



Meeting	Business and Housing Policy Committee
Date and Time	Wednesday, 12th July, 2023 at 6.30 pm.
Venue	Walton Suite, Winchester Guildhall

Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel ([youtube.com/WinchesterCC](https://www.youtube.com/WinchesterCC)) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 working days before the meeting (5pm Thursday, 6 July 2023). Please see below for details on how to register to attend. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

AGENDA

- 1. Apologies and Deputy Members.**
To note the names of apologies given and deputy members who are attending the meeting in place of appointed members.
- 2. Declarations of Interests.**
To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, and non disclosable interests in accordance with legislation and the Council's Code of Conduct.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

- 3. Appointment of Vice Chairperson for the 2023/24 Municipal Year.**
As this is the first meeting of the committee in this municipal year, it will be necessary to appoint a Vice-Chairperson.

The Chairperson will call for nominations from committee members.



4. **Chairperson's Announcements.**
5. **Minutes of the previous meeting held on 28 February 2023.** (Pages 5 - 10)
That the minutes of the meeting be signed as a correct record.
6. **Public Participation.**
To receive and note questions asked and statements made from members of the public on matters which fall within the remit of the Committee

Members of the public and visiting councillors may speak at the committee, provided they have registered to speak three working days in advance. Please complete [this form \(https://forms.office.com/e/AVCwuZk8mu\)](https://forms.office.com/e/AVCwuZk8mu) by 5pm on Thursday, 6 July 2023 or call (01962) 848 264 to register to speak and for further details.
7. **Retrofit housing programme - To follow.**
8. **Carbon Credit Trading - Report Ref BHP43** (Pages 11 - 14)
9. **To note the Work Programme for 2023/24.** (Pages 15 - 16)
10. **To note the dates and times of future meetings of this committee.**
19 Sep 2023 6.30 pm
28 Nov 2023 6.30 pm
20 Feb 2024 6.30 pm

Laura Taylor
Chief Executive

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4 July 2023

Agenda Contact: Matthew Watson, Senior Democratic Services Officer
Tel: 01962 848 317 Email: mwatson@winchester.gov.uk

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MEMBERSHIP

Chairperson: Batho (Liberal Democrats)

Vice-Chairperson:

Conservatives

Isaacs
Miller

Liberal Democrats

Chamberlain
Eve
Prest
Scott

Deputy Members

Brook and Horrill

Achwal S and Brophy

Quorum = 4 members

PUBLIC PARTICIPATION

A public question and comment session is available at 6.30pm for a 15 minute period. There are few limitations on the questions you can ask. These relate to current applications, personal cases and confidential matters. Please contact Democratic Services on 01962 848 264 at least three days in advance of the meeting (5pm Thursday, 6 July 2023) for further details. If there are no members of the public present at 6.30pm who wish to ask questions or make statements, then the meeting will commence.

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live on the Council's YouTube site and may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

DISABLED ACCESS:

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Public Document Pack Agenda Item 5

BUSINESS AND HOUSING POLICY COMMITTEE

Tuesday, 28 February 2023

Attendance:

Councillors
Bronk (Chairperson)

Fern
Cramoysan
Horrill

Isaacs
Radcliffe
Small

Apologies for Absence:

Councillor Miller

Deputy Members:

Councillor Brook (as deputy for Councillor Miller)

Other members in attendance:

Councillors Ferguson and Thompson

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for the meeting were noted as above.

2. **DECLARATIONS OF INTERESTS**

No declarations of interest were made.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

The Chairperson provided an update on items discussed at the previous meeting, which included the following.

1. The Tourism Strategy.
2. The UK Shared Prosperity Fund.
3. The Housing Strategy.
4. The Disabled Facilities Grants paper.
5. The Houses of Multiple Occupation (HMO) Task and Finish Group.

It was noted that officers now intended to bring the updated Housing Strategy to the committee in the next municipal year. It was also noted that the committee would consider, as part of its new work plan the issues around a HMO task and finish group and the council's policy regarding the installation of showers within its housing stock.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 29 NOVEMBER 2022**

RESOLVED:

That the minutes of the previous meeting held on 29 November 2022 be approved and adopted.

