

FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 3 February 2025

Venue: Collingwood Room - Civic Offices

Present:

S D Martin, Policy and Resources (Executive Leader)
I J Bastable, Streetscene
F W Birkett, Housing
Miss J Burton, Health & Public Protection
M R Daniells, Planning and Development
Mrs C L A Hockley, Leisure and Community

Also in attendance:



1. APOLOGIES FOR ABSENCE

There were no apologies given for this meeting.

2. MINUTES

RESOLVED that the minutes of the meeting of the Executive held on 13 January 2025 be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

The Executive Leader made an announcement regarding the Government's proposals for Devolution in England along with Local Government Reorganisation. We are currently waiting to hear if Hampshire will be included in the Priority Devolution Programme which is being led by the Ministry of Housing, Communities and Local Government. We hope to hear confirmation later this week. In the meantime, we will make every effort to ensure that we protect the interests of Fareham's residents in the continued delivery of Local Government services.

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**Housing Scrutiny Panel – 9 January 2025**Minute 10 – Fareham Housing Decant Policy

The Panel received a report by the Director of Housing which provided an overview of the Draft Fareham Housing Decants Policy. The Policy described the legislation and process governing when occupants are required to move accommodation in an emergency or to enable repairs, major works or redevelopment.

Members asked for clarification on the rent fees for tenants who are decanted to alternative accommodation, either permanently or on a temporary basis. Officers confirmed that in the case of temporary decants the rent would be the same as the permanent property and any benefits received for this would continue. In the instance of permanent moves, alternative properties would be assigned based on the allocations property and consider tenant needs and affordability, with officer's offering advice and guidance to tenants throughout the process.

Members of the Panel queried the number of decants that were not permanent each year. Officers advised that although no data was immediately to hand, the numbers were very low last year, and numbers would have the potential to fluctuate if, for example, there was a fire or flood event impacting multiple homes.

RESOLVED that, having considered the report and the attached Draft Fareham Housing Decants Policy as included in Appendix A to the report, the Housing Scrutiny Panel puts forward the comments, as detailed above, to the Executive to be taken into account when considering approval to present the draft policy for public consultation.

This was considered at item 8(1) on the agenda

Minute 12 – Tenant Alteration Policy

The Panel received a report by the Director of Housing which informed members of the new draft Fareham Housing Alterations and Improvements Policy and the associated 'easy read' version for Council tenants and leaseholders.

The Panel enquired if tenants must 'make good' on any alterations they make to their property when they vacate. Officers explained that this would be decided

on a case-by-case basis and would be agreed with the tenant when an alteration is approved.

Members asked about the number of requests received from tenants to make alterations. Officers advised that small alteration requests are made frequently but larger alterations such as extensions are rare with tenants signposted to Building Control, Planning and other professionals for advice and relevant statutory permissions. All requests are looked at on a case-by-case basis with tenants needs and the future use of the property considered with each request.

It was noted by the Panel that changes are required to Appendix C of the Policy document to provide clarity on the process.

RESOLVED that the Housing Scrutiny Panel puts forward the comments and observations, as detailed above, in advance of the draft policy being presented to the Executive for approval to proceed to public consultation.

This was considered at item 8(2) on the agenda

Health & Public Protection Scrutiny Panel – 21 January 2025

Minute 7 – Portchester Foreshore Management

The Panel considered a report by the Director of neighbourhoods which sets out the Council's planned approach to managing the impact of coastal erosion between Alton Grove and Cadour Drive.

At the invitation of the Chairman, Councillor D Wiltshire addressed the Panel on this item. He requested whether it would be possible to erect signage highlighting where there is a risk of erosion to better inform the public. The Director of Neighbourhoods informed the Panel that the risk referred to in the report had not identified this as a need at present. However, this will be reviewed periodically and may be considered appropriate at a later date. The Head of Environmental Health confirmed that the new joint approach in undertaking site inspections will assist in managing this risk much more effectively and will ensure that action is taken promptly where necessary.

