses on the following four key priorities:</p> <ul style="list-style-type: none">- Meeting Demand- Providing Solutions- Preventing Homelessness & Supporting Tenancies- Ending Rough Sleeping <p>The Strategy has been drafted using the results of research, data analysis and benchmarking. It has also been developed through consultation with key partners, staff, service users and elected Members</p> <p>The Strategy's vision and key priorities are in keeping with the increased emphasis on early intervention and prevention in the Homelessness Reduction Act 2017 and the Government's Rough Sleeping Strategy 2018.</p>			
What is the expected or anticipated impact of this change?			
<p>Overall rates of homelessness within the Borough are lower than those with comparator Councils. However, local rates are increasing.</p> <p>The overall levels of rough sleeping per 1,000 households in Fareham has been decreasing since 2018. For 2020 the level of rough sleeping was around 0.1 per 1000 households. Rough sleeper data by age group has only been collected from 2017 onwards. Since 2017 the over 26-year-old age group has been the group with the highest number of rough sleepers.</p> <p>The Homelessness & Rough Sleeping Strategy will provide:</p> <ul style="list-style-type: none">• Better support to vulnerable families, individuals, and communities• Improved help for people who are homeless or threatened with homelessness• Effective collaboration with partner agencies, public bodies, voluntary organisations, community groups and others			

The strategy will remain under review to ensure it is kept up to date and the Delivery Plan will be updated annually to enable a flexible response to any emerging needs, trends, and policy or legislative changes.

The expected impact of the strategy is that more people will be able to get a wide range of advice and support with a focus on early intervention that should help tackle overall levels of homelessness.

Protected characteristic: Age (including children and young people)

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Disability (including physical and those with mental health conditions)

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Gender reassignment

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Marriage and civil partnership

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Pregnancy and maternity

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Race

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Religion or belief

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Sex

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

Protected characteristic: Sexual orientation

Points to consider:

- How have you considered the potential impact on people with this protected characteristic?
- What, if any, is the expected impact on people with this protected characteristic?
- What steps or action is planned to mitigate any negative impact?

The introduction of the Homelessness and Rough Sleeping Strategy 2022-2025 will have no negative impact on people with this protected characteristic. However, the policy may have a positive impact on this protected characteristic because it will enable more people to be able to receive help and prevent homelessness from occurring.

No barriers identified, therefore policy can proceed – Yes

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 March 2022

Portfolio:	Housing
Subject:	Assheton Court Redevelopment
Report of:	Deputy Chief Executive Officer
Corporate Priorities:	Providing Housing Choices

Purpose:

To seek approval for the funding arrangements for the redevelopment of Assheton Court in Portchester, to provide up to 60No. new sheltered housing apartments.

To also seek approval of the process toward the appointment of contractors for the scheme.

Executive summary:

The attached report provides Members with an overview of the funding arrangements proposed to be used, to enable the redevelopment of Assheton Court in Portchester. This to include the demolition of the existing building and a new building comprising of up to 60No. sheltered housing apartments.

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

The report also seeks Executive approval for delegated authority that will allow a time efficient appointment of an appropriate contractor to build out the scheme.

Recommendation/Recommended Option:

It is recommended that the Executive agrees:

- (a) the funding mechanisms, as outlined in the confidential Appendix A attached to this report, for the delivery of up 60No. new sheltered housing apartments; and
- (b) that the award of contract and the appointment of building contractor(s) for the Assheton Court redevelopment be delegated to the Deputy Chief Executive Officer, following consultation with the Executive Member for Housing.

Reason:

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

Cost of proposals:

The total estimated cost to deliver the redevelopment of Assheton Court is outlined in the accompanying Confidential Appendix.

Appendices:

A: Funding arrangements (confidential)

B: Site Location Plan

C: Artist Impression of front elevation (based on initial drawings)

Background papers: None

Reference papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	07 March 2022
Subject:	Assheton Court Redevelopment
Briefing by:	Deputy Chief Executive Officer
Portfolio:	Housing

INTRODUCTION

1. The adopted Affordable Housing Strategy (2019) recognises the ongoing affordable housing need in the Borough. The Strategy also seeks to improve and update existing Council owned affordable homes and specifically mentions Assheton Court as one of the early projects to be addressed.
2. In December 2019 Executive agreed the principle to redevelop Assheton Court, including the inclusion of a small area of the adjacent Long Stay East car park (with no net loss of car parking spaces in the Council owned public car parks).
3. The main objectives were to seek additional sheltered housing accommodation in this location, and to address the poor condition and longevity of the existing Assheton Court building; this thereby advocating complete redevelopment as the most appropriate approach.
4. A public consultation event took place in autumn 2021 to obtain opinions and comments on initial plans/drawings for the new Assheton Court (visual impression at Appendix C). In addition to this Officers have attended coffee mornings with the existing tenants to discuss the initial plans. The design for the new Assheton Court is in the process of being altered and improved to acknowledge many of the comments raised, and a full planning application for the redevelopment of the site is expected to be submitted on or before summer 2022.
5. This will be one of the largest Fareham Housing projects for many years and the potential costs are reflective of the scale of the project involved. To facilitate a time efficient delivery of this scheme Executive approval for the funding arrangements and process to appoint a contractor is sought. No actions will be taken toward the appointment of contractors until such a time that an appropriate planning permission is in place but, should planning consent be granted, Officers will then be able to move forward with the redevelopment as soon as is practically possible.

BACKGROUND

6. Assheton Court was built in 1971 and comprises 33 flats, 13 of which are bedsit accommodation. Flaws with the current design, and the costly works involved in retaining the current building, were explained in the December 2019 Executive Report. In addition, the 2019 report outlined the unmet need for further quality older person affordable accommodation in the Portchester area.
7. Executive agreement to the principle of the development also included the use of a small area of the adjacent car park.
8. The timings for the nearby scheme on land at Station Road (Sir Randal Cremer House), where 16No. sheltered housing apartments are under construction will provide an ideal opportunity for re-housing remaining residents at Assheton Court.
9. Sir Randal Cremer House should complete in Spring 2023. This will not be the only alternative option for Assheton Court residents and discussions will take place on an individual basis as to the best and most appropriate solution for each individual tenant. There are currently 14 residents in Assheton Court and the majority of these are likely to choose a move to Sir Randal Cremer House. Any residents formally decanted from Assheton Court will have the option to return to the new Assheton Court, and they will be assisted at every stage of the decant process including reasonable moving costs and in most cases an entitlement to Home Loss Payment.

DESIGN AND USE OF THE NEW BUILDING

10. The final design for the scheme is still being formulated by the appointed architects. This will include appropriate greener technologies to reduce the potential carbon footprint of the building whilst also ensuring costs, such as heating, are affordable for the occupants.
11. Most of the apartments will be available for persons on the Council's Housing Register and offered at Affordable Rent. A small proportion of the apartments may be made available as Older Person Shared Ownership (OPSO) accommodation.
12. OPSO works on a similar format to standard shared ownership, whereby a purchaser buys a share of the home (typically between 10% and 75%) and then they pay a proportional rent to the Council for the remaining unowned share (i.e. the greater the share owned then the smaller the rent payable). This type of accommodation is available to persons aged 55+ and, as with standard shared ownership, the occupants can purchase additional shares. In the case of OPSO the maximum share owned cannot exceed 75%, and once 75% is owned then no rent is payable. OPSO can help individuals/couples through one or more of the following: -
 - to move to more suitable accommodation
 - to help financially (those who may be struggling to make ends meet in retirement)
 - Providing a downsizing option
13. OPSO has proved successful at neighbouring authorities who have recognised this need for older person affordable home ownership and found it to be popular. The final amount of OPSO apartments will be determined taking into account the final design of the scheme and by working in conjunction with the Council's Finance team.

PROJECT COSTS

14. Confidential Appendix A to this report outlines the overall expected project costs. This acknowledges expected demolition costs, build costs (including the inclusion of greener

measures), on-costs and other associated costs with the scheme (such as moving the existing sub-station).

15. Build costs have risen considerably during the last two years and this is reflected in the overall project cost. The tender process for this scheme (subject to planning permission) will most likely take place in late 2022/early 2023; by this time there may be some levelling/settling in the market.

