

**Decisions taken by the Cabinet Committee: Housing on Tuesday, 21 March 2023**

Agenda Item No	Topic	Decision	Reasons	Alternative Options
----------------	-------	----------	---------	---------------------

**Part A – Items considered in public**

A8	Preventing Homelessness Grant Spending Plan 2023/24	<ol style="list-style-type: none"> <li>1. That the award of homelessness prevention grants to statutory, voluntary and community organisations for 2023-2024 be approved as set out at paragraph 12.13 of report CAB3393(H).</li> <li>2. That the Homeless Prevention Grant Spending Plan 2023-24 be approved as set out in paragraph 12.13 of the report to support all detailed homeless prevention activities.</li> <li>3. That £216,466 of the Homeless Prevention Grant reserve which has</li> </ol>	<p>'Homes for all' and 'Living Well' are key priorities identified within the Council Plan.</p> <p>The council is committed to prevent and relieve homelessness, ensuring that everyone within the district receives housing advice and support to those who are at risk of homelessness.</p> <p>It is recognised that the council cannot prevent homelessness alone and works in close partnership with the statutory, voluntary and charitable organisations to achieve its outcomes. The Department of Levelling Up, Housing and Communities</p>	<p>The option of not committing the grant for the whole year is rejected as it would significantly reduce early intervention and preventative homelessness work due to a short term commitment of funding. With a potential to increase the council's costly statutory duties to accommodate homeless households to prevent people from becoming homeless in the first place.</p> <p>The option of retaining the HPG grant to balance the general fund or to underpin the core homelessness service is rejected as not sustainable as the government grant is not</p>
----	---	---	---	---

**Winchester City Council – Decisions taken by the Cabinet Committee: Housing on Tuesday, 21 March 2023**

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>resulted from underspends in previous financial years, as outlined in cabinet report CAB3340, be approved to be allocated to support the services effected by Hampshire County Council’s (HCC) social inclusion cuts and to fund the Strategic Core Grants to Trinity Winchester and The Beacon.</p> <p>4. That the same grant allocation of the Homeless Prevention Grant spend for 2024/25 be approved, and authority be delegated to the Strategic Director in consultation with the Deputy Leader and Cabinet Member for Community and Housing</p>	<p>(DLUHC) allocates the council an annual Homeless Prevention Grant (HPG). The grant enables local authorities to further control and the flexibility in managing homelessness pressures.</p> <p>The HPG for 2023/24 is £319,496. Report CAB3393(H) sets out the grant allocation and seeks approval of the proposed spending plan.</p> <p>The spending plan outlined in the report (for the 2023/24 grant allocation) recommends;</p> <ul style="list-style-type: none"> <li>• £ 90,000 spend on Accommodation services</li> <li>• £136,380 spend on staffing resources-existing &amp; new</li> <li>• £ 78,200 spend on</li> </ul>	<p>guaranteed and is awarded on a yearly basis.</p>

**Winchester City Council – Decisions taken by the Cabinet Committee: Housing on Tuesday, 21 March 2023**

Agenda Item No	Topic	Decision	Reasons	Alternative Options
----------------	-------	----------	---------	---------------------

		to make minor changes to year 2 of the spending plan.	prevention activities.	
<b>A9</b>	Private Sector Housing Renewal Strategy	<ol style="list-style-type: none"> <li>1. That the Private Sector Housing Renewal Strategy for 2023-2028 as set out in Appendix A of report CAB3375(H) be approved.</li> <li>2. That the proposed fee structure for Housing Act and Mobile Home Act notices detailed in paragraph 11.14 of the report be approved.</li> <li>3. That the Disabled Facilities Grant (DFG) policy for 2023-2025 as set out in Appendix B be approved (subject to recommendation 4 below) and in particular note the new changes: <ul style="list-style-type: none"> <li>• Introduction of new discretionary grants in the form of Welfare, Heating, Relocation and</li> </ul> </li> </ol>	<p>Proposals in report CAB3375(H) directly support the priorities ‘Homes for all’ and ‘Living Well’ identified within the Council Plan.</p> <p>The Private Sector Housing Renewal Strategy supports the council’s broader strategic housing aims:</p> <ol style="list-style-type: none"> <li>a) To maximise the supply of high-quality affordable housing in urban and rural areas.</li> <li>b) To improve the housing circumstances of vulnerable and excluded</li> </ol>	<p>The council could consider not having a Private Sector Renewal Strategy.</p> <p>This is rejected as the terms of the Regulatory Reform (Housing Assistance) England and Wales) Order 2002 requires a local authority to have such a strategy in place if it wishes to use its discretionary powers to provide funding assistance to private owners and landlords. The council already uses these powers successfully to deliver the discretionary funding element of Disabled Facilities Grants and Better Care Funding</p> <p>The strategy initially</p>

