



FAREHAM BOROUGH COUNCIL

CIVIC OFFICES CIVIC WAY FAREHAM HAMPSHIRE

Minutes of the Housing Overview Panel

*Minutes of a meeting held on 11 September 2003
at the Civic Offices, Fareham*

PRESENT:

Councillor M F Godrich
(Chairman)

Councillor Mrs M R Nadolski
(Vice-Chairman)

Councillors: Miss C S Hester, D J Norris, D C S Swanbrow and Mrs K K Trott

Also present: Councillors Mrs J M Eastman and H W L Pritchard

1. APOLOGY FOR ABSENCE

An apology for absence was received from Councillor Mrs M E Ellerton.

2. MINUTES

RESOLVED that the minutes of the meeting of the Housing Overview Panel held on 17 July 2003 be confirmed and signed as a correct record. ([ho-030717-m](#)).

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made announcements on the following matters:-

- (a) The CPA Inspection Team

3. (a) Contd.

Members were advised that Mr Paul Edwards, a member of the CPA Inspection Team, would be observing the meeting. The Chairman welcomed Mr Edwards.

(b) The Executive Member for Housing

Members were advised that the Executive Member for Housing, Councillor E A Crouch, was unable to be present to observe the meeting.

(c) Letter to ODPM

With reference to minute 6 (d) of the last meeting, members were advised that copies of the letter sent to the Office of the Deputy Prime Minister and the reply received were available in the members' library and on the Councillor Web.

(d) Recent Tragedy

Members stood in silence as a mark of respect for the young victim of a recent fire in the Borough.

4. DECLARATION OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct, the following Member declared interest in the matter indicated:

| Councillor | Subject/Nature of Interest | Minute No. |
|------------------|---|------------|
| Mrs M R Nadolski | Performance Monitoring (Housing Capital Programme) - Personal interest – husband works for a company that provides windows, window locks etc (not contracting with the Council) | 7 |

5. REQUEST FOR BASKETBALL POST/GOAL POST

The Panel considered a request for a Basketball Post/Goal Post to be erected in the play area behind Needles House, Redlands Lane. Councillor H W L Pritchard presented a petition signed by local residents from housing blocks in Redlands Lane in support of this request to the Panel. At the invitation of the Chairman Councillor Pritchard addressed the Panel about the request.

A plan showing the exact location of the site and a schedule giving details of vandalism to the children's play area at Redlands Lane were circulated at the meeting.

It was AGREED:-

5. Contd.

- (a) that the decision to arrange for the installation of a basketball post/goal post at an appropriate location on the play area behind Needles House, Redlands Lane by the housing department and the subsequent maintenance of the facility by the leisure department be supported ; and
- (b) that the officers be requested to look at ways of involving the petitioners and other local residents in a sense of ownership in the scheme .

6. HOUSING AND DRUG AGENCY LIAISON

The Panel considered a report by the Director of Housing and received a presentation from Sue Wilks (Co-ordinator) and Carolyn Sullivan (Assistant Co-ordinator) of the Hampshire Drug Action Team (DAT) on Housing and Drug Agency Liaison (copy of report [ho-030911-r08-dbl](#) circulated with agenda and appended to signed minutes).

It was AGREED:-

- (a) that Sue Wilks and Carolyn Sullivan be thanked for their presentation;
- (b) that a Drugs and Alcohol Scrutiny Working Group be set up to look at the question from a housing perspective;
- (c) that the first meeting of the Working Group be used to establish the parameters of the group in terms of what it would consider, who it would invite to attend etc;
- (d) that the first meeting of the Working Group be held on Friday 17 October 2003 at 4.30pm at the Civic Offices, Fareham;
- (e) that membership of the Working Group be open to any Housing Overview Panel member wishing to attend;
- (f) that Carolyn Sullivan be invited to attend the first meeting of the Working Group;
- (g) that the Director of Housing gather and circulate appropriate written information from the DAT and other agencies in advance of the first meeting of the Working Group;
- (h) that members inform the Director of Housing in the next few days if there is any specific information that they wish him to try and obtain, for example by writing to the Police, in advance of the Working Group meeting; and

6. Contd.

- (i) that any statistical information obtained should, where possible, also relate to both Fareham and Gosport in view of their proximity and certain joint initiatives.

7. PERFORMANCE MONITORING

The Panel considered a report by the Director of Housing containing the information relating to performance monitoring requested by the Panel (copy of report [ho-030911-r07-scl](#) circulated with agenda and appended to signed minutes).

It was AGREED:-

- (a) that the contents of the report be noted; and
- (b) that the current situation with regard to the General Cleaning and Window Cleaning Contract, as reported at the meeting, be noted;

8. HOUSING ALLOCATION SCHEME

The Panel considered a report by the Director of Housing on the Housing Allocation Scheme (copy of report [ho-030911-r02-ata](#) circulated with agenda and appended to signed minutes).