Sources of Funding

16. The costs to deliver this scheme will principally be met from long term borrowing, along with initial sale receipts for the OPSO units at the scheme, and the non-ringfenced elements of Right to Buy receipts.
17. The extent and type of borrowing will be determined by the Council's Finance Team having regard to borrowing costs and any other available capital receipts that are suitable and available for this project. All this will be determined closer to a start on site taking account of the relevant borrowing costs and availability of other capital/borrowing resources at that time.
18. The strategic approach to the Council's new affordable home building programme has always acknowledged the potential cross subsidy from other projects, and to this extent some projects will deliver a more positive financial outcome over 30-40 years than others. The Council's Finance Team are content that even at the maximum envisaged borrowing extent required to deliver this project, it will not result in a detrimental financial impact to the HRA when considered alongside the wider package of recent new build housing schemes completed by the Council.
19. Other sources of funding to be utilised could include other Shared ownership scheme receipts and/or s106 monies toward affordable housing provision. Homes England Grant Funding will also be sought toward the development costs.
20. Further detail on the sources of funding and anticipated project costs are outlined in Confidential Appendix A to this report. The estimated projects costs should be kept confidential to ensure a competitive tender exercise for a contractor can take place in due course.

CONTRACTOR APPOINTMENT

21. To enable a time efficient delivery of the scheme (and subject to planning permission being granted) it is important that progress can quickly be made toward construction. Executive approval is sought for the Deputy Chief Executive Officer to have delegated authority to appoint contractors for the site, at a level not in excess of that outlined in Confidential Appendix A, following consultation with the Executive Member for Housing.
22. The tender process to appoint a contractor will be undertaken in accordance with the Council's Procurement and Contract Procedure Rules (October 2018). It is likely that an open tender approach will be used to ensure a competitive tender price can be achieved. Contractors would be subject to pre-qualification questions to ascertain they are eligible to tender, and the tender process will include a balance between cost (value for money) and service quality questions.

TIMELINE

23. The timings of the delivery remain approximate and dependant on several factors. If

planning consent is achieved in 2022 then detailed technical designs will then be produced by the Architect/Engineers. An Employers Agent would be appointed, detailed requirements for the build identified and, when appropriate, the full contractor tender process undertaken. Depending on the availability of potential contractors and the tender process outcomes, construction could start in Spring/Summer 2023. This potential tying in very well with the build programme and completion of Sir Randal Cremer House (Station Road) in Spring 2023.

24. The build programme for Assheton Court may be approximately 18-24 months, indicating completion in 2024/25. This is an approximate indication at this time and the timetable will become clearer as matters progress.

CONCLUSION

25. This project represents substantial and positive investment in the Council's affordable housing stock. It will help to address older person affordable housing need in the area and provide modern, high standard, more accessible apartments in this ideal location for older person living.

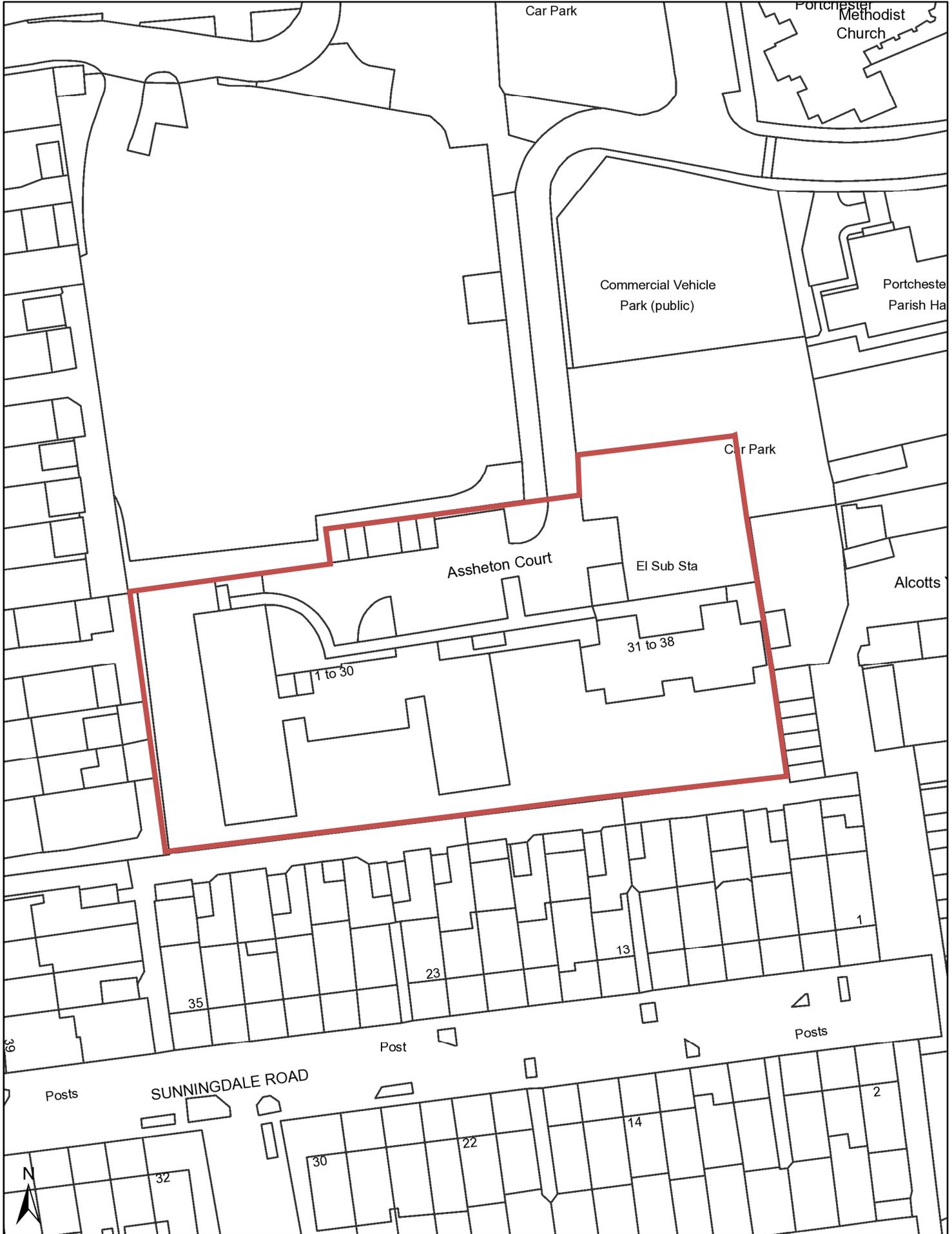
Enquiries:

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

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Assheton Court Site Plan



Appendix C – Artist impressions of front elevation (based on initial drawings)

NB: These images are not the final design/images. Design alterations and improvements now underway.



View from public car park towards site (from initial plans/concepts subject to consultation in Autumn 2021).



View from public car park, looking south-easterly toward site (from initial plans/concepts subject to consultation in Autumn 2021).

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 March 2022

Portfolio:	Policy and Resources
Subject:	Daedalus Financial Strategy
Report of:	Deputy Chief Executive Officer
Corporate Priorities:	A Dynamic, Prudent and Progressive Council

Purpose:

To establish a financial framework for the operation and investment at Solent Airport and the wider Daedalus site, in support of the Council's Vision for Daedalus.

Executive summary:

The Council has an adopted vision and strategy for Daedalus, which not only sets the ambitions for Solent Airport, but also for unlocking the potential of the airfield's land and infrastructure assets for new commercial development. With the scale of investment required to deliver the Vision, a set of financial principles have been developed to assist with investment decisions and operational cost management.

A draft financial strategy has been prepared, (set out in Appendix A), and has been modelled over the medium term to assess the revenue and capital implications.

The forecasts indicate that operational activities at Daedalus have the ability of being financially sustainable in the longer term and providing a return to the General Fund for the investment made in the site.

Equally, it is anticipated that there are sufficient capital resources to support the proposed investment plan at Daedalus, although in the short term there will need to be some careful consideration of the implications of reinvesting capital resources in Daedalus for the operating position.

Recommendations:

It is recommended that the Executive:

- (a) approves the draft Daedalus Financial Strategy, as set out in Appendix A to the report; and
- (b) agrees that the Strategy be incorporated into the Council's Medium Term Financial Strategy at its next review.

Reason:

To ensure that the operations at Daedalus are financial sustainable, and that investment proposals are affordable.

Cost of proposals:

None.

