

FAREHAM

BOROUGH COUNCIL

Minutes of the Housing Scrutiny Panel

(to be confirmed at the next meeting)

Date: Thursday, 11 April 2024

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Mrs K Mandry (Chairman)

Councillor S Ingram (Vice-Chairman)

Councillors: R Bird, F Birkett, H P Davis, Mrs K K Trott and M R Daniells
(deputising for Mrs C L A Hockley)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Mrs C L A Hockley.

2. MINUTES

RESOLVED that the minutes of the meeting held on 08 February 2024 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) Fareham Housing Responsive Repairs Framework Contract Extension

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

(2) Affordable Housing at Welborne Garden Village

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

(3) Multi-dwelling unit acquisition for affordable housing

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

7. TENANT SATISFACTION MEASURES - CUSTOMER QUESTIONNAIRE OUTCOMES

The Panel considered a report by the Head of Housing (Pathways & Neighbourhoods) which provided members with information on the outcomes of the first full Tenant Satisfaction Survey that was undertaken in December 2023.

In discussing the historical post of Tenant Engagement Officer, the Panel was pleased to hear that a recent appointment has been made to the team which will look at new ways to work with tenants, to increase engagement with them and to reach out to a wider inclusion of people, all to assist with the ability of the Council to meet the expectations of the new Consumer Standards.

RESOLVED that the Housing Scrutiny Panel notes:

- (a) the content of the report; and
- (b) the intention to produce benchmark information later in 2024 and to report on improvements made based on feedback received.

8. HOUSING DELIVERY UPDATE

The Panel received a presentation by the Affordable Housing Delivery Manager which updated members on progress with Fareham Housing Sites and other relevant strategic housing matters. A copy of the presentation slides is attached to these minutes as Appendix A

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

9. ALLOCATIONS POLICY : UPDATE FOLLOWING CONSULTATION ON THE DRAFT POLICY

The Panel considered a report by the Director of Housing which provided members with an update following full consultation on the draft Allocations Policy and incorporated how this is aligned and impacted by the current Government consultation on reforms to social housing allocations.

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

10. UPDATE ON HAMPSHIRE COUNTY COUNCIL CONSULTATION ON FUTURE SERVICES: POTENTIAL IMPACTS TO FAREHAM HOUSING

The Panel received a presentation by the Head of Housing (Pathways & Neighbourhoods) which provided details of the Hampshire County Council consultation on the provision of future services and the potential impacts to Fareham Housing. A copy of the presentation slides is attached to these minutes as Appendix B.

The Panel expressed deep concern at the Hampshire County Council proposal to withdraw funding for all services that support people who are homeless or are at risk of homelessness with effect from April 2024 and the impact that this would have in Fareham.

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

11. WELBORNE UPDATE

The Panel received a presentation by the Affordable Housing Delivery Manager and the Director of Housing which provided members with an update on Welborne. A copy of the presentation slides is attached to these minutes as Appendix C.

In discussing affordable housing for older persons, members received assurances that parking arrangements have been taken into account in the overall development plan for Welborne.

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

12. HOUSING SCRUTINY PANEL PRIORITIES

At the invitation of the Chairman, Councillor D J Hamilton addressed the Panel during this item to request that, in due course when the upcoming local and national elections have taken place, consideration be given to the proposal that he presented at the Council meeting held on 23 February 2024 to recruit an additional Housing Development Officer and a Property Development Officer. Councillor Hamilton stated that it was this element of the proposal that he was requesting be taken forward as a priority.

The Panel felt that further information would be needed to assess the objective of the proposal, to consider the options available and to understand how the proposal could be funded. It was therefore agreed that a report be brought to a future meeting of the Panel for further consideration.

There were no other items put forward at this meeting for inclusion in the scrutiny priorities for the Panel.

RESOLVED that the Housing Scrutiny Panel:

- (a) reviewed the scrutiny priorities for the Panel; and
- (b) agrees that a report in respect of the proposal put forward by Councillor Hamilton be brought to a future meeting of the Panel for consideration at the appropriate time.

(The meeting started at 6.01 pm and ended at 7.04 pm).

