

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Scrutiny Panel

(to be confirmed at the next meeting)

Date: Thursday, 8 February 2024

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor (Chairman)

Councillor S Ingram (Vice-Chairman)

Councillors: R Bird, H P Davis, Mrs C L A Hockley and Mrs K K Trott

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors F Birkett and Mrs K Mandry.

2. MINUTES

RESOLVED that the minutes of the meeting of the Housing Scrutiny Panel held on 30 November 2023 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. EXECUTIVE BUSINESS

(1) Housing Allocations Policy

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

(2) Emergency and Temporary Accommodation Pressure

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

7. STAFFING UPDATE

The Panel received a presentation by the Director of Housing which provided Members with an update on the new staffing structure of the Housing Team and outlined job roles and responsibilities within it. A copy of the presentation slides is attached at Appendix A to these minutes.

Members congratulated the Director of Housing on the new structure and thanked her for an excellent presentation.

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

8. UPDATE ON PROGRESS WITH MAKING COUNCIL-OWNED HOMES MORE ENVIRONMENTALLY FRIENDLY

The Panel considered a report by the Director of Housing which provided Members with an update on the greener measures undertaken on Council owned housing.

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

9. AFFORDABLE HOUSING DELIVERY UPDATE

The Panel received a presentation by the Affordable Housing Delivery Manager which informed Members of the progress with the Fareham Housing sites and other relevant strategic housing matters. A copy of the presentation slides is attached at Appendix A to these minutes.

In discussing the regeneration of some of the properties in the Council's housing stock, Members commented on the need to achieve best value for money when considering capital expenditure on some of the older and more challenging properties in the portfolio.

Members were interested to hear that, wherever possible, the opportunity is taken to redevelop existing buildings that are identified as having spare rooms or communal areas that are no longer in use to create additional accommodation. Members put forward some suggested sites across the Borough that, if in the Council's ownership, could be considered for redevelopment.

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

10. NEW CONSUMER STANDARDS FROM THE REGULATOR OF SOCIAL HOUSING

The Panel considered a report by the Director of Housing which provided Members with details of the new Consumer standards from the Regulator of Social Housing.

Members acknowledged the huge amount of work that will be required in the implementation and delivery of the new standards. It was hoped by Members that a similar standard will be brought forward for private landlords.

In discussing Housing disrepair claims, the Panel was advised that numbers are still very low and that no new claims have been received. Members were advised that one claim has been brought under the Environmental Protection Act and that a settlement is progressing.

RESOLVED that the Housing Scrutiny Panel notes:

- (a) the content of the report and the current anticipated performance against the draft emerging Consumer Standards;
- (b) the intention to produce an action plan relating to compliance with the Standards, to be reported at a later meeting of the Panel;
- (c) the section of the report relating to governance; and

(d) that a further report will be produced for the Council's Executive in 2024. This will relate to the Standards and any proposed changes of the governance structure.

11. HOUSING SCRUTINY PANEL PRIORITIES

Members considered and discussed the Scrutiny Priorities for the Panel.

An update was requested and agreed in respect of Affordable Housing at Welborne due to the potential impact that the unexpected funding gap in delivering the required improvements to Junction 10 of the M27 motorway may have on the provision of affordable housing.

RESOLVED that the scrutiny priorities for the Housing Scrutiny Panel were discussed.

(The meeting started at 6.00 pm
and ended at 6.50 pm).

..... Chairman

..... Date



Staffing Update

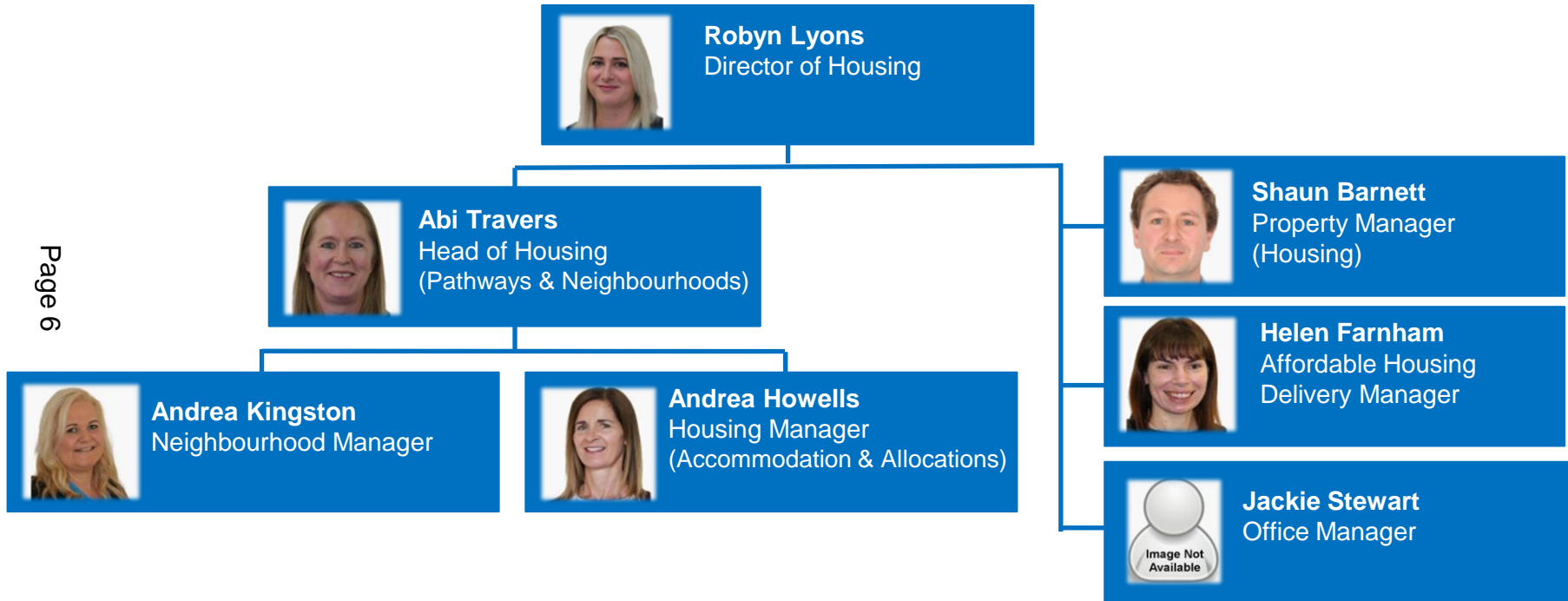
(Item 7)