Appendices: **A: Draft Daedalus Financial Strategy**

Background papers: **File of Working Papers**

Reference papers: **None**

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	07 March 2022
Subject:	Daedalus Financial Strategy
Briefing by:	Deputy Chief Executive Officer
Portfolio:	Policy and Resources

INTRODUCTION

1. In March 2015, Fareham Borough Council acquired the Daedalus site. A Vision and Strategy for its regeneration was developed in the same year and this was further updated in 2018. The Vision is comprehensive and extends across the whole 369-acre site, incorporating not only the airport itself but also unlocking the potential of the airfield's land and infrastructure assets for new commercial development, providing clusters for aviation and non-aviation employment and skills, training and innovation activity areas alongside the Council's partners in the Solent Enterprise Zone. Specifically, the objective for the airfield was to attract more corporate and commercial aviation activities and to be financially self-sustaining.
2. Given the scale and ambition of the vision for Daedalus and Solent Airport, a set of financial principles have been developed to assist with investment decisions and cost management at the site.
3. This report sets out the draft financial strategy for Daedalus which, if approved, will be embedded in the Council's Medium Term Financial Strategy.

DAEDALUS FINANCIAL POSITION

4. The Council recognised that Daedalus is a very significant site, which presents great opportunities to deliver jobs, economic and skills growth, and public amenities, within the borough. To achieve this vision, a significant level of capital investment is required, and good progress has already been made in this regard, with Council-led developments totalling nearly £28m, including
 - Fareham Innovation Centre,
 - Runway improvements,
 - Business and General Aviation Hangars
 - Commercial Units at Faraday Business Park

5. Provision of site-wide infrastructure (roads, utilities, etc) has also enabled numerous third-party developments, including three education facilities, IFA2 and 3 new business units.
6. The Vision for Daedalus set an ambitious objective to achieve a self-sustaining financial position at Daedalus and, prior to the COVID pandemic, good progress was made towards achieving this goal. Like all services, the pandemic impacted on the financial performance at Daedalus, but by working with businesses throughout the pandemic period, the longer-term financial interests were protected with only one tenant ceasing to trade in that time.
7. The table, below, sets out the forecast financial position at Daedalus for the current year, together with the approved budget for 2022/23.

£'s	Forecast position 2021/22	Budget 2022/23
Airside Activities		
- Income (incl. service charges recovered)	(1,070,420)	(1,208,480)
- Expenditure	1,394,750	1,500,190
NET Expenditure	324,330	291,710
Non-Airside Activities		
- Income (incl. service charges recovered)	(948,640)	(734,180)
- Expenditure	477,280	601,550
NET Income	(471,360)	(132,630)
OVERALL POSITION (inc)/exp	(147,030)	159,080

8. As can be seen, the current financial year indicates a small surplus being achieved, largely reflecting receipt of rental income for the duration of the IFA2 development. While the 2022/23 budget indicates a small in-year deficit, this assumes that the Council will dispose of at least one income-generating asset in the year. As a result, while service income reduces, the resulting capital receipt would be available for new capital investment, or for investing in treasury funds to generate a long-term interest stream.

DAEDALUS FINANCIAL STRATEGY

9. The wide range of opportunities, and risks, associated with Daedalus mean that the financial performance could generate a significant financial benefit to the Council, and could equally create a revenue or capital burden on the Council's financial resources.
10. In developing the financial strategy for Daedalus, the following guiding principles have been applied:-
 - a) The Council will recognise the three distinct elements of Daedalus in shaping the strategy; these being the Airside activities, Business Park activities, and Community facilities.
 - b) While there may be variations from year to year, Daedalus should be financially self-sustaining in both capital and revenue terms over the long term. This will ensure that activities at Daedalus (other than community facilities) are not a financial burden on the General Fund and council tax.

- c) Applying the “user pays” principle, the cost of airside operations should be recouped through airside fees and charges, as far as reasonably possible. It is, however, recognised that the airside activities are likely to require some ongoing financial support from non-airside activities.
- d) Non-airside activities are recognised as a corporate investment asset, and should therefore generate a return for the General Fund as well as sufficient income to offset any ongoing airside deficit
- e) Capital investments in Daedalus infrastructure/facilities should be funded from available capital resources generated from the Daedalus site.
- f) Prudential borrowing could be available to finance commercial property investments at Daedalus, where they meet the appropriate criteria.
- g) All capital expenditure will be subject to a robust business case and risk assessment.

11. These principles have been used to develop the draft Financial Strategy, set out in Appendix A. The aim of the strategy is to provide a financial framework within which decisions can be made to enable the necessary investment in the strategic site while protecting the overall financial position of the Council

FINANCIAL IMPLICATIONS

12. The strategy principles have been applied to the current and future operations at Daedalus to assess whether a longer-term sustainable position can be achieved. The results are set out in the table below.

£000's	Budget 2022/23	Forecast 2023/24	Forecast 2024/25	Forecast 2025/26
Airside Activities				
- Income (incl. service charges recovered)	(1,208)	(1,263)	(1,315)	(1,369)
- Expenditure	1,500	1,512	1,524	1,538
NET Expenditure	292	249	209	169
Non-Airside Activities				
- Income (incl. service charges recovered)	(734)	(878)	(860)	(860)
- Expenditure	601	529	541	553
NET Income	(133)	(349)	(319)	(308)
OVERALL POSITION (inc)/exp	159	(100)	(110)	(139)
<i>Note: Investment interest growth due to plot/asset sales</i>	+(87)	+(113)	+(113)	+(113)

13. The forecast takes account of assumed site development, growth in usage of the facilities, as well as assumed plot and building sales. It also assumes a steady increase to full occupation of commercial property over the strategy period.

14. As previously noted, the forecast also takes account of an assumed building sale in 2022/23, which results in a short-term reduction in income (thus producing a small net deficit in year). This will be mitigated in part through retaining the balance of Daedalus capital receipts and investing them in longer term treasury funds, to increase the Council's investment income.
15. This forecast demonstrates that the site as a whole is affordable and has the ability to generate sufficient resources to support the ongoing operations and maintenance as well as a reasonable prospect of achieving a return on investment in the longer term.
16. Separate modelling has been undertaken to assess the availability of capital resources to support continued investment to deliver the vision for Daedalus. Capital forecasting is inherently more challenging as assumptions are made in relation to plot and property sales, which are heavily influenced by market pressures and demands. It also takes account of the potential to recover costs in part through service charge arrangements, which reduces the demand on the Council's resources but conversely impacts on tenants' total occupation costs where charges are levied.

SUMMARY CAPITAL POSITION £000	2022/23	2023/24	2024/25	2025/26	2026/27
Forecast Capital Resources available	6,277	847	4,921	1,424	1,124
Daedalus Investment Programme	-1,300	-2,600	-1,000	-200	-1,000
Shortfall (-) / Surplus (+) Capital resources	4,977	-1,753	3,921	1,224	124
<i>Cumulative shortfall (-) / surplus (+)</i>	<i>4,977</i>	<i>3,224</i>	<i>7,145</i>	<i>8,369</i>	<i>8,493</i>
Revenue Shortfall to be Funded (prior to investment interest growth)	-272	-272	-272	-272	-272

17. An important point to note from the capital forecasting is the interplay between capital and revenue resources. Typically, the forecast capital receipts are achieved from the sale of income generating assets, and therefore each sale has the effect of reducing revenue income. This can be partly offset by placing the receipt in treasury funds to generate interest and mitigate the impact, but this would limit the ability of the Council to deliver its investment plan for the site.
18. Careful consideration will therefore be required when assessing asset and plot sales, to ensure that the decision does not create an unaffordable revenue pressure, or equally does not undermine the ability to fund future capital investment plans.
19. Forecast indicates enough resources to fund the investment plan in the longer term, but this would leave insufficient balance for treasury investments. If the revenue position were protected, then the investment plan would need to be deferred, or alternative revenue/capital source found in the short term.

CONCLUSION

20. The Council has set an ambitious vision for Daedalus, and the extensive financial modelling undertaken has demonstrated that the site has the ability to achieve a financially sustainable position in revenue terms. It is also clear that there are sufficient capital resources in the longer term to finance the capital investment plans at Daedalus, although this is heavily affected by market sentiment and demand for plots and units at Daedalus.

21. The short-term forecast indicates that there is a competing pressure between protecting the revenue position and providing enough capital resources to fund the proposed investment plan. Decisions will therefore need to prioritise these issues or identify alternative sources of income (capital or revenue), to achieve all element in the desired timeframe.

Enquiries:

For further information on this report please contact Caroline Hancock, Finance Manager.
(Ext 4589)

Daedalus Financial Strategy

Purpose

The purpose of this document is to set out a framework that will determine the Council's approach to managing the financial implications of its interest in the Daedalus site, reflecting the ongoing revenue position and capital investment requirements both on the airside and non-airside areas.

Overarching Strategy

The overarching principle is that the Council's interest in the whole Daedalus site should make a sustained positive contribution to the Council's overall financial position. As a minimum, the revenue costs associated with operating and investing in Daedalus should be cost neutral to council taxpayers.