It was AGREED:-

- (a) that the parameters of the proposed Banding Scheme be noted;
- (b) that it be recommended to the Executive that the revised draft housing allocation scheme, as detailed in Appendix A to the report, be adopted for a further period of consultation with the interested parties;
- (c) that it be recommended to the Executive that the procedure for the review of homelessness and allocation decisions be amended by broadening the membership of the Housing Panel to include any three officers drawn from the housing service review section; and
- (d) that, subject to the Executive's decision on (b) above, the Housing Allocation Scheme Working Party be reconvened to consider the revised draft scheme, any comments received and implementation issues.

9. HOME ENERGY CONSERVATION ACT – 7th PROGRESS REPORT (2003)

The Panel considered a report by the Director of Housing on the progress made in meeting the provisions of the Home Energy Conservation Act 1995 (HECA) as set out in the Seventh Progress Report and supplementary

9. Contd.

information (copy of report [ho-030911-r06-mst](#) circulated with agenda and appended to signed minutes).

Amendments were reported to Appendix A, page 8 and Appendix B, page 12 of the report – change £0.55m to £0.05m.

It was AGREED:-

- (a) that the 6th Action Plan Review and 7th Progress Report, as detailed in Appendix B and A to the report respectively, and the overall improvement of 7.5% achieved between 1 April 1996 and 31 March 2003 be noted; and
- (b) that the work of the officers on the HECA project be commended and that the following points be noted:
 - (i) working to achieve a high standard;
 - (ii) The Ideas Home at Acton Lodge, discount schemes to encourage energy efficiency;
 - (iii) Partnership working with other local authorities, government offices, retail outlets and utility companies;
 - (iv) A high percentage increase in the last period has been achieved (2%) which points to effective working;
 - (v) The need to make continual annual improvements in energy efficiency to reach Government targets.

10. REVIEW OF SUPPORTED TENANCIES

The Panel considered a report by the Director of Housing on the review of supported tenancies (copy of report [ho-030911-r03-ata](#) circulated with agenda and appended to signed minutes).

It was AGREED that exploring the potential for providing additional support to young people be supported and a further report to substantiate a future recommendation to the Executive be requested.

11. POLICY ON DOMESTIC VIOLENCE

The Panel considered a report by the Director of Housing on the Council's Policy on Domestic Violence (copy of report [ho-030911-r04-ata](#) circulated with agenda and appended to signed minutes).

It was AGREED:-

11. Contd.

- (a) that it be noted that the Panel would like to highlight paragraph 9 of the report as it defines domestic violence and other violence which the appendices to the report seek to address; and
- (b) that the Conclusion in paragraph 33 of the report be noted and the Executive be recommended to adopt the revised Policy and Procedure as detailed in Appendix A to the report.

12. OVERVIEW PANEL – WORK PROGRAMME

The Panel reviewed its work programme for the year as agreed at the last meeting (copy of report [ho-030911-r01-cbe](#) circulated with agenda and appended to signed minutes).

It was AGREED:-

- (a) that Partner Agencies dealing with drug and alcohol issues be added to the Programme for 11 September 2003 and deleted from Other Possible Reports;
- (b) that Policy on Domestic Violence be added to the Programme for 11 September 2003;
- (c) that Home Energy Conservation Act – 7th Progress Report (2003) be added to the Programme for 11 September 2003;
- (d) that Request for Basketball Post/Goal Post be added to the Programme for 11 September 2003;
- (e) that Sheltered Housing – Review of Lettings Policy be deleted from the Programme for 11 September 2003 and added to the Programme for 6 November 2003;
- (f) that Review of Sheltered Housing be deleted from the Programme for 11 September 2003 and added to the Programme for 6 November 2003; and
- (g) that Performance Indicators – Review of 2002/03 Financial Year be deleted from the Programme for 11 September 2003.

13. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED that in accordance with Section 100A(4) of the Local Government Act 1972, the Public and representatives of the Press be excluded from the remainder of the meeting on the grounds that the matter to be dealt with involves the disclosure of exempt information as defined in paragraph 9 of Part 1 of Schedule 12A of the Act.

14. ENABLING OPPORTUNITY – LABURNUM ROAD, FAREHAM

The Panel considered a report by the Director of Housing on an enabling opportunity in Laburnum Road, Fareham (copy of report [ho-030911-rx01-mst](#), which contains exempt information, circulated with agenda and appended to signed minutes).

It was AGREED that the Executive be informed that the Panel has conducted a Cost Benefit Analysis of the proposals and recommends that if possible the land is retained in Council ownership and also recommends that the Option 2 scheme submitted by Portsmouth Housing Association (as detailed in the report and updated at the meeting) is the most cost effective and most likely to achieve planning consent. The Panel therefore requests the Executive to release approximately £1.2m to enable the scheme to proceed.

(The meeting started at 6:00pm
and ended at 8:58pm)