..... Chairman

..... Date



Affordable Housing Update *(Item 8)*

April 2024



Site Updates – Shared Ownership

Ophelia Court



- 9No. 1&2 bed flats
- Estate agent appointment April 2024
- Estimated completion Winter 2024

Page 6



Capella Close



- Remaining unit sale completed March 2024
- Shared owner satisfaction surveys from March 2025

Shared Ownership Policy and Processes

- Document sets out the Council's approach to its Shared Ownership properties, including:
 - ✓ household eligibility
 - ✓ Marketing
 - ✓ Selling
 - ✓ management
- Closure of Help to Buy South and national changes (new SO lease) has prompted a document update with new procedures, including:
 - ✓ Applicants submitting their interest via our website
 - ✓ The Council maintaining a list of applicants through its Affordable Home Ownership register
- Executive approval to update and publish April 24

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Future development updates

51 Bellfield

1No. 3 bed house

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

Page 8



Assheton Court

60No. Sheltered flats

- Tender clarification process
- Grant funding bid
- SSE substation



130-136 West Street (Birks)

Approx 20No. Flats

- Acquired March 2024
- Securing the building
- Architect brief



Any Questions

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Welborne Update

(Item 11)

April 2024



Welborne

Site Wide Housing Strategy and Neighbourhood Housing Statement

Background

- Outline planning permission granted September 2021 (P/17/0266/OA)

Due to viability considerations, for the first 2000 dwellings, the requirements are: 10% affordable housing, of which 50% affordable rent, 50% shared ownership

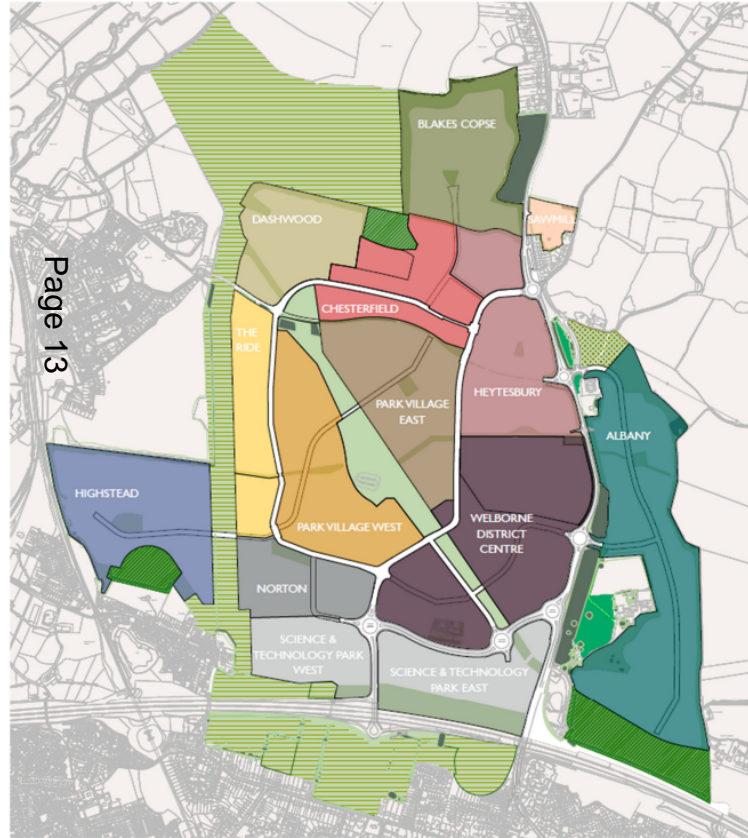
- Condition 12 requires a Site Wide Housing Strategy. Document approved July 2023 (P/17/0266/DP/M). Explains how the affordable housing will be delivered, including tenure, type, mix, placement and materials
- Condition 39 requires a Neighbourhood Housing Statement prior to the approval of a reserved matters application within a neighbourhood
- Neighbourhood Housing Statement for Chesterfield (Part) and Dashwood explains how the proposed developments comply with the Site Wide Housing Strategy. Approved February 2024 (P/17/0266/DP/Z)

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Welborne Neighbourhood Housing Statement