AIRSIDE ACTIVITIES

Airport Operations

It is recognised that airport operations will always run at a deficit. However, the cost of operating the airport will be offset in the following ways:-

- Fees and charges for airport users, set at a level which reflects the aviation market, and are commensurate with the facilities available and location of the airfield on the South coast;
- Service charges for airport tenants;
- Net rents from airside properties.

Any residual cost of airport operations, including ad-hoc repairs and maintenance, will be funded net income from non-airside activities.

Airside commercial property

Rents derived from airside property will be set at market levels, commensurate with the standard and quality of the buildings.

- The first priority for rental income will be to repay the Council's cost of financing the capital investment in the airport (including the financing of the hangars/buildings).
- The second priority for rental income will be to offset any operating costs incurred by the Council that cannot be recovered through service charges, including any "ownership" costs of the airport (such as hangar marketing costs).
- The balance of airside property rents will be available to finance the cost of repairs, maintenance and new airside infrastructure investment.
- Once sufficient contribution to airside operating and investment plans, the balance of revenue will be treated as a corporate income source, like all other commercial property.

Airside tenants will pay an airside service charge, that will seek to recover full airport estate costs, and will be calculated in line with professionally recognised service charge protocols. This will also provide for contributions to a Sinking Fund where that it deemed appropriate.

Investment in Airside Infrastructure

The following principles will apply when considering investment in new airside property and infrastructure.

- *Airside property:* Supported by a full business case, investment proposals must be affordable, provide a return on investment within acceptable timeframes (e.g. not more than 50% of the assets useful life) and align with the Council’s “cautious” risk appetite to commercial property.
- *Airside Infrastructure:* Also supported by a full business case, all proposals will clearly articulate the initial cost of the investment, the impact on operating costs and the potential to generate further revenue.
- Where airside investment is funded by prudential debt finance, then it must be fully self-sustaining (i.e. through new revenue generation or through airside property rental surpluses) and will be limited to the capitalised value of forecast net airside surpluses.
- The Council may consider using capital receipts to invest in airside infrastructure, but the extent of this will be limited to the value of capital receipts generated at the Daedalus site. Use of capital receipts for such projects will be considered alongside other corporate capital priority schemes in other services (such as community and leisure facilities) when the annual capital programme is approved.

NON-AIRSIDE BUSINESS PARKS AND FACILITIES

Non-airside activities

Beyond Solent Airport, the Daedalus site includes business parks, education and innovation space, community space and the associated infrastructure.

Community uses

Community spaces (such as play areas, Daedalus Common, Gate Guardian, etc) will be managed as part of the relevant portfolio, such as Community, or Streetscene. As such they do not fall within the remit of the Daedalus Financial Strategy.

Investment in non-Airside Property and Infrastructure

The general principle is that investment in non-airside commercial property is treated in the same way as FBC’s wider commercial property portfolio. This means that net rents generated from non-airside property will reside within the General Fund Commercial Estates Service.

- Rents derived from commercial property will be set at market levels, commensurate with the standard and quality of the buildings.
- Rental income will be used to cover the Council’s full cost of financing the capital investment in the non-airside estate, and will also offset any operating costs incurred

by the Council that cannot be recovered through service charges, including any “ownership” costs of the airport (such as commercial property marketing costs).

- Non-airside property rents will not be ring-fenced for reinvestment in the Daedalus site.
- Supported by a full business case, new property investment proposals must be affordable, provide a positive return on investment within acceptable timeframes and must align with the Council’s “cautious” risk appetite to commercial property. (For example, rental property may need to achieve a payback period of not more than 50% of the assets useful life).
- Also supported by a full business case, infrastructure investment proposals will clearly articulate the initial cost of the investment, the impact on operating costs and the potential to generate further revenue.
- Council-led development will only be considered where there is clear, evidenced, demand in the market, and the approach to letting or disposal of units will be driven by market conditions in order to minimise the Council’s risk profile.

Disposal of land and property interests in the business parks

There will be circumstances where the Council decides to dispose of parcels of land, or particular properties, at Daedalus. When this is considered appropriate, disposal will be treated in the same way as all other council-owned property interests.

- Land and property disposals at Daedalus will be at prevailing market rates.
- Capital receipts derived from the disposal will be recognised as a corporate capital resource, available to finance all aspect of the corporate capital programme and will not be ring-fenced for any specific site or purpose.
- New capital investment in Daedalus may draw from capital receipts but will be evaluated alongside other corporate projects in the General Fund when the Council approves the capital programme annually.

THE CORPORATE PICTURE

Treasury Management

The Council’s capacity to borrow money to finance new development is finite, and this is approved each year within the Treasury Management Strategy. Consequently, an overview of borrowing capacity is maintained, to ensure that the Council does not breach its borrowing limits and its debt-financing capacity is appropriately reflects the demands from all portfolio services (such as leisure services, housing, etc)

So, notwithstanding the viability of any proposal at Daedalus, it is recognised that the corporate borrowing capacity may constrain the Council’s ability to invest further in new developments at Daedalus.

Reporting

Monitoring and reporting the financial performance at Daedalus will reflect the principles within this strategy, recognising the Airport cluster, (non-airside) business park cluster and the overall performance across the site.

Financial monitoring will also recognise the obligations of the Council, in relation to the original acquisition agreement with the Homes and Communities Agency at the time. This includes overage obligations if financial performance exceeds pre-determined levels.

Strategy Review

Daedalus is a key Council-owned site, and the scale of investment there is significant. This strategy will therefore form a key pillar to the Council-wide Medium-Term Finance Strategy, and Capital Strategy, and as such will be kept under periodic review. This may lead to a greater focus on generating capital resources, or alternatively revenue income, depending on the needs of the Council.

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 March 2022

Portfolio:	Policy and Resources
Subject:	Investment Programme for Solent Airport, Daedalus
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Maintain and extend prosperity

Purpose:
To agree a programme of investment at Solent Airport, Daedalus to undertake essential maintenance and to extend the services that the airport offers to its customers.

Executive summary:
Investment is required in the Council's assets at Solent Airport, Daedalus to enable its continued safe operation and to continue to deliver the Council's Vision to develop a vibrant and sustainable airfield. The proposed programme of investment in hangarage, taxiways, aircraft parking, navigation aids and fuelling facilities will provide facilities and services that will support existing airside activities and improve the airport's competitive position by removing some of the identified operational capacity constraints.

Recommendations:

It is recommended that the Executive agrees that:

- (a) the Interim Managed Hangarage Scheme, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme in 2022/23 to provide a short-term solution to the provision of managed hangarage at Solent Airport;
- (b) the Economic Hangars Scheme previously approved by Executive be removed from the Capital Programme and a plan for replacement new managed hangarage be developed by 2025;
- (c) the Taxiway Improvement Scheme, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme in 2023/24 to ensure the continued safe operation of the airport;
- (d) the Aircraft Parking Scheme, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme to provide hard-standing aircraft parking on the grass area north of the Control Tower;
- (e) the Aeronautical Ground Lighting and a Performance-based Navigation System Scheme, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme in 2023/24 to extend the airport's use during periods of poor visibility and darkness;
- (f) the provision of self-fuelling facilities, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme in 2022/23 to provide a more convenient service for fuelling aircraft;
- (g) the provision of a Grounds Maintenance facility, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme in 2022/23; and
- (h) the Director of Planning and Regeneration, following consultation with the Executive Member for Policy & Resources, be delegated authority to award contracts for each of the above Schemes.

Reason:

Investment is required both to ensure the continued safe operation of the airport and to maintain and grow the airport's competitive position by removing some of the identified operational capacity constraints.

Cost of proposals:

The total cost of the recommended Airport Investment Programme is estimated at £4.69M, the details of which are outlined in the Confidential Appendix A attached to this report.