5. **PUBLIC PARTICIPATION**

Ian Tait addressed the committee regarding agenda item 6 - Draft Housing Tenant Engagement and Communication Plan and a summary of the matters he raised were as follows.

1. That he felt the paper should be discussed at the Cabinet Committee: Housing as he believed that it was a relevant matter for that committee.
2. That tenant engagement was essential and cited both the Grenfell tragedy and the Awaab Ishak case as examples of this.
3. That good housing management meant tenant concerns needed to be taken seriously.
4. That Tenants And Council Together (TACT) played a vital role in achieving excellent tenant engagement, but the council needed to vary the way it communicates and listens to its tenants; and whilst social media is important, a move away from only a corporate approach may be beneficial.
5. That the council went through a housing options process 12 years ago, which utilised the Tenants Participation Advisory Service (TPAS) who were expert in tenancy engagement.
6. That the officer report showed an excellent understanding of the challenges of ensuring good engagement.
7. That he felt that the changes to area housing officers had not been as beneficial as initially hoped.

Councillor Paula Ferguson, Deputy Leader and Cabinet Member for Community and Housing thanked Mr Tait for his contribution and responded to his points, which could be summarised as follows.

1. She believed the committee's discussion of the draft report this evening would address many of his points, particularly greater face-to-face engagement and listening better.
2. The issue of TPAS and the independent review is addressed in the draft report, and an independent review of the draft strategy is planned with feedback from tenants.
3. The issue of area managers was being addressed, with the recruitment of staff.
4. She agreed that the council needed to engage with tenants in a variety of ways.
5. The draft plan aimed to allow tenants to tell the council their thoughts and make sure they are listened to in all appropriate settings.

David Light, Chair of Tenants And Council Together (TACT) addressed the committee regarding agenda item 6 - Draft Housing Tenant Engagement and Communication Plan and a summary of the matters he raised is as follows.

1. He wanted to see more younger people and people from different ethnic minorities engaged with TACT.
2. He looked forward to the council providing all the items described in the engagement plan.
3. He believed that the council and TACT work together in a positive way to achieve these goals.

Councillor Paula Ferguson, Deputy Leader and Cabinet Member for Community and Housing and Janette Palmer, Housing Policy and Projects Manager responded to his points, which could be summarised as follows.

1. That the plan did focus on underrepresented groups and how to specifically engage with them.
2. The council will need to allocate resources to reach currently underrepresented groups.
3. The draft report highlights the importance of feedback and involvement from all teams within the council's housing service.
4. That it was important to empower both tenants and staff to have conversations and bring back feedback for service improvement.
5. That the resources needed may not just come from the tenant involvement team, but from all teams within the housing service.

6. **WINCHESTER DISTRICT CULTURAL STRATEGY - SCOPING**

Councillor Lucille Thompson, Cabinet Member for Business and Culture introduced the report, ref BHP041 which set out proposals for the Winchester District Cultural Strategy (available here). Simon Jutton, representing Arts Council England then addressed the committee and informed members of his role and of the work of Arts Council England, particularly its strategy "Let's Create" and the associated planned outcomes. Simon Jutton advised that Arts Council England would be supporting Winchester City Council throughout the development of its strategy.

Emalene Hickman, Culture and Creative Sector Development Officer and Andrew Gostelow, Service Lead - Economy & Tourism provided the committee with a detailed presentation regarding the development of the strategy. This included information regarding the local population, their cultural activity, local cultural organisations and event data, stakeholder engagement undertaken to date and the next steps.

The committee was recommended to review and comment on the anticipated policy direction of the strategy, as outlined in paragraphs 2.4, 2.5, 2.6, 2.21 and 2.22 of the report and the approach outlined to deliver the strategy.

The committee proceeded to ask questions and debate the report. In summary, the following matters were raised:

1. The relationship of sport as part of this strategy.
2. Improving access to leisure facilities as part of this strategy.
3. That clarity is needed when references to Winchester are made and clarifying whether this is the city or the district.