APPENDIX A: NEIGHBOURHOOD PLAN



APPENDIX B: CHESTERFIELD AND DASHWOOD



The Neighbourhood Housing Statement addresses the balance across four reserved matter applications:

- 10% affordable housing
- 53% affordable rent
- 47% shared ownership

Welborne Reserved Matters Applications

Dashwood

P/23/1028/RM
CG Fry
111 dwellings

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	Affordable rent	Shared ownership
1b2pf		4
2b4pf		2
2b4ph	2	
3b6ph	2	
TOTAL	4	6



P/23/1074/RM
Pye Homes
210 dwellings
 Planning committee 28/3/24

	Affordable rent	Shared ownership
1b2pf	3	3
2b3ph	2	4
2b4pf		2
3b4ph	1	2
3b6ph		1
4b7ph	1	
TOTAL	7	12



Welborne Reserved Matters Applications

Chesterfield

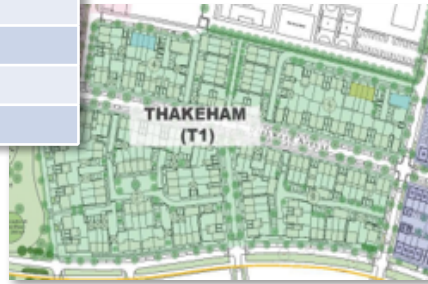
P/23/1075/RM

Thakeham

153 dwellings

Planning committee 28/3/24

Page 15	Affordable rent	Shared ownership
1b2pf		3
2b4pf		1
2b4ph	2	2
3b5ph	2	2
TOTAL	4	8



P/23/1644/RM

Buckland

71 residential dwellings

	Affordable rent	Shared ownership
1b2pf	12	
2b3pf	2	
TOTAL	14	0



Welborne Reserved Matters Applications

Table 3 – Affordable House Type Mix

Affordable / Social Rent							
Older Person	1B 2P (50sqm)	2B 3P House (70sqm)	2B 4P (79sqm)	3B 5P (93sqm)	3B 6P (102sqm)	4B 7P (115sqm)	
14	0	0	0	0	0	0	14
0	0	0	2	2	0	0	4
0	0	0	2	0	2	0	4
0	3	2	0	1	0	1	7
14	3	2	4	3	2	1	29

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Shared Ownership							
1B 2P (50sqm)	2B 4P Flat (70sqm)	2B 3P House (70sqm)	2B 4P (79sqm)	3B 4P (84sqm)	3B 5P (93sqm)	3B 6P (102sqm)	
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3	1	0	2	0	2	0	8
4	2	0	0	0	0	0	6
3	2	4	0	2	0	1	12
10	5	4	2	2	2	1	26

M4(3) homes – Wheelchair user dwellings

- 2x2b3pf older person homes for affordable rent in the village Centre
- 1x2b4ph shared ownership home Pye
- 1x1b2pf shared ownership home Thakeham

M4(2) homes – Accessible and adaptable dwellings

- 12x1b2pf older person homes for affordable rent in the village centre
- All 11 remaining Thakeham affordable units (1 M4(3) above)
- All 18 remaining Pye units (1 M4(3) above)
- 2x2b4ph affordable rent homes CG Fry

Welborne: Affordable Housing Provider?

Background:

- A Registered Provider (RP) needs to be in place before the first affordable homes are ready for occupation.
- Welborne Land Limited (WLL) can choose who they contract with as RP.
- The RP must sign up to our Nominations Agreement.
- The first nominations to all Affordable Rent homes will be from the Housing Register.
- 75% of re-lets will also be from the Housing Register.

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All requirements of the signed S106 or Nominations Agreement

Welborne: FBC as provider?

FBC *could* be the AH provider at Welborne (in theory)

Main Options:

A Joint Venture (JV) approach:

- A company set up (jointly) to own & manage the AH
- The JV would need to become a RP in its own right
- JV would have a 'Board' providing oversight

A 'Development Agreement' approach:

- Traditional way of s106 AH to be owned/managed
- Homes would be part of Housing Revenue Account and be run in the same way as other Council stock.