**Winchester City Council – Decisions taken by the Cabinet Committee: Housing on Tuesday, 21 March 2023**

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>Top Up grant</p> <ul style="list-style-type: none"> <li>• Approve that the discretionary grant level is capped at a maximum of £100k</li> <li>• Approve that any Local Land Charge placed on a property for discretionary grants will have no expiry date and the charge will be an interest free loan.</li> <li>• To approve the revised formula for the client's contribution towards the DFG above the discretionary and mandatory amounts as outlined in paragraph 14.9 and Appendix C of this report.</li> <li>• That the better care fund reserve is utilised to fund an additional Disabled Facilities Case Officer to accelerate the support provided via Disabled Facilities</li> </ul>	<p>households.</p> <p>The improvement of poor condition privately owned or rented sector accommodation is a key priority for the council. Properties left in poor condition can have a harmful effect on the health, safety and well-being of their occupants and the local community and environment.</p> <p>The report introduces a revised Private Sector Housing Renewal Strategy for 2023-2028 which sets out how the council will;</p> <ul style="list-style-type: none"> <li>a) Use its powers to ensure properties are maintained and brought up to the right standard.</li> <li>b) Use grant funds to allow people to adapt</li> </ul>	<p>suggested the setting up of a Financial Assistance Fund at providing financial assistance through grants or loans to fund essential repairs for owners or landlords who meet certain criteria, recognising that in the current financial climate there are many households who may struggle to fund such repairs readily. BHP committee on 6th October 2022 recommended that this be removed but that members continue to support an exploration of the possibility of introducing such a scheme.</p> <p>The strategy does not seek a full financial contribution from DFG applicants due to affordability issues as is illustrated in Appendix C. If the existing policy were to</p>

**Winchester City Council – Decisions taken by the Cabinet Committee: Housing on Tuesday, 21 March 2023**

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p align="center">Grants.</p> <p>4. That authority be delegated to the Section 151 Officer and Strategic Director with responsibility for Housing, in consultation with the Cabinet Members with responsibility for Finance and Housing, to approve the principles of and process for the issuing the charges under the DFG policy as an interest free loan.</p>	<p>their homes so residents can continue to live independently.</p> <p>c) To promote carbon reduction measures in the private sector housing stock and improve energy efficiency.</p> <p>d) To offer advice, assistance, and support to private sector tenants around issues such as damp and mould.</p> <p>The revised strategy has one notable variation from the existing strategy, to charge fees for formal notices served under various legislation.</p> <p>The proposed Disabled Facilities Grant (DFG) policy has various changes from</p>	<p>continue for DFG it would not protect against the fixed grant funding being able to cope with increased demand. Therefore, retaining the existing approach is not recommended.</p>

**Winchester City Council – Decisions taken by the Cabinet Committee: Housing on Tuesday, 21 March 2023**

Agenda Item No	Topic	Decision	Reasons	Alternative Options
----------------	-------	----------	---------	---------------------

			<p>the existing policy which are outlined in paragraph 14 of report CAB3375(H) and listed in recommendation 3. The changes to the policy specifically revise the use of the discretionary funding element of the DFG allocation.</p>	
--	--	--	--	--