

Decisions taken by the Cabinet Member for Housing & Asset Management Decision Day on Monday, 3 February 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A4	Mutual Exchange Policy Review	<ol style="list-style-type: none"> 1. That the Mutual Exchange policy be amended, removing consent for all tenants to move to a property which has one bedroom more than their assessed bedroom need. 2. That consent for exchanges where the accommodation was more extensive than was reasonably required by the tenant be refused, unless exceptional circumstances apply 	To support changes to the Mutual Exchange policy to bring this in line with the Council's Allocations Framework.	<p>Three options were considered during the review process:</p> <ol style="list-style-type: none"> a) The option of retaining the ability to exchange to a property larger than a tenants assessed bedroom need was considered. However, this was rejected as the evidence set out in the paper illustrated that this would continue to result in tenants falling into arrears, putting their tenancies at risk. This option also contradicted the Allocations Framework and did not assist the priority to make
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		<p>which may include one or more of the following:</p> <ul style="list-style-type: none"> i. The tenant is downsizing; ii. The tenant is exchanging to older persons accommodation; iii. The tenant has a Council confirmed medical or welfare need for a property which is larger than their assessed bedroom need; iv. There are other exceptional circumstances as determined by the Council. 		<p>best use of housing stock.</p> <ul style="list-style-type: none"> b) The change recommended would bring the Council in line with the majority of Hampshire housing providers. c) As detailed in the paper, the policy complimented the Council's Allocations Framework to enable tenants to secure housing which meets their housing need. There was no ground which allowed the Council to refuse an exchange based on their financial circumstances although a thorough financial assessment was completed with each tenant and advice given regarding affordability.
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		<p>3. That the Strategic Director: Services be authorised to amend the Council’s Housing Mutual Exchange policy to reflect the above including arrangements for appropriate assessments and appeals.</p>		<p>Examples of exceptional circumstances included, but were not limited to, family taking on caring responsibilities for other family members, someone with a disability needing the extra room for equipment, medical supplies or a carer to stay. This detail will be included in the Mutual Exchange Policy and Procedure.</p>
<p>A5</p>	<p>Application for Designated Protection Area (DPA) Waiver - Tangier Lane, Bishops Waltham</p>	<p>That the Corporate Head of Housing be authorised to apply to Homes England for the lifting of a Designated Protected Area Status in respect of both Tangier Lane sites at Bishops Waltham.</p>	<p>To support the application to Homes England to lift the Designated Protected Area (DPA) status in respect affordable shared ownership homes which are being delivered by a Registered Provider (Radian) in Bishops Waltham at Tangier Lane.</p>	<p>1. Consideration given and rejected to not support the Registered Provider (Radian) request to apply to Homes England to waive the DPA conditions at the two Tangier Lane</p>

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			<p>The developments either side of Tangier Lane at Bishops Waltham form an allocation of land in the current Local Plan and both have planning permission. They are both in a Designated Protected Area (DPA) and lenders providing mortgages for shared ownership homes within such an area require a substantial deposit meaning that for many the proposed new homes are not an affordable housing product.</p>	<p>sites. Due to the potential loss of affordable shared ownership homes and because the development is unlikely to be affordable to other Registered Providers including the council without the lifting of the DPA status to improve the marketability of the potential site.</p> <p>2. The Council could offer financial assistance to the registered provider in order to retain the current proposed shared ownership arrangement. This would not</p>

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				address the very limited market for this product or the challenge in securing mortgage finance as detailed above.
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