4. Improving how we could highlight and signpost our cultural facilities and historic activities, including those in rural areas of the district.
5. Could members be provided with the detail behind the data and the graphs in order to cross-reference against their local knowledge of facilities and events?
6. Was there a lack of low-cost space for workshops or cultural activities and a lack of exhibition space in the district and was this feeding through into other council workstreams?
7. Whether an audit of resources, that could leverage budgets from various places and assist this strategy had been undertaken.
8. Clarification over "One Great Win" as part of this strategy.
9. Clarifying the membership of the cultural stakeholder group.
10. Was there an aspiration to achieve cultural provision or activity within 15 minutes of residences?
11. A member's prior written question was accepted, which requested elaboration on how the new strategy intended to support the council's aim of going greener faster.

These points were responded to by Councillor Thompson, Cabinet Member for Business & Culture, Simon Jutton, Arts Council England, Andrew Gostelow, Service Lead - Economy & Tourism, Emalene Hickman, Culture and Creative Sector Development Officer accordingly and were noted by Councillor Thompson, Cabinet Member for Business and Culture.

The Chairperson noted that a wide range of comments was made during the committee's discussion and drew particular attention to the following points.

1. There was some concern regarding the available resource for delivering the strategy and that collaboration and leverage would be necessary.
2. The committee welcomed the use of markers and information boards throughout the district and advocated collaboration with Parish councils for their introduction.
3. The committee believed that the provision of spaces for the many various activities covered by the strategy was a priority.

RESOLVED:

1. That members be provided with the data as per point five above.
2. That the cabinet member and officers note the comments of the committee.

7. **DRAFT HOUSING TENANT ENGAGEMENT AND COMMUNICATION PLAN**
Councillor Ferguson, Deputy Leader and Cabinet Member for Community and Housing and Janette Palmer, Housing Policy and Projects Manager introduced the report, ref BHP40 which set out proposals for the Draft Housing Tenant Engagement and Communication Plan, (available here).

The report set out the draft engagement plan (Appendix 3) that had been developed with tenants and officers following consultation and research. The committee was recommended to comment upon the content of the Tenant Engagement Plan.

The committee proceeded to ask questions and debate the report. In summary, the following matters were raised:

1. That the responsibility for tenant engagement lay across all council departments and this should be reflected within this plan.
2. That engagement needed to reach out beyond tenants to encompass other residents of rented accommodation in the district.
3. There was a challenge in getting younger people and families to engage with the council and relevant communication channels should be tailored to maximise engagement opportunities with these groups.
4. The key difficulties in feeding back from individuals, for example, issues around the General Data Protection Regulations (GDPR) and obtaining the express written consent of identified individuals.
5. Had all of the engagement options listed in paragraph 2.6 filtered through into the plan?
6. That it was vital all elements of service delivery to tenants were provided at a very high standard and the provision of the out-of-hours service was discussed further.
7. How as a council do we monitor subcontractor performance and improve the services to residents?

Gillian Knight, Corporate Head of Housing provided the committee with a presentation (available [here](#)) regarding the Social Housing White Paper - The Charter for Social Housing Residents, which covered the following topics.

1. To be safe in your home.
2. To know how your landlord was performing.
3. To have your complaints dealt with promptly & fairly.
4. To be treated with respect, backed by a strong consumer regulator for tenants.
5. To have your voice heard by your landlord.
6. To have a good quality home & neighbourhood to live in.
7. To be supported to take your first step to ownership.

The committee proceeded to ask questions and the following matters were raised.

1. Would the council need to do more (in partnership with the police) to fulfil our duties within the white paper?
2. Did the requirements of the white paper introduce new burdens for the council and were there associated issues for designing a solution and resourcing it?

These points were responded to by Councillor Ferguson, Deputy Leader and Cabinet Member for Community and Housing, Simon Hendey, Strategic Director, Gillian Knight, Corporate Head of Housing and Janette Palmer, Housing Policy

and Projects Manager, accordingly and were noted by Councillor Ferguson, Deputy Leader and Cabinet Member for Community and Housing.