February 2024



Staffing Update

Page 6





Staff – Pathways & Neighbourhoods



Abi Travers

Head of Housing
(Pathways & Neighbourhoods)
atravers@fareham.gov.uk

Page 7

Housing Options
tbc

tbc

- Housing Options
- Homelessness Prevention
- Applications for the Housing Register
- Duty Officer



Andrea Howells

Housing Manager
(Accommodation & Allocations)

ahowells@fareham.gov.uk

- Allocations to affordable homes (Council & RP)
- Emergency & Temporary Accommodation
- Tenancy Support
- Farelets



Andrea Kingston

Neighbourhood
Manager

akingston@fareham.gov.uk

- Sheltered Housing
- Neighbourhoods
- Tenancy Support
- Cleaning contract
- ASB
- Rent Arrears

NEW

Principal Tenant
Engagement Officer

tbc

- Tenant Engagement Strategy
- TSMs
- Tenant engagement & influence
- Publications, social media, etc.



Staff – Property & Delivery



Robyn Lyons
Director of Housing
rl Lyons@fareham.gov.uk



Jackie Stewart
Office Manager
jstewart@fareham.gov.uk



Shaun Barnett
Property Manager
(Housing)

sbarnett@fareham.gov.uk

- Repairs
- Planned Maintenance
- Voids
- Disabled adaptations (Council homes)
- Refurbishments
- Cyclical Upgrades (kitchens etc.)
- Greener projects (delivery)



Helen Farnham
Affordable Housing
Delivery Manager

hfarnham@fareham.gov.uk

- Council new builds
- Homes England Grant
- Affordable housing monitoring
- Enabling (planning application liaison)
- Regeneration Projects



Strategy & Systems
New team?

[tbc](#)

- Strategies
- Policies
- Web site
- Data & data returns
- Housing Management System (Civica)
- Performance Measures
- Green Strategy



Affordable Housing Update *(Item 9)*

Page 9

Minute Item 9

February 2024



Site Updates – Shared Ownership



Ophelia Court

- 9No. 1&2 bed flats
- SOS November 2023
- Estimated completion Winter 2024

Page 10



Capella Close



- Remaining unit sale progressing (deposit received)
- Estimated sale completion date 23/24 financial year

New Shared Ownership Model

- Introduced by government in April 2021
- Changes to help more people get onto the property ladder

Page 11

Key Differences in the Model Shared Ownership Leases

Features of Lease	Standard Shared Ownership Model	New Shared Ownership Model (2021-26)
Minimum initial share	25 per cent	10 per cent
Lease Length	Minimum of 99 years but typically 125 years	990 years (if the head lease allows)
Initial Repair Period	No	Yes – for the first 10 years essential repairs to the structure of the Building are the responsibility of the RP to be claimed via Building Warranty. Also £500 pa per property for shared owner to claim for certain essential repairs. Unspent monies roll into next year
Buying more shares – minimum purchase	10 per cent (older leases – 25 per cent shares)	5 per cent
1% additional share purchase	No	Yes – for 15 years from commencement of lease – no fees. On resale, the 15 years starts again
Landlord's nomination period	8 weeks	4 weeks
Annual Rent Review	RPI plus 0.5%	New leases granted from 12 th Oct 23 - CPI plus 1%. Leases granted prior to 12 th Oct 23 – RPI plus 0.5%

Site Updates – Assheton Court

60No. Sheltered flats

February 2024:

- Planning permission obtained for Air Source Heat Pumps
- Currently out to tender for the build contract – stage 2 – 5 contractors invited
- Grant funding bid information being compiled

Page 12



Assheton Court – Proposed Internal colour palette



Colour Palette Overview



Way-finding Colour Scheme



Communal Areas, Lounge/Orangery Colour Scheme



Future development updates

51 Bellfield

1No. 3 bed house

- Daintree Developments Ltd
- SOS March 2024
- Completion Winter 2024

Page 14



Town Centre acquisition

- Regeneration benefits
- Emergency/ temporary accommodation
- Exchange/ completion of acquisition expected end 23/24



Regeneration of stock

Fareham Housing
Regeneration Strategy
2021-2036

Appendix A

Menin House, Privett Road

This Appendix to the Fareham Housing Regeneration Strategy was adopted by the Council's Executive on the 1st March 2021.



FAREHAM
BOROUGH COUNCIL

Appendix B

Fort Fareham



FAREHAM
BOROUGH COUNCIL

Local Authority Housing Fund

- Matched funding opportunity to provide properties for the resettlement of Afghan families
- Executive approval October 2023 to apply
- Four family sized properties in Fareham borough, one for temporary accommodation
- Properties must be in the Council's ownership by 29th March 2024
- Offers have now been made and accepted on four properties

Page 15

Properties under offer:

Size

1 x 4 bed house

3 x 3 bed house

Location

2 x Stubbington

1 x Fareham South

1 x Fareham North

All previous FBC/ RTB properties