Appendices:**A: CONFIDENTIAL** Solent Airport Investment Programme

B: CONFIDENTIAL Solent Airport Strategic Review
Report 1 – Market Outlook and Economic Impact of COVID-19
Airport Development Advisory Fund, March 2021

C: CONFIDENTIAL Solent Airport Strategic Review
Report 2 – Investment Plan
Egis, July 2021

Background papers: None

Reference papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	07 March 2022
Subject:	Investment Programme for Solent Airport, Daedalus
Briefing by:	Director of Planning and Regeneration
Portfolio:	Maintain and extend prosperity

INTRODUCTION

1. Daedalus airfield was decommissioned in 1996 and fell into disrepair until it was acquired by the public sector a decade later. The airfield was mainly used for general aviation purposes without an aerodrome licence and comprised principal and secondary runways, taxiways, aprons and buildings, including an Air Traffic Control tower and several hangars. In the early 2010s, most of the buildings had reached the end of their useful life.
2. In Autumn 2014, £1.5M of runway improvements and other taxiway improvement works were carried out and, as a result, the airfield successfully secured an Aerodrome Licence from the Civil Aviation Authority and obtained Border Force approval for overseas flights to/from the EU, Isle of Man and Channel Islands.
3. In March 2015, Fareham Borough Council acquired the site and developed a Vision and Strategy for its regeneration, which was further updated in 2018. The Vision is comprehensive and extends across the whole 369-acre site, incorporating not only the airport itself but also unlocking the potential of the airfield's land and infrastructure assets for new commercial development, providing clusters for aviation and non-aviation employment and skills, training and innovation activity areas alongside the Council's partners in the Solent Enterprise Zone. Specifically, the objective for the airfield was to attract more corporate and commercial aviation activities and to be financially self-sustaining.
4. Today, Solent Airport supports a range of aviation activities including private fixed-wing flying, flying schools, helicopter movements as well as aircraft manufacture, aircraft maintenance and other employment activities that require airside facilities. HM Maritime and Coastguard Agency also operates its Search and Rescue helicopter service (SAR) from the airfield. Regional & City Airports Limited (RCA) is the Airport Operator.

INVESTMENT IN SOLENT AIRPORT

5. A high-level capital expenditure plan was identified in 2015 to support the priorities identified in the Council's Vision. As such, nearly £28M has been spent on the whole Daedalus site since 2015. At Solent Airport itself, around £11M has been invested since

2015 in runway resurfacing, the development of the airfield fuel farm, the development of six new business hangars and five new general aviation hangars, the refurbishment of the ground floor of the Control Tower, the development of an airport café and viewing area and security improvements.

6. In 2021, the Council commissioned expert advisors to support a strategic review of the Council's activities at Solent Airport, specifically on the impact of the UK's COVID-19 response on the aviation market and on the level of investment required at the airport to maintain and extend its service offer. Both reports are attached to this report as confidential appendices.
7. In summary, the consultants' advice is that Solent Airport should focus on improving its General Aviation offer and that investment is required both to ensure the continued safe operation of the airport and to maintain and grow the airport's competitive position by removing some of the identified operational capacity constraints. This investment will help secure the current airport activity and increase revenues, making the airport more sustainable. Without investment, the airport may struggle to remain operational.
8. During consultation undertaken by the consultants, several current tenants and users of the airport expressed a wish to remain at Solent in the long term, also noting that their own planned investments in the site were contingent upon an assurance that the airport would remain a viable operating airport in the long term. Without investment by the Council in the airport itself, there is a risk that current aviation tenants will leave Solent, relocating to alternative airports with greater operational capabilities and that potential users will elect to locate elsewhere.
9. As a result, a £4.69M programme of investment in the airport is proposed and outlined as follows:

Airport Investment Programme	2022/23	2023/24	2024/25	2025/26
	£	£	£	£
Managed Hangarage	105,000			
Taxiway Maintenance		2,700,000		
Aircraft parking	200,000			200,000
AGL/PBN	1,300,000			
Self-Fuelling Facility	25,000			
Grounds Maintenance Facility	160,000			
Total	1,790,000	2,700,000		200,000

10. The estimated costs above have been reached through extensive dialogue between the consultants, Egis, the Council's Airport Operator, RCA, and Council officers, supported by soft-market testing. The estimates include sums for fees, preliminary works and contingency and do not reflect the expected tender prices. Actual costs will be refined as each project progresses through the contract tendering stage.

Managed Hangarage

11. There is strong demand for managed hangarage at Solent Airport. Around 24 aircraft are in managed hangarage and there is typically a waiting list, particularly in the summer months. Managed hangarage is currently offered in Q, T, P and U on Swordfish (all old hangars) and the General Aviation Hangars 15 and 16 are in use as temporary managed hangarage.

12. The old aircraft hangars on the airfield are in very poor condition and are reaching the end of their useful life, with the exception of Bellman 1 that has been made safe by its tenant. Bellman 4 is currently not in useable condition. The ultimate fate of the old hangars including Bellman 4 is yet to be decided and, because they are located on the site identified for Swordfish Business Park, the Council has been reluctant to invest public funds in these buildings when they may be demolished. However, it is clear that the demand for managed hangarage must be satisfied, both for the important revenue stream to the Council and to support the airport's general aviation offer.
13. There are no other options for managed hangarage until a new scheme is developed. The Economic Hangars scheme, approved by the Executive in January 2020, which is a terrace of three hangars and a single hangar, to be located in the south-east of the site has paused, firstly because tendered costs were in excess of £1M against an agreed capital budget of £600K, and secondly because three of the four proposed hangars required a bird mitigation solution. Planning permission for one lightweight aircraft hangar was granted in April 2021 and expires after three years. While a bird mitigation solution could now be offered for the remaining hangars, the work on the strategic review of the airport has highlighted that a different location for new managed hangarage might be preferable.
14. Given the above considerations, it is considered more prudent at this stage to undertake essential repairs to some of the old hangars and extend their life for a further five or so years than proceed with this capital scheme.
15. The proposed medium-term strategy for managed hangarage is to:
 - Maintain space for at least 24 existing aircraft in managed hangarage on the site identified for Swordfish Business Park in the short term, returning GA hangars 15 and 16 to tenanted use
 - Develop a new plan for replacement new managed hangarage that allows for the commercial development intended on Swordfish Business Park
 - Increase managed hangarage where there is a business case
16. The existing hangars in use on Swordfish are not big enough to meet the demand for managed hangarage alone, accommodating 15 aircraft in total currently. It is recommended that Bellman 4 and one of the other hangars are repaired to bring them into a safe and usable condition for an additional five or so years to meet the demand.
17. It is uneconomic to repair Hangar Q. This hangar should be demolished awaiting the Masterplan for Swordfish Business Park.
18. The capacity of each hangar can be increased by investing in an aircraft tug. It also resolves a manual handling issue for the operator. In total, 32 aircraft could be accommodated in Bellman 4 and Hangar U together using the aircraft tug. This would likely meet any additional demand for managed hangarage in the short term, without the need to repair hangars T and P. It is recommended that Hangars T and P be closed temporarily, awaiting additional demand for managed hangarage in the short term. Investing in the Tug would also provide scope to accommodate a further nine aircraft in refurbished Hangars P and T, should the demand for managed hangarage be even stronger than predicted.
19. It is evident that there is a risk that not investing in managed hangarage will result in a

reduced revenue stream and in managed hangarage customers relocating to other airports. General Aviation Units 15 and 16 are more valuable to the Council as leased/tenanted units than managed hangarage and thus there is an opportunity cost to their continued use. Confidential Appendix A sets out the business case that supports this strategy and demonstrates a payback period of approximately 12 months. As such, it is recommended that this Interim Managed Hangarage Scheme, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme.

20. A new medium-term plan for replacement new managed hangarage will be developed within the next five years before the interim investment proposed in this report reaches its end of life.
21. It should be noted that the above recommendation deals solely with the continued provision of managed hangarage at the Airport. Officers will bring forward plans to increase leased and tenanted hangarage, such as that offered in the Business and General Aviation Hangars, where there is demand and a clear business case.

Taxiway Maintenance

22. Investment in the taxiways is required to ensure the continued safe operation of the airport. Taxiways are an important part of any airport's infrastructure and without them an airport cannot exist. The primary driver for this investment is to ensure the longevity of the taxiways at the airport and reduce the risk of safety infringements, such as break-up of the taxiway surface with consequent Foreign Object Debris (FOD) issues.
23. Solent Airport is one of the oldest developed airfields in the UK, having originally been established as a seaplane base during the First World War and then developed as Royal Naval Air Station Lee-on-Solent (HMS Daedalus) into one of the primary shore airfields of the Fleet Air Arm. The taxiway system was hardened into asphalt and developed throughout the Second World War and into the 1950s. Thus, the original construction was high quality in order to support fast jet operations and, whilst there has been deterioration of the taxiways since the RNAS was decommissioned, the base structure of most of the taxiways is of a reasonable quality. However, when the airport was decommissioned, it became largely derelict.
24. In 2014, a comprehensive condition survey and intrusive taxiway testing was carried out. As a result, the main runway was resurfaced and some of the other taxiways were treated with slurry seal, with the rest remaining untreated. This decision was taken to reduce initial capital costs as well as avoiding wasted investment, given that the Masterplan for the Airport was still maturing.
25. There have been no significant works undertaken to the active taxiways since 2014. Consequently, they are in a generally poor condition. Without investment, it is likely that some areas of taxiway will have to be taken out of service over the next few years, which may impact on the operation of the airport.
26. The works to the main runway have a 15-year life. Slurry seal has a design life of 5-6 years and so most of the areas treated in 2014 require a further application. Investment is required as soon as possible so that vegetation removal, bituminous over-banding, slurry seal and patch repairs can be undertaken and the need for urgent, expensive repairs or complete closure of some taxiways can be avoided.
27. A costed Programme of Works to undertake safety improvements to the active taxiways has been compiled by FBC Property Services, based on a Schedule of Works agreed

with RCA following the 2021 Taxiway Inspection and subsequent joint inspections. The estimate is based on a number of sources of information: quantity surveyor estimates, quotations received from contractors for reactive works and recent costs of similar works at Bournemouth Airport. It is the best estimation of the likely cost with the knowledge available at the time of preparation. Final figures will be influenced significantly by global oil and energy costs at the time tenders are submitted.