RESOLVED:

1. That a cross reference be provided between the items listed in paragraph 2.6 and the finalised plan and shared with members.
2. That Councillor Ferguson would consider whether this paper would be required to go to Cabinet Committee: Housing for further discussion and sign-off or whether this would be absorbed into the overall Housing Strategy paper.
3. That the committee wished to extend its appreciation to the Winchester City Council tenant who participates on the National Residents' Panel set up to improve tenant engagement and the regulation of the social housing sector.
4. That the cabinet member and officers note the comments of the committee.

8. **TO NOTE THE WORK PROGRAMME FOR 2022/23**

The committee discussed the work programme for the next municipal year. It was agreed that the following items should be placed for discussion at the first meeting of the committee to potentially form part of the 2023/24 work plan.

1. The Housing Strategy.
2. Establishing a HMO task and finish group.
3. A review of the council's policy regarding the installation of showers within its housing stock.

Following an earlier question, Simon Hendey, Strategic Director, agreed to discuss with Cllr Issacs how residents with work and/or family connections could seek support from the council, including priority for available, affordable housing.

The meeting commenced at 6.30 pm and concluded at 9.15 pm

Chairperson

REPORT TITLE: COUNCIL HOMES – CARBON CREDIT TRADING

12 JULY 2023

REPORT OF PORTFOLIO HOLDER: Councillor Chris Westwood, Cabinet Member for Housing.

Contact Officer: Chris Scahill Tel No: 01962 848 070 Email: cscahill@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report provides Members with information on a scheme called 'Retrofit Credits,' in order to generate additional investment by trading carbon credits earned from energy retrofit works carried out on council homes. The paper is a discussion paper and subject to comments and further due diligence it is the intention to report to September cabinet to seek authority to enter the scheme.

RECOMMENDATIONS:

That the Policy Committee are asked to note and comment on the scheme and whether it would support further work and due diligence so as to enable a report to be presented to cabinet at its September meeting.

1 RESOURCE IMPLICATIONS

- 1.1 The scheme is largely administered by the operators, however, there will be staff time required within the existing Property Services team to register those homes onto the scheme which have had, or are due to have, retrofit works carried out - and then to upload documentary evidence to the portal on completion in order to access the funding.
- 1.2 Whilst the staff time will be justified by the potential income, it should be noted that this is an additional process to be managed.

2 SUPPORTING INFORMATION:

Background

- 2.1 'Retrofit Credits' is a scheme involving the enrolment of properties where a landlord has carried out, or is planning to carry out, retrofit works to improve the thermal efficiency and/or reduce the carbon intensity of a heating system.
- 2.2 'Retrofit Credits' has been developed by 'HACT' (Housing Associations' Charitable Trust) who have 60-years' experience as a social housing sector charity, driving social value and transformation. HACT work together with 'Arctica Partners' who have a decade of experience in the carbon credits markets.
- 2.3 To ensure environmental credibility, Arctica calculates the potential emission reductions using its methodology under the Verified Carbon Standard and HACT calculates the potential social impact via the UK Social Value Bank.
- 2.4 'Retrofit Credits' controls who buys each carbon credit as the scheme has an ethical framework to counter any concerns about 'greenwashing.'
- 2.5 'Retrofit Credits' is the only carbon crediting project for UK housing retrofit to be listed under the Verified Carbon Standard.
- 2.6 This innovative service unlocks additional funding by verifying emission reductions from investment in decarbonisation projects.

Details of Proposal

- 2.7 WCC enrol housing stock where retrofit works have been, or are due to be, carried out to improve thermal performance, or reduce carbon from the heat source.
- 2.8 Arctica then calculate the potential emissions reductions using its methodology.