RESOLVED that the Panel: -

- (a) notes the content of the report; and
- (b) recommends the Executive endorses the recommendations, as set out in the Executive report, at its meeting on 3 February 2025.

This was considered at item 9(2) on the agenda

Minute 8 – Air Quality Strategy 2025 – 2030

The Panel considered a report by the Director of Neighbourhoods on the draft Air Quality Strategy 2025-2030, which fulfils the statutory requirement to publish an Air Quality Strategy following the revocation of both Air Quality Management Areas in the Borough.

Councillor Furnivall enquired as to whether any consultation is undertaken with the Hampshire Public Health team. The Head of Environmental Health confirmed that the Council does work with Public Health and they form part of the public consultation for this strategy.

Council West enquired as to whether there was any scope to erecting signage to inform drivers to switch off their engines when in stationary traffic. The Head of Environmental Health addressed the Panel on this point and explained that most newer cars already have this function built in and therefore any signage would be of limited effect.

RESOLVED that the Panel: -

- (i) notes the content of the report; and
- (ii) recommends that the Executive endorses the recommendation that the draft Air Quality Strategy 2025-20230 is approved for the consultation at their meeting on 3 February 2025.

This was considered at item 9(1) on the agenda

Policy & Resources Scrutiny Panel – 10 January 2025

Minute 9 – Housing Revenue Account Budgets, Fees & Charges 2025-26

The Panel considered a report by the Assistant Director on the Housing Revenue Account Budgets, Fees & Charges 2025-26. The report was presented to the Panel by the Finance Business Partner for Housing.

RESOLVED that the Panel: -

- (a) notes the content of the report; and
- (b) recommends that the Executive endorses the Housing Revenue Account Budgets, Fees & Charges 2025-26 at its meeting on 3 February 2025.

This was considered at item 10(3) on the agenda

8. HOUSING

- (1) Fareham Housing Decants Policy - approval for consultation

The comments of the Housing Scrutiny Panel were taken into account in considering this item.

RESOLVED that the Executive:

- (a) notes the clarifications requested from the Housing Scrutiny Panel meeting;
- (b) approves the draft Fareham Housing Decant Policy going forward for 6 weeks public consultation; and
- (c) agrees that any minor changes needed to the Policy prior to public consultation are delegated to the Director of Housing following consultation with the Executive Member for Housing.

- (2) Fareham Housing Tenant Alterations policy - approval for consultation

The comments of the Housing Scrutiny Panel were taken into account in considering this item.

In considering this and the previous item, Members of the Executive welcomed the Easy Read version of the policies which are much more accessible for tenants.

RESOLVED that the Executive:

- (a) notes the feedback from the Housing Scrutiny Panel;
- (b) approves the draft Fareham Housing Alterations Policy for consultation; and
- (c) agrees that any minor changes to the Policy prior to public consultation are delegated to the Director of Housing following consultation with the Executive Member for Housing.

- (3) Fareham Housing Acquisitions, Disposals and Tenure Changes

RESOLVED that the Executive agrees to:

- (a) delegate authority to the Director of Housing, following consultation with the Executive Member for Housing, and the Section 151 Officer, to approve the acquisition, disposal or change of tenure of void properties by Fareham Housing, typically on an individual, ad hoc property basis; and
 - (b) delegate authority to the Director of Housing, in consultation with the Section 151 Officer, to use the capital receipts arising from the sale of Council homes, either through disposal or Right to Buy, to be spent on the acquisition of additional affordable housing, regeneration of existing stock or paying Housing Revenue Account debt.
- (4) Gas Servicing, Maintenance and Installation Contract

RESOLVED that the Executive agrees:

- (a) the funding mechanisms, as outlined in confidential Appendix A to the report to enable the continued service, maintenance and installation of new heating and hot water systems in the Council's housing stock and public buildings;
- (b) that the award of contract for the service, maintenance and installation of new heating and hot water systems in the Council's housing stock and public buildings be delegated to the Director of Housing, following consultation with the Executive Member for Housing; and
- (c) that an extension of up to 6 months of the existing contract for Gas Servicing, Maintenance and Installation be delegated to the Director of Housing, following consultation with the Executive Member for Housing, to ensure a seamless handover from the existing to the new provider.