Welborne: JV vs. Development Agreement

JV Approach

- 'JV not to be pursued' (part of Executive decision 18 March 2024)
- Reasons articulated in Executive report, relating to...
 - Regulation (*JV needs to be a RP*)
 - Management/Operational factors
 - Set up costs
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Development Agreement

- Could have potential
- Package price (for the AH) would need to be agreed
- Significant borrowing against HRA (capacity?, prudent?, bigger picture objectives?)

Welborne: AH provider

Key Points

- Regardless of the AH provider, the S106 gives comfort on the key objectives for FBC.
- Door remains open to FBC as the potential RP.
- Need to ensure we do not sterilise our ability to provide new, and improve existing, Council housing elsewhere in the Borough.

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Proposal to withdraw all funding for services that support people who are homeless or at risk of homelessness from April 2025:

Impacts 2 key areas affected Fareham:

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- Withdrawal of crisis homelessness accommodation in Fareham (101 Gosport Rd). This hostel provides 24/7 on site staff support to the most vulnerable and complex homelessness cases in Fareham.
- Withdrawal of homelessness support services for people living in the community, for those at risk of homelessness and have additional needs that make it harder for them to manage their housing situation without support.

Minute Item 10

Rough sleeping – the National picture



Department for Levelling Up,
Housing & Communities

Rough sleeping snapshot in England: autumn 2023

The snapshot provides a way of estimating the number of people sleeping rough across England on a single night.

3,898

People sleeping rough on a single
night in autumn 2023



27%

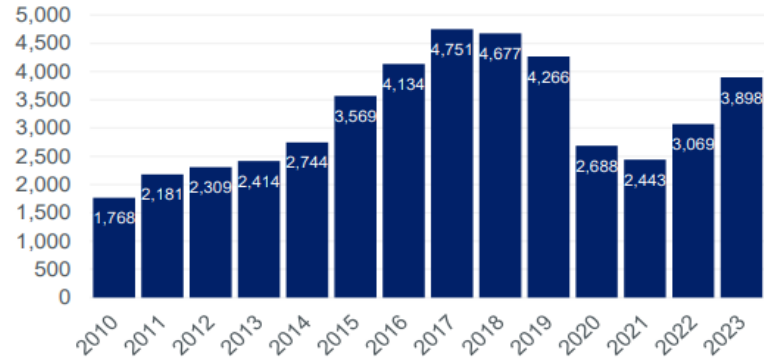
increase since last year

120%

increase since 2010



The number of people sleeping rough on a single night, 2010 - 2023



Impact on individuals

- Those most vulnerable to homelessness will fall through the net, and be more exposed to criminality, re-offending, substance misuse and rough sleeping.
- Emergency housing placements, where made, will be increasingly out of Borough, displacing individuals from local support network.
- Ability to access and engage with health services and support agencies hindered due to out of Borough emergency housing placements.
- Declining picture of how the public sector supports vulnerable individuals.



Impact to Fareham Borough Council

- The duty for dealing with homelessness will rest with Fareham BC exclusively;
 - Emergency housing placements into B&Bs will continue to rise, and anyone owed a main duty will struggle to be placed into TA due to the shortage of accommodation already unable to meet levels of demand.
- Page 24
- HB subsidy (based on 2011 LHA) will only recoup marginal spend on B&B placements – majority of the cost will be borne by District Council's General Fund.
- There will be even more demand on the housing register for affordable housing placements, where levels of affordable housing are already in short supply.
 - Retention of specialist homelessness staff.

Impact to the Community

- Increase in safeguarding referrals and care act assessments.
 - More A&E pressures/impact on public health/pressures on other services.
 - Mental health levels will deteriorate and put additional pressures onto Community Mental Health Teams;
- Page 25
- Impact on the Housing Revenue Account: - Individuals with more complex needs and without support will be placed into Council owned accommodation.
- Levelling up funds from Central Government will be skewed towards homeless rather than regenerating communities and town centres infrastructure.

