

Decisions taken by the Cabinet Committee: Housing on Monday, 6 July 2026

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

<p>A9</p>	<p>Housing Consumer Standards</p>	<ol style="list-style-type: none"> 1. That it be noted that HQN have been commissioned to assess the Landlord Service against the Consumer Standards. 2. That the Consumer Standards service improvement plan/s be agreed, as set out in Appendix A of the report. 	<p>The purpose of report CAB3559(H) is to update Cabinet Committee Housing on the assessment of the Landlord Services against the Regulator for Social Housing (RSH) Consumer Standards and improvement plans underway to raise the service from its current C3 judgement, received from the RSH in April 2025, following the decision to self-refer.</p> <p>To support this work, Housing Quality Network (HQN) were commissioned by the council to undertake a mock inspection of the Landlord Service in May 2026. HQN's feedback has informed service</p>	<p>The option to do nothing is not recommended. This would not provide the best possible services to our customers and could lead to regulatory intervention. Also, the inspection regime is underway, and we want to be inspection ready and focussed on achieving a C1 judgement.</p> <p>Development of our own consumer standard improvement plans has been considered and rejected; through working with HQN we have commissioned advice from external independent experts, and it would not be in the council's interest or resource to</p>
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			<p>improvement plans for four of the consumer standards which are:</p> <ul style="list-style-type: none"> • Transparency, Influence and Accountability • Safety and Quality • Neighbourhoods and Community • Tenancy <p>Service improvements received via the mock inspection process, will inform improvement plans to ensure the landlord service is inspection ready and focussed on achieving a C1Judgement through that process.</p>	<p>develop alternative plans.</p>
A10	Tenancy Strategy	<p>1. That the Tenancy Strategy 2026–2031 attached at Appendix 1 to report CAB3558(H) be approved.</p>	<p>Report CAB3558(H) supports the Council’s objective of good homes for all.</p> <p>The purpose of the report is to seek approval of</p>	<p>The option of retaining the existing Tenancy Strategy and not adopting the revised Tenancy Strategy 2026–2031 and Housing Services Tenancy Management</p>

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		<p>2. That the Housing Services Tenancy Management Strategy 2026–2029 be approved, as attached at Appendix 3 to the report.</p> <p>3. That authority be delegated to the Corporate Head of Housing, in consultation with the Cabinet Member for Good Homes for All, to make any minor amendments, typographical corrections, formatting changes, legislative updates or other non-material changes required prior to publication and implementation of the Tenancy Strategy 2026–2031 and the Housing Services Tenancy Management Strategy</p>	<p>Winchester City Council's revised Tenancy Strategy 2026–2031 and the new Housing Services Tenancy Management Strategy 2026–2029.</p> <p>The Tenancy Strategy fulfils the council's statutory duty under Section 150 of the Localism Act 2011 to publish a tenancy strategy setting out the matters to which Registered Providers operating within the district should have regard when formulating tenancy policies. The strategy establishes the council's expectations regarding the types of tenancies that should be granted, the circumstances in which different tenancy types should be used, the length of fixed-term tenancies and the circumstances in which tenancies may be renewed</p>	<p>Strategy 2026–2029 was considered and rejected.</p> <p>The existing Tenancy Strategy was adopted in 2012 and no longer fully reflects the current legislative, regulatory and operational environment. Significant changes have occurred since its adoption, including the introduction of the Social Housing (Regulation) Act 2023, the Regulator of Social Housing Consumer Standards 2024, increasing housing demand, affordability pressures and the growing complexity of tenant support needs. Retaining the existing strategy would limit the council's ability to demonstrate alignment with current legislation, regulatory expectations and sector best practice. It would also reduce</p>

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		2026–2029	<p>or ended.</p> <p>The revised strategy provides a clear framework to support the effective use of social housing across Winchester, whilst promoting tenancy stability, preventing homelessness, supporting sustainable communities and ensuring housing stock is managed in a way that responds to local housing need. It reflects significant changes in the housing, legislative and regulatory environment since the council's original Tenancy Strategy was adopted in 2012, including increasing affordability pressures, growing housing demand, rising homelessness pressures and increasing complexity of tenant support needs.</p>	<p>the effectiveness of the strategic framework supporting tenancy sustainment, homelessness prevention and the effective use of social housing stock across the district.</p> <p>Not adopting the Housing Services Tenancy Management Strategy would leave the council without a clear strategic framework setting out how tenancy services will be delivered, how tenants will be supported to sustain their tenancies and how the council intends to meet the expectations of the Consumer Standards in relation to tenancy management, neighbourhood management, resident engagement and service delivery.</p>