9. HEALTH AND PUBLIC PROTECTION

- (1) Draft Air Quality Strategy 2025-2030 for Consultation

The comments of the Health and Public Protection Scrutiny Panel were taken into account in considering this item.

RESOLVED that the Executive agrees that the draft Air Quality Strategy 2025 – 2030 is approved for consultation.

- (2) Portchester Foreshore Management

The comments of the Health and Public Protection Scrutiny Panel were taken into account in considering this item.

At the invitation of the Executive Leader, Councillor D Hamilton addressed the Executive on this item.

RESOLVED that the Executive agrees that:

- (a) the proposals for an enhanced inspection and management regime at this site be supported;
- (b) risk assessments be undertaken for the historic landfill sites at Salterns and Harbour View; and
- (c) the potential to also contain the landfill waste and reduce any risks to the public and the wider environment be considered carefully when the outline designs and preliminary cost estimates for a future coastal management scheme are reported to the Executive later in the year.

10. POLICY AND RESOURCES

(1) Performance Measures Approach

At the invitation of the Executive Leader, Councillor D Hamilton addressed the Executive on this item.

RESOLVED that the Executive approves the proposed corporate performance approach as set out in the report and the Appendices.

(2) Insurance Services Contract

RESOLVED that the Executive agrees:

- (a) to award the contract to the winning insurer of each Lot, as set out in confidential Appendix A to the report, being the most economically advantageous tender received; and
- (b) that authority be delegated to the Assistant Director (Finance & ICT) to accept the finalised premiums and associated costs or make alternative arrangements in the event that the tender cannot be accepted by other participating local authorities.

(3) Housing Revenue Account Budgets, Fees & Charges 2025/26

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

RESOLVED that the Executive agrees and recommends to the meeting of the Council to be held on 14 February 2025 that:

- (a) rents be approved for Council Dwellings as set out in paragraph 28 with effect from 1 April 2024;
- (b) rents for Council garages be increased by 2.7% with effect from 1 April 2025;
- (c) the revised budget for 2024/25 be approved;
- (d) the base budget for 2025/26 be approved; and
- (e) the Fees and Service Charges at confidential Appendix E be approved.

(4) Treasury Management Strategy and Prudential Indicators

RESOLVED that the Executive:

- (a) endorses the draft Treasury Management Strategy and Investment Strategy for 2025/26, attached as Appendix A to the report; and
- (b) agrees to submit the Strategy to Council for approval.

(5) Corporate Peer Challenge Position Statement

RESOLVED that the Executive:

- (a) notes the progress on the Corporate Peer Challenge; and
- (b) approves the contents of the Positioning Statement to be submitted to the peer team of the LGA.

11. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that the public and representatives of the press be excluded from the remainder of the meeting in accordance with Section 100(A) of the Local Government Act 1972, on the grounds that the matters to be dealt with involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Schedule 12 of the Act.

12. POLICY AND RESOURCES

(1) Sale of Land at Faraday North

RESOLVED that the Executive agrees:

- (a) to proceed with the transaction outlined in the confidential report, in principle; and
- (b) that authority be delegated to the Director of Planning and Regeneration, following consultation with the Section 151 Officer and the Executive Member for Policy and Resources, to approve final terms should they depart from those outlined in the report and provided the final sale price agreed is above an independent s123 valuation.

(2) Irrecoverable Debts

RESOLVED that the Executive agrees that the debts listed in the confidential Appendix A to the report be written off as irrecoverable.

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

..... Chairman

..... Date