28. All the works identified and costed are required without delay. The contract award process for this work will take around 9-12 months and some materials can only be laid in the spring and summer months. Thus, much of the capital spend will likely be from Spring 2023 onwards and a single tender will encompass all the works, spread over a period of 18 months or so. In view of this, further work is required around the likely extent of deterioration in the intervening period and its acceptability, to determine whether it is necessary to accelerate any works in advance of the main contract being let.
29. It should be noted that the Egis report on the Airport Investment Plan in 2021, attached as Confidential Appendix C, recommended that changes to the taxiway infrastructure at Solent Airport be considered, specifically that a new link between taxiways Foxtrot and Echo be constructed. The potential for taxiway reconfiguration, which would also consider the future of Taxiway Bravo in the context of the proposed Swordfish Business Park, will be assessed in due course; however general and extensive repairs are required now and cannot wait for this scoping work to be completed.
30. This programme of taxiway improvements is required to ensure the continued safe operation of the airport and there is no additional revenue stream which can be achieved as a result of this investment. As such, there is no conventional business case to support the recommendation. However, without investment at this scale, it is evident that some areas of taxiway may need to be taken out of service over the next few years, which may impact on the operation of the airport and on the Council's income from airside activities and property. Confidential Appendix A sets out the implications should this work not be undertaken. It is recommended that this Taxiway Improvement Scheme, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme.

Aircraft Parking

31. The existing grass area north of the Control Tower and to the south of Taxiway Foxtrot is used for aircraft parking. It has deteriorated, despite significant maintenance, through subsidence with ruts and low spots developing. Several propellor strikes have occurred. In addition, the condition of the grass is such that only certain areas can be used during the winter months. As a minimum, work is required to replace and re-compact the earth and replace the grass.
32. However, the airport is short of aircraft parking space, particularly for visitors, and providing more year-round accessible parking would support the growth and development of the airport. The main tower apron ramp is too small to meet the need for visiting aircraft parking space and there is limited parking space on other areas of the airfield for visiting aircraft. Hardstanding space that does exist is remote from the Tower and it is difficult to service and manage visitors. Moreover, larger planes cannot use grass parking because of their weight.
33. As such, it is recommended a phased programme is introduced to provide hard standing on the grass area north of the Control Tower that can be used year-round for

aircraft parking. Confidential Appendix A sets out the business case that supports this strategy and demonstrates a payback period of 14 years. This proposal will require planning permission and will test the bird mitigation strategy agreed at the Executive meeting in December 2021.

34. It is recommended that this Aircraft Parking Scheme, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme to provide hard standing aircraft parking on the grass area north of the Control Tower in two phases in 2022/23 and 2025/26, and that the situation be reviewed after 2026 to determine whether more investment is required in future years.

Aeronautical Ground Lighting (AGL) and Performance-Based Navigation (PBN)

35. The Council's Daedalus Vision and Outline Strategy has an objective to improve the infrastructure and facilities at the airfield, making it more attractive to visitors and to new business. In particular, the installation of Aeronautical Ground Lighting (AGL) to enable ground navigation of aircraft in hours of darkness or low visibility is highlighted.

36. An AGL system is a collection of ground-installed lights intended to be used as visual aids by aircraft pilots. The lights assist pilots landing during hours of darkness or in periods of low visibility. AGL supports the increase of airport movements through the attraction of more traffic during periods of low cloud, poor visibility and in darkness. An AGL system has already been assessed for the runway at Solent Airport.

37. The Airport's planning permission has a Condition to restrict not only the total number of aircraft movements at Solent Airport to 40,000 per annum, but also the hours of operation:

"The total number of aircraft movements at the site shall not exceed 40,000 per annum. With the exception of emergency related movements associated with the Maritime and Coastguard Agency Search and Rescue service which may operate 24 hours a day there shall be a maximum of 10 aircraft movements a day after sunset, with no aircraft movements between the hours of midnight and sunrise"

38. With AGL and PBN, operators will benefit from more flexibility to plan operations at the airport knowing that, if they run late for example, they will still be able to land. During the winter period, operations at the airport currently cease at dusk, typically 16:30. AGL will also help to grow demand from existing operators as well as being able to attract new operators, subject to the 10-movement limit per day imposed for such operations. Analysis of Aeronautical Information at all UK airfields indicates that the provision of airfield lighting is a fundamental requirement of airport operations in almost all cases where paved runways are in use.

39. The Performance-based Navigation (PBN) concept specifies that aircraft navigation system requirements be defined in terms of the accuracy, integrity, continuity and functionality required for the proposed operations (in this case as an approach aid). The concept enables similar accuracy in terms of navigational guidance without the need to invest in more expensive ground-based infrastructure such as an Instrument Based Landing approach system (ILS). It specifically enables prescribed flight paths which can be designed such that aircraft are able to follow a non-precision approach into an airport, necessary for instance in periods of low cloud or poor visibility. The prescribed paths also help when it is necessary to define routes avoiding particular areas, for instance to reduce the impact of noise disturbance on a particular local community, or avoidance of military or restricted airspace.

40. While it is possible to offer Aeronautical Ground Lighting without a Performance-Based Navigation system, the latter is relatively low cost and augments the Aeronautical Ground Lighting. These systems and procedures would increase the operational viability of the airfield and increase the usable capacity of the airport by extending the periods during which the airport can safely be used, especially outside the summer months.
41. Confidential Appendix A sets out the business case that supports this investment and demonstrates a payback period of between 6 and 24 years, based on different commercial risk and reward scenarios. While the cost of implementing an AGL system can be significant, it is considered vital for developing aeronautical operations at the airport. The implementation of such a system would also likely attract new tenants to the airport whose operations rely on this level of flexibility. This proposal will also require planning permission and will again test the bird mitigation strategy agreed at the Executive meeting in December 2021.
42. It is recommended that the installation of Aeronautical Ground Lighting and a Performance-based Navigation system, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme.

Self-Fuelling Facility

43. High demand for fuel during the summer periods often results in a queue being formed because there are a limited number of fuel bowsers currently in use at the airport. Users have reported significant delays to refuelling aircraft of up to 40 minutes. This can result in a loss of fuel revenue to the airport if they choose to fuel elsewhere.
44. Self-fuelling facilities would provide airport users with the ability to self-serve fuel through the installation of pumping stations in a convenient location on the airfield. Competitor airports such as Popham and Biggin Hill already offer self-serving fuel facilities. There may also be additional advantages, based on the experience of other airports, such as increased control of late payments and a significant reduction in fuel man-hours due to fuel not needing to be delivered by trucks.
45. Confidential Appendix A sets out the business case that supports this investment and demonstrates a payback period of 4 years. It is recommended that the installation of self-fuelling facilities, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme.

OTHER RELATED INVESTMENT

46. The Council's team has been providing the grounds maintenance service at the airport for several years. During this time, temporary welfare and equipment storage facilities have been provided. Once Daedalus Common returns to the Council from National Grid, who are responsible for its provision as a requirement of the planning permission for IFA2, a permanent grounds maintenance facility will be required. Again, this proposal will require planning permission and will further test the bird mitigation strategy agreed at the Executive meeting in December 2021.
47. Confidential Appendix A sets out the cost and proposed funding mechanism for the provision of this facility and it is recommended that the provision of a Grounds Maintenance facility, as outlined in the Confidential Appendix A attached to this report, be added to the Capital Programme.

OTHER POTENTIAL INVESTMENTS

48. Confidential Appendix C sets out a range of other potential investments that could improve the safety, services or facilities at the airport, such as expanding the control tower visibility, taxiway reconfiguration, additional office space for training companies and a heritage facility. These, in addition to the new medium-term plan for replacement new managed hangarage, will be further considered and reported to Members in due course.