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			<p>The strategy has been developed in alignment with the Social Housing (Regulation) Act 2023, the Regulator of Social Housing Consumer Standards 2024, the Council Plan 2025–2030, the Housing Strategy 2023–2028 and the Preventing Homelessness and Rough Sleeping Strategy 2025–2030. It moves beyond a narrow focus on tenancy types and introduces a broader strategic approach centred on tenancy sustainment, homelessness prevention, early intervention, resident wellbeing, partnership working and the effective use of social housing stock.</p> <p>The report also presents the new Housing Services Tenancy Management Strategy 2026–2029. This</p>	<p>Failure to adopt the revised strategies could increase the risk of inconsistent service delivery, reduce opportunities to strengthen tenancy sustainment and homelessness prevention activity and weaken the council's ability to demonstrate compliance with the Regulator of Social Housing's Consumer Standards.</p> <p>The recommended option is therefore to approve both strategies, providing a modern, resident-focused and regulatory-compliant framework for tenancy management, tenancy sustainment and effective use of social housing across Winchester, whilst supporting the council's wider housing priorities and ongoing landlord service improvement</p>

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			<p>strategy sets out how Winchester City Council, as a landlord, will support tenants to live well in their homes and communities. It explains what tenants can expect from the council as their landlord, how tenancy services will be delivered and how the council will work in partnership with residents to provide services that are fair, consistent, transparent and focused on sustaining successful tenancies.</p> <p>The Tenancy Management Strategy forms a key part of the council's responsibilities as a social landlord. It supports compliance with the Localism Act 2011, the Social Housing (Regulation) Act 2023 and the Regulator of Social Housing Consumer Standards 2024. The strategy has been developed</p>	<p>programme.</p>

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			<p>alongside tenants, ensuring it reflects resident priorities including security, clarity, responsiveness, accountability and trust.</p>	
<p>A11</p>	<p>Repairs and Maintenance Procurement and Audit update</p>	<p>That the following be noted:</p> <ol style="list-style-type: none"> 1. That the repairs and maintenance contract has been awarded to Wates Property Services. 2. That the Heating contract has been awarded to Signix Ltd. 3. That the Electrical contract has been awarded to Signix Ltd. 4. The Repairs and Maintenance audit action plan and progress made to date. 	<p>Report CAB3557(H) supports the council's corporate priority, Good Homes for All.</p> <p>The procurement of the repairs and maintenance contract was agreed by Cabinet in May 2025, including approval of a seven-year contract term and the use of framework arrangements for Heating, Electrical, Fire Safety, Asbestos and Water Hygiene contracts (Cabinet paper CAB3506). Cabinet also set the evaluation methodology, based on a 60% quality and 40% cost weighting, to ensure best value for tenants, residents and the</p>	<p>Due to expiry of previous contract there was no option other than to put the contracts to the market under the prevailing procurement legislation.</p> <p>The R&M audit action plan could have been delayed as many issues would be subsumed and addressed into the new contract administration from go live in August 2026. Although the issues have been addressed in the future contract brief the serious nature of the findings required immediate responses prior to new contract go live and the implementation of an</p>

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			<p>Council.</p> <p>The report provides an update to Cabinet Committee Housing on the procurement of new contract delivery for repairs and maintenance, electrical and heating services across the council's housing stock and associated assets. The report will outline the process the procurement has gone through, including the number of bidders involved, the evaluation methodology applied and the outcomes of the assessment, such as scoring and how the preferred bidders were identified for each contract.</p> <p>The procurement of the repairs and maintenance contract was conducted under the new Procurement Act 2023 (PA23) procedures</p>	<p>improvement plan short term.</p>

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			<p>with a go live date of August 2026 and the electrical and heating contracts were procured under a Public Contracts Regulations 2015 framework to ensure a go live date of 7th May 2026.</p> <p>The paper also provides an update on the status of the contracts for Water Hygiene, Asbestos, Lifts and Fire Safety.</p> <p>The report will also provide an update on recommendations relating to a repairs and maintenance audit, including the development of an action plan, progress made and the governance framework that has been put in place to ensure effective oversight and continuous improvement.</p>	

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A12	Private Sector Housing Enforcement Policy and Civil Penalties Policy	<ol style="list-style-type: none"> 1. That the revised Private Sector Housing Enforcement Policy be approved, as set out in Appendix 1 of report CAB3555(H). 2. That the proposed Private Sector Housing Civil Penalty Policy be approved, as set out in Appendix 2 of the report. 3. That the Corporate Head of Housing be authorised to make minor changes or those linked to legislative change, to the Private Sector Housing Enforcement and Civil Penalty policies. 	<p>Report CAB3555(H) outlines the need for a new Private Sector Housing Enforcement Policy and Private Sector Housing Civil Penalties Policy that directly aligns with the councils' strategic priorities of greener faster, thriving places, healthy communities, good homes for all, efficient and effective and listening and learning.</p> <p>The council is responsible for enforcing housing legislation in the district that ensures property standards are well maintained and align with the councils' key priorities, primarily good homes for all.</p> <p>The last Private Sector Housing enforcement Policy was revised in 2020 and since then there has been significant change to the housing enforcement</p>	<p>The option not to adopt the proposed policies and continue with the current Private Sector Housing Enforcement policy is rejected. This would put the council at risk of not being able to fulfil its new statutory duties and may leave the council subject to a judicial review with an inability to continue to fund resources. Therefore, not adopting these policies is not an option.</p> <p>Due to the statutory duties implemented by the RRA and the complexity of the offences there is no other suitable alternative option, without putting the council at significant risk.</p>