- 2.9 Once the retrofit work is complete, the home can be submitted for crediting. There is a set of required documentation, which the council will have to populate and submit.
- 2.10 Once a home is accepted for crediting, the number of credits achieved will begin to update daily on the portal.
- 2.11 Emission reductions are recognised from the date on which completed retrofit work is certified. Emission reductions are calculated per Heating Degree Day. (a measurement reviewed daily and designed to quantify the demand for energy needed to heat a building)
- 2.12 'Verified Carbon Units' (credits) are generated for emission reductions achieved during the prior crediting period (Example Jan 1, 2023, to Jun 30, 2023).
- 2.13 Credits are sold to buyers validated and enrolled in the service. A benchmark price is currently being established for the pilot.
- 2.14 The housing provider receives payment on an annual basis until 2042 for the credits created or can use the credits to compensate / offset towards its remaining emissions.

Conclusion

- 2.15 The valuable income from this source can be used for a number of purposes. As examples, the income could be used to support further retrofit works, offset other emissions, creating a fund for further community value (e.g., tenancy support) or a fuel poverty fund.
- 2.16 Winchester City Council's Retrofit Projects for period 2023 - 2025 has the following forecasted benefits (40% delivery year 1; 60% delivery year 2 (SHDF split)):

Number of Homes Enrolled	518
Emissions Reduction (Projected)	259.82 tCO ₂ e/yr.
Social Value (Projected)	£124,520 /yr.
Annual Credits (Projected)	259.82
Lifetime Credits (20yrs Projected)	5,196

Projected Annual Income (after 2yr delivery):	£14,290 - £20,785
Projected Total Income:	£472,515 - £687,295
Price Parameter – Initial Sale Pilot	Approx. £55 - £80
Price escalation/yr.	Approx. 5%

2.17 Whilst the above projections have been provided by HACT based on WCC's initial proposed enrolment of retrofit works, it must be noted that these prices could rise and fall and cannot be guaranteed, as the scheme will be operating over a 20-year period and will be subject to usual market forces of supply and demand. Additionally, though, there is scope for future retrofit works to be registered, generating the associated additional credits, and greatly increasing potential income. For example, if another two years of retrofit work in the HRA were undertaken a similar level of carbon credits could be generated over the 20 year period. Members will be aware that at present the HRA has programmed over £ 1.5m a year to support retrofit work to HRA dwellings until 2032/33. Therefore, there will be the opportunity to potentially increase the amount of credits that could be generated.

2.18 Subject to comments from Business and Housing Policy Committee the intention will be to report to cabinet to seek authority to enter into the contract with HACT to obtain the benefits of the scheme.

3 OTHER OPTIONS CONSIDERED AND REJECTED

3.1 None - 'Retrofit Credits' is the only carbon crediting project for UK housing retrofit to be listed under the Verified Carbon Standard

BACKGROUND DOCUMENTS: -

Previous Committee Reports: -

None

Other Background Documents: -

None

APPENDICES:

None

WINCHESTER CITY COUNCIL – THE BHP COMMITTEE WORK PROGRAMME

	Item	Lead Officer	Date for BHP	Date for Cabinet
Meeting 12 July 2023				
1	Retrofit housing programme - Presentation	Gillian Knight	12 Jul 2023	
2	Carbon Credit Trading - Report	Simon Hendeley	12 Jul 2023	
Meeting 19 September 2023				
3	Housing Strategy	Gillian Knight	19 Sep 2023	
4	Nutrient mitigation from Council housing stock (including shower policy)	Gillian Knight	19 Sep 2023	
5	UKSPF/REF programme update	Andrew Gostelow	19 Sep 2023	
Meeting 28 November 2023				
6	HRA business plan & high level budget options	Gillian Knight	28 Nov 2023	
7	Festival and events programming policy	Andrew Gostelow	28 Nov 2023	
Meeting 20 February 2024				
8	Older person accommodation strategy	Gillian Knight	20 Feb 2024	
9	Review of Hants Home choice allocations policy	Gillian Knight	20 Feb 2024	
10	Green Economic Development Strategy action plan 2024/27	Andrew Gostelow	20 Feb 2024	
Items to be confirmed				
11	Street Markets Improvement Plan (WTF320)	Andrew Gostelow	19 Sep 2023	

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