FINANCIAL IMPLICATIONS

49. The Daedalus Finance Strategy sets out the framework that determines the Council's approach to managing the financial implications of its interest in the Daedalus site, reflecting the ongoing revenue position and capital investment requirements both on the airside and non-airside areas. It is anticipated that there are sufficient capital resources to source the proposed investment plan at Daedalus.
50. The current capital programme includes a site-wide investment budget for 2022/23 of £545,300, funded from the remaining Homes and Communities Agency grant received when the Daedalus site was acquired. It is proposed that the Interim Managed Hangarage, Aircraft Parking and Self-Fuelling Facility schemes for 2022/23, totalling £330,000, is funded from this budget.
51. It is anticipated that there will be sufficient Daedalus-related capital receipts to fund the Taxiway Maintenance, AGL/PBN and the Aircraft Parking scheme in 2025/26, totalling £4.2M.
52. The Grounds Maintenance facility is proposed to be funded from S106 contributions from National Grid relating to the IFA2 Planning Application.
53. There will be no significant additional revenue implications from the proposals as all the business cases have been calculated on predicted receipts net of additional costs.

CONCLUSION

54. Investment is required in the Council's assets at Solent Airport, Daedalus to enable its continued safe operation and to continue to deliver the Council's Vision to develop a vibrant and sustainable airfield. The proposed programme of investment will provide facilities and services which will support existing airside activities and improve the airport's competitive position by removing some of the identified operational capacity constraints.

Enquiries:

For further information on this report please contact Sarah Ward, Head of Strategic Sites (Ext 4668)

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FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 March 2022

Portfolio:	Policy and Resources
Subject:	Citizen of Honour Nominations 2022
Report of:	Head of Democratic Services
Corporate Priorities:	Strong, safe, inclusive and healthy communities

Purpose:

This report presents nominations for consideration under the Council's annual Citizen and Young Citizen of Honour Awards 2022.

Executive summary:

The Citizen of Honour Award was introduced in November 1996. Five years later, the scheme was extended to recognise the efforts of younger residents under the age of 18 through the Young Citizen of Honour Award.

Over the last 25 years, the award has honoured 107 residents of the Borough, with nominations being received from all areas of Fareham.

This year, the Council has received 9 nominations overall. There are 6 nominations for the Citizen of Honour Award (18 and over) and 3 nominations for the Young Citizen of Honour Award (under 18).

At its meeting on 16 December 2019, the Executive agreed to limit the award to one Citizen of Honour and One Young Citizen of Honour for the years 2020 and 2021.

Due to the extended timetable for the completion of the Fareham Live Project, it is recommended that the scheme continues with one winner from each category.

Recommendation/Recommended Option:

It is recommended that the Executive agrees that:

- (a) no more than one candidate is selected from the attached nominations to be formally recognised as Citizen of Honour 2022;
- (b) no more than one candidate is selected from the attached nominations as Young Citizen of Honour (under 18); and
- (c) subject to (a) and (b) above, which candidates be selected to receive the annual Citizen of Honour and Young Citizen of Honour Awards for 2022.

Reason:

The Citizen of Honour and Young Citizen of Honour Awards are valuable initiatives for rewarding local residents for their community service and for recognising the important contribution and difference that they have made to the lives of others. The Young Citizen of Honour category also recognises young people who have overcome severe personal difficulties or who give up their time to care for family or friends.

Cost of proposals:

All costs will be met through existing resources attached to this initiative.

- Appendices:**
- A: Confidential: Citizen of Honour Nominations 2022
Age 18 and over**
 - B: Confidential: Young Citizen of Honour Nominations 2022
Age under 18**

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	07 March 2022
Subject:	Citizen of Honour Nominations 2022
Briefing by:	Head of Democratic Services
Portfolio:	Policy and Resources

INTRODUCTION

1. The Citizen of Honour Award was initially introduced by the former Grants Sub-Committee on 25 November 1996. The Young Citizen of Honour Award was introduced in 2001.
2. The primary reason for the awards is to show the Council's gratitude in recognition of the voluntary, unpaid service to the community made by adult Borough residents. The awards also recognise young Borough residents aged under 18 who have shown bravery in their lives or have helped other people.
3. To demonstrate the importance and distinction of these awards, they are presented to the winners at the Mayor Making ceremony each year by the outgoing Mayor.
4. The award winners and their guests are then invited to a private reception, held in their honour in the Mayor's Parlour, on a date after Mayor Making, where the new Mayor presents each person with their Citizen of Honour certificate. The award winners are also asked to sign the Roll of Honour and their names are added to the Fareham Borough Council webpage.

PUBLICITY AND PROMOTION

5. In order to encourage greater participation in the scheme, a marketing campaign was put in place. A 'superhero' theme was used to promote the awards through a range of different communication channels both online and offline.
6. The awards were promoted on Council Connect. Various 'Tweets' and 'Posts' were placed on Twitter and Facebook. Posts on Facebook were boosted and targeted those who are 'friends' with the Council on the site, as well as those that are 'friends' with them.

7. Posters were displayed on bus shelters along Newgate Lane and in the town centre. Posters were also displayed in frames outside the Civic Offices, and A5 posters were placed on the borough's 43 noticeboards.
8. A press release and press release reminders were sent to the local media.
9. All information about the scheme is on the Council's website and was shown on the main story rotator on the landing page at various points throughout the campaign.

NOMINATIONS FOR THE 2022 AWARDS

10. This year, the council has received 9 nominations overall. There are 6 nominations for the Citizen of Honour Award (over 18 years old) and 3 nominations for the Young Citizen of Honour Award (under 18 years old).

SELECTION PROCESS

11. At its meeting on 16 December 2019, the Executive resolved to limit the award to one Citizen of Honour and one Young Citizen of Honour for the years 2020 and 2021.
12. The Executive also agreed to ensure that all Members are positively encouraged to be involved in the Citizen of Honour selection process by making representations at the Executive or by contacting Executive members.
13. To assist with wider participation, the Corporate Services Manager has contacted all councillors to highlight the Citizen of Honour report on the agenda and to encourage them to make representations to the Executive.
14. Due to the extended timetable for the completion of the Fareham Live Project, it is recommended that the scheme continues with one winner from each category.

OFFICIAL PRESENTATION OF AWARDS

15. In order to retain the profiles of the awards, they will be presented during the Annual Council Meeting before the commencement of the Mayor Making Ceremony in May this year. The winners will also receive invitations to the Mayor Making lunch and to a reception in the Mayor's Parlour, where the Roll of Honour will be signed, and certificates will be presented.

FORMAL DECORATIONS

16. The official award presented to the winners of each of the categories is an enamelled pin decoration, engraved with the winner's name, and a framed certificate. This year all winners will receive a £100 one for all voucher in lieu of the family pantomime tickets given to previous winners, due to the temporary closure of Ferneham Hall.

OFFICIAL CITIZEN OF HONOUR DUTIES

17. The winners of each of the awards are invited to a number of civic functions as guests of the Mayor. Currently these are the annual Civic Service, The Remembrance Day service and any special or ad-hoc events that may be arranged in the year of the award.

FINANCIAL IMPLICATIONS

18. The fund of this awards scheme will continue to be met from resources allocated within the Civic Ceremonials budget.

PROPOSAL

19. The Executive is requested to consider all the nominations as presented and select one successful candidate to be formally recognised as Citizen of Honour 2022, and one young person aged under 18 to be recognised as Young Citizen of Honour for 2022.

RISK ASSESSMENT

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

CONCLUSION

21. Since their inception, the Citizen of Honour and Young Citizen of Honour Award schemes have recognised the tremendous voluntary work and selfless, courageous acts performed by local residents of Fareham.
22. This report presents the nominations received for the Citizen of Honour and Young Citizen of Honour Awards 2022 and requests that the Executive considers and selects the winning nominees.

Enquiries:

For further information on this report please contact Pauline Lock (Ext 4400)

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BOROUGH COUNCIL

Report to the Executive for Decision 07 March 2022

Portfolio:	Policy and Resources
Subject:	Cash Office Provision
Report of:	Director of Leisure and Community
Corporate Priorities:	Dynamic, prudent and progressive Council

Purpose:

To inform the Executive of the Cash Office Review findings and to seek approval for the proposed changes to the cash office as outlined within the report.

Executive summary:

At the meeting of the Executive on 11th October 2021, 'The Council's Approach to the Pandemic – A Review' was presented and noted. Part of the report discussed the future of the cash office with regard to the impact of the Covid-19 pandemic, and it was agreed that a review would be conducted about its future at a later date.