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			<p>landscape, mainly from the introduction of the Renters' Rights Act 2025 (RRA) and other new statutory requirements. The current Private Sector Housing enforcement policy is therefore no longer fit for purpose.</p>	
A13	Homelessness, Rough Sleeping and Domestic Abuse Grant	<ol style="list-style-type: none"> 1. That the Homelessness, Rough Sleeping and Domestic Abuse Grant Spending Plan for the three-year period 2026/27 to 2028/29 be approved, as set out at paragraph 11.18 of report CAB3554(H). 2. That all the fixed term staffing contracts be extended as set out in paragraph 4.4 of the report. 	<p>Report CAB3554(H) is to inform Cabinet Committee Housing of the final funding allocations confirmed through the Local Government Finance Settlement for the three-year period 2026/27 to 2028/29 for the Homelessness, Rough Sleeping and Domestic Abuse Grant, and to seek approval for a proposed three-year spending plan setting out how this funding will be used over the medium</p>	<p>The option of not committing to the spending plan is rejected as it is a MHCLG requirement that the grant is spent within the year. It would dramatically reduce any opportunity to prevent or relieve homelessness if the proposals are not approved.</p> <p>The option of not committing to the reserve spend is also rejected as the proposals are required to sustain the housing options service and</p>

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		<p>3. That the allocation of £286,000 draw down from the Homelessness Grant reserve, to fund the Homelessness, Rough Sleeping and Domestic Abuse Spending Plan for 2026-27 be approved and the Homelessness Reserve Spending Plan set out at paragraph 11.24 of the report be approved.</p> <p>4. That the Homes for Ukraine spending plan and reserve plan be approved as set out at paragraphs 11.33 and 11.40 of the report.</p> <p>5. That the allocation of £47,856 for New Burden’s funding associated with the Supported Housing</p>	<p>term.</p> <p>This new grant brings together the previous homelessness and rough sleeping revenue grants for the Prevention, Relief and Staffing element of the Homelessness Prevention Grant (HPG); and the Rough Sleeping Prevention and Recovery Grant (RSPARG). It also includes the Renters’ Rights Act New Burdens funding and the Domestic Abuse Safe Accommodation Grant.</p> <p>This is the first time MHCLG (Ministry of Housing Communities and Local Government) have provided a three-year funding plan to ensure councils’ have the opportunity to invest in long-term solutions to prevent homelessness and this report</p>	<p>it’s statutory duties.</p>

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		<p>(Regulatory Oversight Act) 2023 be approved as set out in paragraph 11.44 of the report.</p> <p>6. That a capital budget to purchase up to 2 properties up to the value of £500,000 in total be approved, with 50% funded from the Ukrainian reserve (Homelessness) and 50% funded from the Homelessness reserve.</p> <p>7. That authority be delegated to the Strategic Director with housing responsibility, in consultation with the Cabinet Member for Healthy Communities, to agree any minor amendments to spending plans for the homelessness, rough</p>	<p>sets out a proposed approach to deploying these resources in a planned and sustainable way over the three-year funding period (2026-2029).</p> <p>This multi-year funding is intended by Government to support the shared ambition to move the homelessness system away from crisis response and towards prevention and early intervention, as set out in the cross-government Strategy on Homelessness and Rough Sleeping: A National Plan to End Homelessness published in December 2025. It also supports the Government’s commitment to improve support for victims of domestic abuse.</p> <p>The grant cannot be used on costs relating directly to</p>	

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		<p>sleeping and domestic abuse grant, the homelessness reserve grant, Homes for Ukraine funding, Ukrainian reserve and New Burdens funding related to the Renter’s Rights Act and the Supported Housing Regulatory Oversight Act 2023 .</p>	<p>temporary accommodation.</p> <p>The council’s 3-year combined funding is £2,661,474. Obviously, use of funding could be reviewed by the new Mid Hants Unitary Council in the future.</p> <p>The report will also set out other spending proposals for the council to respond to its homelessness pressures through additional funding streams, ‘Homes for Ukraine Grant’ from Hampshire County Council (HCC) and spending from the homelessness grant reserve and the Ukraine (homelessness) reserve.</p>	