Next steps

- Raising awareness;
- Joint working with Gosport Borough Council and DLUHC's Rough Sleepers Initiative;
- Opportunities for partnership working;
- Streamline processes;
- 2025/6 service planning



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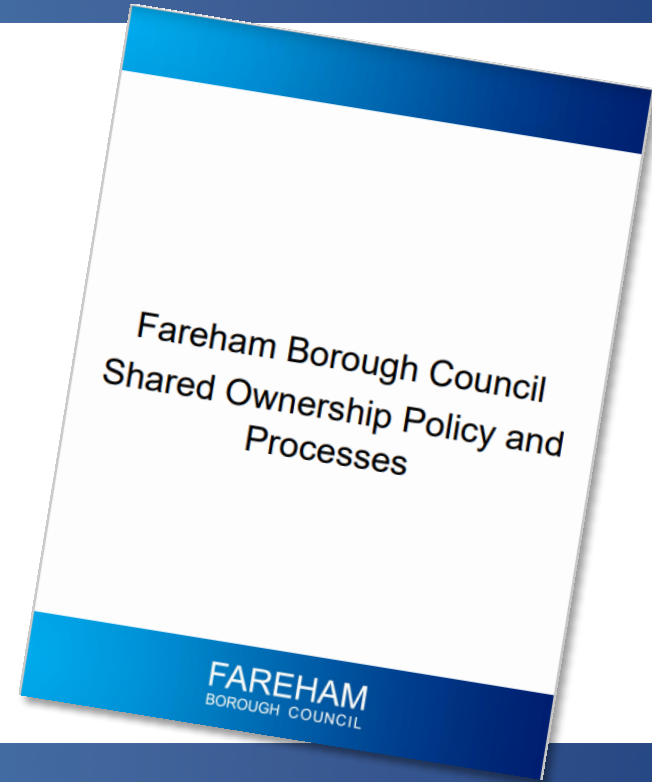


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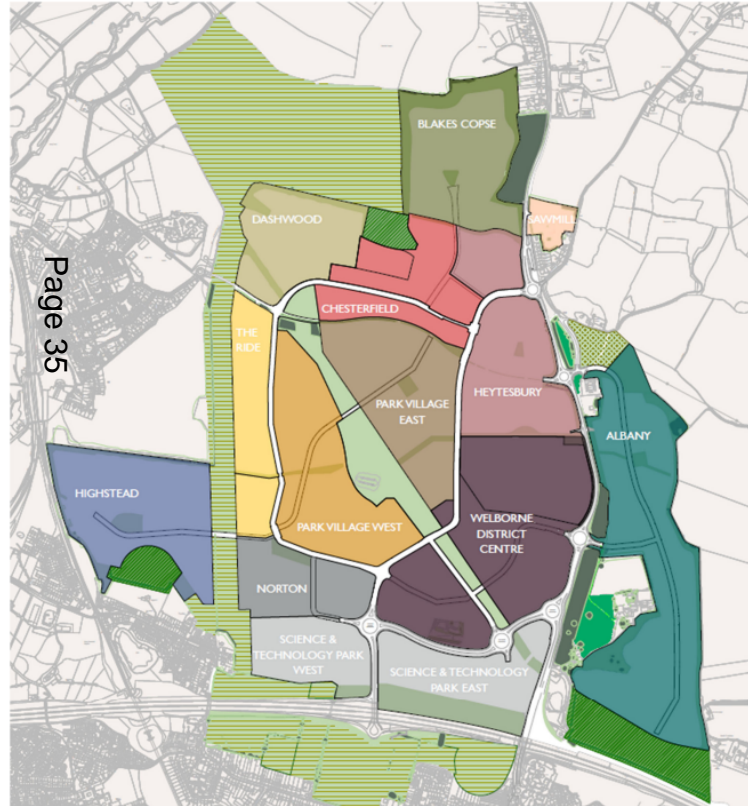
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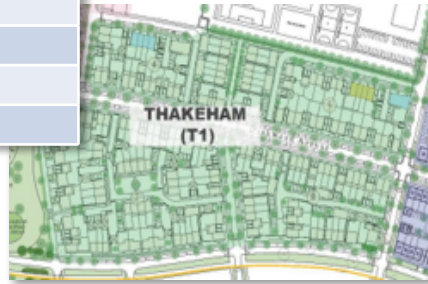
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