Such a review was recently conducted, and this report presents the findings of the review and seeks approval for the proposed provision of cash office services to be relocated to the main reception desk within the Civic Offices, and the rationale for this proposal. This new approach will provide a more responsive and flexible service provision whilst continuing to meet the needs of those residents who wish to make payments in person.

An important aspect to note is that an agreement has recently been reached with current Civic Office tenants, the Ministry of Justice (MOJ) to extend their current lease by a further ten years and as part of that agreement, they have requested to occupy a quarter of the ground floor, which could include the current cash office area.

This has been taken into account when designing the cash office proposal.

Recommendation/Recommended Option:

It is recommended that the Executive approves the proposed transfer of cash payment facilities to the ground floor reception desk.

Reason:

The proposed changes to the provision of the cash office will ensure a more flexible and responsive service that continues to meet the needs of customers who prefer to make payments in person, whilst also facilitating an increase in rental income.

Cost of proposals:

Moving the cash office infrastructure and making the required modifications to the reception desk to accommodate the cash office function will cost up to £15,000. This amount can be met from the capital budget for improvements to the Civic Offices.

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	07 March 2022
Subject:	Cash Office Provision
Briefing by:	Director of Leisure and Community
Portfolio:	Policy and Resources

INTRODUCTION

1. This report discusses the results of a recent review into the Council's cash office and details proposals for the provision to be moved to the ground floor reception desk.
2. It also provides an overview of the potential ten-year extension to the Ministry of Justice's lease at the Civic Offices.

Background

3. At the Executive on 11th October 2021, a report entitled 'The Council's Approach to the Pandemic – A Review' was presented. Part of the report discussed the use of the cash office and it was agreed that a review would be conducted about its future. The following paragraphs outline the findings of the review.

What does our cash office provision look like?

4. The Council's cash office is currently located on the ground floor of the Civic Offices. Residents and businesses can make payment in person for a range of Council services, including:
 - Council Tax
 - Business Rates
 - Penalty Charge Notices
 - Rents
 - Overpaid benefits
 - Miscellaneous e.g. (Licenses, Planning fees)

Payments can be made using cash, debit or credit card, cheque payments and postal orders, although the latter is used rarely.

How many customers use the cash office?

5. The main findings from customer data gathered between 01 May 2019 and 31 January

2022 is that:

- Cash office customer numbers had been declining prior to the impact of the Covid-19 pandemic
 - In 2019 the average number of core visitors to the cash office was 1,000 per month, equating to 46 per day
 - During the period 01 May 2021 to 31 January 2022, the average number of core visitors to the cash office was 285 per month, equating to 14 per day. This is a significant decrease from 2019 levels
 - There was a peak during the Garden Waste Scheme's early-bird sign up offer during September and October 2021, resulting in the average number of visitors for each of the two months increasing to 545 per month
 - This means that in September and October 2021 an average of 26 people visited the cash office per day
 - Many customers made alternative payment arrangements to visiting the cash office at the time of the first lockdown in March 2020
 - Many customers did not return to using the cash office during periods when lockdowns were lifted, and this remains the case to date.
6. The reduced number of visitors to the cash office has most likely been caused by customers changing their behaviour during the Covid-19 pandemic to more remote methods of payment for both convenience and personal safety. The reduction in customer numbers has also resulted in lower levels of cash and cheques being handled and stored by Customer Service Centre (CSC) officers.
7. Whilst customer numbers visiting the cash office have significantly reduced, there is still currently the need to ensure the continuation of a high-quality service to customers who prefer to make payments to the Council in person.

Ministry of Justice

8. During the review, current tenants of floor three, the Ministry of Justice (MOJ), requested an extension of its lease at the Civic Offices. Following the renationalisation of the supervision of released prisoners, the MOJ plan to provide a fully integrated probation service from the Civic Offices. All MOJ clients will be Fareham based, some of whom may have previously reported to locations outside of the Borough.
9. In order to provide the service, the MOJ will need to occupy a quarter of the ground floor, which could include the current cash office area (See Appendix A). However, they would no longer need the use of the two glass fronted interview rooms they currently lease, which are also located on the ground floor.
10. The MOJ require their own entrance and reception on the eastern corner of the Civic Offices closest to Civic Way. It would be completely separate from the Council's customer facing services and only be available for use by MOJ customers.
11. Whilst commercially sensitive, the additional income generated will help in the response

to the Council's financial challenges.

12. The MOJ's proposal was taken into account when conducting the review of the cash office, however it did not influence the cash office provision proposal.

Proposed Approach

13. The proposed plan is to move the cash office facility to the main reception desk on the ground floor. There would need to be two contactless/chip-and-pin payment terminals located at the desk, allowing up to two customers the ability to make card payments at any one time. The proposed plan involves using the existing equipment from the cash office and therefore no new payment terminals will be required.
14. CSC officers would manage both general enquiries and payments and are already trained to do so. Resourcing would be more flexible with potentially one CSC officer at the reception desk during quiet periods and two CSC officers at the desk during busier periods e.g. Monday mornings. A third officer could also be stationed at an additional desk if ever required e.g. signing in visitors for large meetings.
15. The installation of electronic payment kiosks was explored as a possible option however, the reduced level of customer demand means that it is currently difficult to justify the additional expenditure required to pursue this option at this time. It is also likely that the core group of current cash officer customers are those least likely to be confident in the use of electronic payment kiosks and would therefore either not use the machines or require officer assistance to do so.
16. This approach will provide a flexible, responsive and personal service for customers. The level of resourcing will be assessed on an ongoing basis to ensure that it matches the level of demand.
17. Secure cash storage drawers will need to be installed, alongside an additional PC and a low height shelf at the front of the reception desk. The Council's insurers have confirmed that the new approach to cash handling and processing is secure.
18. Customers in wheelchairs will still have easy access to the payment facilities and the proposed shelf will still provide accessible space for writing cheques and other administration.

Cost

19. The estimated budget required for the proposed relocation of the cash office function is £15,000, which can be met from current capital budgets and offset against the increased rental income payable by the MOJ. This amount will cover the required modifications to the current reception desk, along with specialist services required to move the safe to a new secure location.

Conclusion

20. A proposal is presented to move the Council's cash office facilities to the main reception desk, and the Ministry of Justice are looking to extend their lease at the Civic Offices for an additional ten years and have requested an area for their use on the ground floor.
21. The proposed change outlined within this report will allow the MOJ to offer a comprehensive service to their Fareham based clients, whilst also ensuring that the ability for customers to make payments to the Council in person remains.

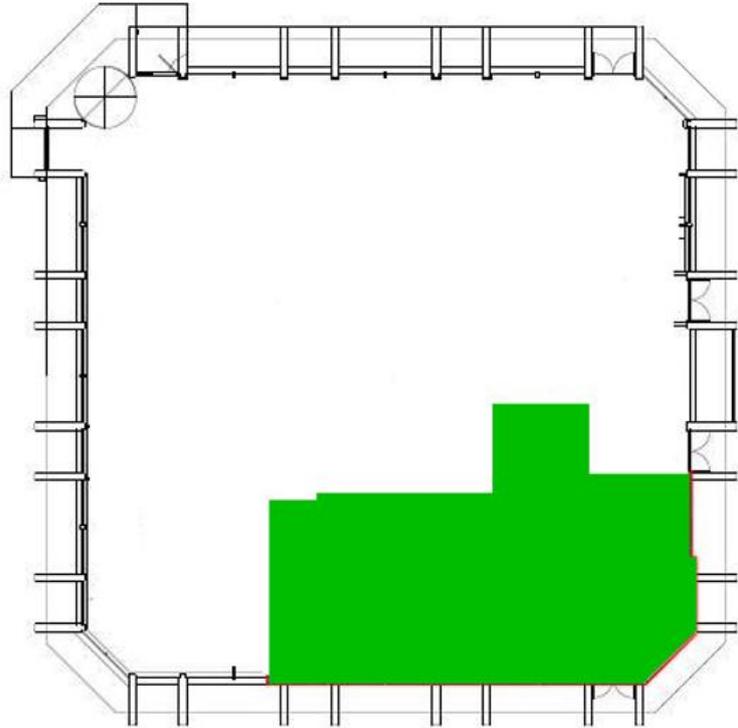
Enquiries:

For further information on this report please contact Alexander Jolley. (Ext 4470)

Appendix A

Proposed ground floor plans:

Proposed area MOJ
will occupy: 



By virtue of paragraph(s) 1, 2 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

