

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Scrutiny Panel

(to be confirmed at the next meeting)

Date: Thursday, 16 September 2021

Venue: Council Chamber - Civic Offices

PRESENT:

Councillor

Councillor N R Gregory (Vice-Chairman)

Councillors: S Dugan, Mrs C L A Hockley, Ms S Pankhurst and Mrs K K Trott

Also Present: Councillor F Birkett, Executive Member for Housing



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs K Mandry and G Fazackarley.

2. MINUTES

RESOLVED that the minutes of the Housing Scrutiny Panel meeting held on 08 July 2021 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that, as part of the Council's objectives to make Council homes greener, he was pleased to advise that officers will be looking to access Local Authority Delivery Phase 2 government funding, known as LAD2. This funding will pay two thirds of the overall costs towards making some energy efficiency improvements to a number of Council homes, contributing to the Council's objectives around greener homes and also helping to improve the comfort and costs for tenants. Officers intend to take a full report in respect of this funding to the Council's October meeting of the Executive.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. EXECUTIVE BUSINESS

There were no items of Executive business for consideration at this meeting.

7. DRAFT HOMELESSNESS AND ROUGH SLEEPING STRATEGY

The Panel considered a report by the Head of Housing and Benefits which presented the draft Homelessness and Rough Sleeping Strategy for Members' consideration and comment.

Following discussion and review of the draft policy, 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.

The Panel was 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.

RESOLVED that the Housing Scrutiny Panel agrees that:

- (a) the draft Homelessness and Rough Sleeping Strategy be recommended to the Executive for approval to commence a period of public consultation; and
- (b) once approved, an annual review of the Strategy be added to the scrutiny priorities for the Panel.

8. AFFORDABLE HOME OWNERSHIP UPDATE

The Panel received a presentation by the Head of Housing Delivery in respect of Affordable home ownership and the introduction of the First Homes scheme. A copy of the presentation is attached to these minutes as Appendix A.

The presentation highlighted that the First Homes Scheme has a set of national eligibility criteria which can be supplemented by locally agreed criteria set by the Council. Due to the short timescales for implementation of the First Homes Scheme, members were invited to submit any suggested local criteria to officers, via the Chairman, so that they can be considered for inclusion in a potential First Homes Policy for approval by the Executive.

As this is a new and emerging scheme, members requested that an update be provided at the next meeting.

RESOLVED that the Housing Scrutiny Panel:

- (a) notes the content of the presentation; and
- (b) agrees that an update on the Scheme be provided at the next meeting.

9. HOUSING SCRUTINY PANEL PRIORITIES

Members considered and discussed the Scrutiny Priorities for the Panel and agreed the following additions to the Scrutiny Priorities Plan:

- (i) An annual review of the Homelessness and Rough Sleeping Strategy
- (ii) An update on the First Homes Scheme at the next meeting of the Panel
- (iii) A future update on progress with the objective of making Council owned homes greener.

Members asked that it be noted on record that the recently completed development at Rose Court is brilliant and that the Panel is delighted with its success.

RESOLVED that the Housing Scrutiny Panel agrees that items (i) to (iii) as outlined above be added to the Scrutiny Priorities Plan for the Panel.

(The meeting started at 6.01 pm
and ended at 7.19 pm).



First Homes

September 2021

Robyn Lyons & Helen Farnham



What are First Homes?

- A new type of affordable Home Ownership
- Doesn't replace Shared Ownership – a new but different product



The Homes

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Must be offered at a minimum of 30% discount on market housing

- Only newly built homes (by developers)
- Initial/first sale price capped at £250,000
- Discount remains in perpetuity



The Buyers

- First Time Buyers
- National Criteria
- Local Criteria (optional)
- Must be buyers main residence

Is it a planning requirement?

- On new developments, 25% of the affordable homes should be First Homes
- But, transition periods apply: -
 - No need to include First Homes in our current emerging Local Plan
 - No need for First Homes on planning applications that are permitted before the end of 2021
 - No need for First Homes on planning applications permitted by the end of March 2022 where significant pre-application has already taken place.

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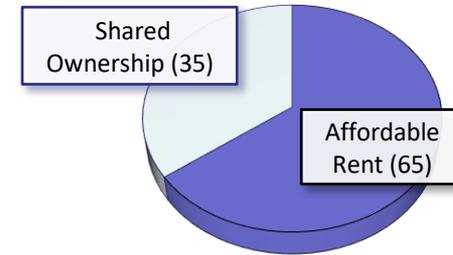
2022 may see the first,
First Homes approved in
Fareham Borough

Implications to AH delivery

- The First Homes 25% is 'cut' first
- The remaining AH on site is then split by tenure according to our Local Plan Policy
- The example to the right shows how the split would work on a site with 100 affordable homes (current and with First Homes)
- This means that First Homes will reduce the amount of Affordable Rent homes delivered on new build sites.

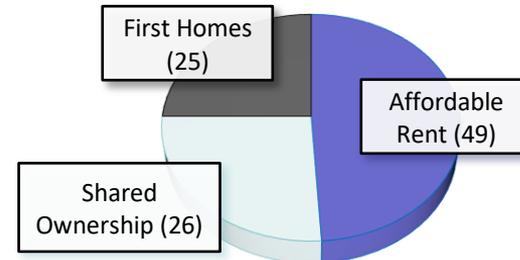
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CURRENT MIX



- 65:35 split

FUTURE MIX



- 25% First Homes cut
- 65:35 split then applied to the rest

Who is Eligible?

National Criteria

- First time buyers
- Maximum household income of £80,000
- At least 50% of purchase price should be on a mortgage



Potential local criteria?*

- Local connection test**
- Key Workers (but we'd need to define this)
- Reduced household income cap

*Any local criteria would apply for 3 months on initial marketing, and then fall away

**Active armed forces (inc. spouses) would be exempt from any local connection test

Next Steps

- Do we want local eligibility criteria?
- Local connection test?
- Key workers?

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- Next steps – potential policy for future Executive decision?



Any Questions

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