



Meeting	Economy and Housing Policy Committee
Date and Time	Wednesday, 1st July, 2026 at 6.30 pm.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

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) 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, 25 June 2026). 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 Councillors or Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with 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 2026/27 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 23 February 2026.** (Pages 5 - 8)
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 Policy Committee, provided they have registered to speak three working days in advance. Please complete this [form](https://forms.office.com/r/Y87tufaV6G) (https://forms.office.com/r/Y87tufaV6G) by 5pm on 25 June 2026 or call (01962) 848 264 for further details.
7. **Winchester City Council Homelessness Service and Local Government Reorganisation (LGR) considerations** (Pages 9 - 24)

Please note. It may be necessary for the meeting to adjourn for part of this agenda item. The conclusions of the adjourned session will be considered following the adjournment.
8. **Review Of the Economy and Housing Policy Committee Resolutions for 2025/26** (Pages 25 - 34)

RECOMMENDATION:
That the committee note the responses to the Economy and Housing Policy Committee previous resolutions.
9. **To note the committees current Work Programme.** (Pages 35 - 36)
10. **To note the dates of future meetings.**
1 Jul 2026 6.30 pm
22 Sep 2026 6.30 pm
24 Nov 2026 6.30 pm
23 Feb 2027 6.30 pm

Laura Taylor
Chief Executive

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23 June 2026

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

**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

MEMBERSHIP

Chairperson: Councillor: Batho (Liberal Democrats)

Vice Chairperson: Councillor

Conservatives

Horrill

Liberal Democrats

Morris
Achwal S
Brophy
Murphy
Ablitt
Fleuren

Ind & Green

Cook

Conservatives

Warwick and Langford-
Smith

Deputy Members Liberal Democrats

Bennett and Wise

Ind & Green

White and Bailey-
Morgan

Quorum = 3 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, 25 June 2026) 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:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

Public Document Pack Agenda Item 5

ECONOMY AND HOUSING POLICY COMMITTEE

Monday, 23 February 2026

Attendance:

Councillors
Batho (Chairperson)

Chamberlain
Eve
Morris

Murphy
Gordon-Smith
Bolton

Apologies for Absence:

Councillor White

Deputy Members:

Councillor Lee (as deputy for White)

Other members in attendance:

Councillors Brophy, Horrill and Reach

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for the meeting were noted as above. In addition, in order to widen discussion, the Chair had asked each political group for one deputy member to attend for agenda item 6.

2. **DECLARATIONS OF INTERESTS**

No declarations were made.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

No announcements were made.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 25 NOVEMBER 2025**

RESOLVED:

That the minutes of the previous meeting held on the 25 November 2025 be approved and adopted.

5. **PUBLIC PARTICIPATION**

There were no comments or questions during public participation. The Chairperson noted, however, that two members of the TACT Board were present and had been invited to participate in the committee's deliberations on agenda item 6.

6. **HOUSING REVENUE ACCOUNT - FUTURE POLICY OPTIONS**

The Chairperson advised that it was proposed to deal with this agenda item in a more interactive format than for regular committee items. It was intended that this approach would generate a deeper debate and achieve a cross-party understanding and consensus of the key aspects of the HRA. He explained that following an introduction, the committee would adjourn to work in three separate groups to attempt to balance a HRA budget before reconvening to discuss their findings. The intention would be for each group to construct a balanced HRA budget, weighing competing priorities such as investing in existing stock, increasing new homes, and redeeming HRA debt.

Councillor Mark Reach, Cabinet Member for Good Homes, and Simon Hendey, Strategic Director, introduced the agenda item which included a presentation ([available here](#)) and included the following points:

1. The existing HRA plan supported the delivery of 1,000 new homes up to 2032, with retrofit investment funded through to 2030.
2. Groups were required to balance expenditure with projected income for each year, ensuring working balances were not reduced and that income assumptions reflected the national rent regime.
3. Groups could select their own spending mix to achieve a balanced HRA, noting that multiple valid solutions were possible.
4. Indicative projected income figures for 2032–2037 were provided.
5. Members were advised that whilst some expenditure areas (such as housing management and repairs & maintenance) could only be adjusted minimally, others (including depreciation and interest payments) were fixed.
6. The main area of flexibility related to choices between debt repayment and the delivery of new homes, supported by indicative net cost figures (£20k for social rent and £17.5k for affordable rent), with costs accumulating as new homes were added.
7. Examples of expenditure categories were outlined, covering repairs and maintenance (reactive repairs, damp and mould, HHSRS, voids, cyclical servicing, inspections, adaptations, communal areas) and housing management (tenancy management, ASB, lettings, rent collection, leasehold/RTB work, sheltered schemes, and tenant engagement), alongside indicative expenditure figures for 2032–2037.

The committee proceeded to ask questions regarding the provided presentation which included the following:

1. A question was asked regarding the current algorithm and drivers that had built the HRA plan up to 2032.
2. Further clarification was sought on whether the predicted interest rates were completely aligned with all other predictions in the general fund.
3. A question was asked whether the interest rates were universal across all council activity, including both the general fund and the HRA.
4. Clarification was requested on whether specific attention should be paid to repairs and maintenance, such as retrofit, to ensure best value for money.

5. A question was asked whether the model captured other elements or opportunities that might trigger a different financial route if more money became available.
6. Further clarification was sought on whether HRA viability could be improved by internal carbon pricing or carbon accounting.
7. Clarification was requested on whether the council could borrow more money to build more houses and the implications of doing so.

These points were responded to by Councillor Mark Reach, Cabinet Member for Good Homes, and Simon Hendey, Strategic Director, accordingly.

The committee adjourned and upon reconvening, Simon Hendey, Strategic Director provided feedback from each group as follows.

Group One Proposals included the following:

1. A 5% reduction in repairs, maintenance, and housing management costs.
2. That the savings from cost reductions be used to support more affordable housing development.
3. Suggested a review of the split between social rent and affordable rent.
4. That officers engage with customers to identify savings.
5. Recommended that the HRA work in partnership with other organisations for new developments.
6. Felt that rent convergence should be implemented across the period.

Group Two Proposals included the following

1. Remained neutral regarding the introduction of rent convergence.
2. Suggested increasing the property disposal programme, specifically for properties with high refurbishment and repair costs, and reinvesting that money into the affordable housing programme.
3. Looked at reducing repairs, maintenance, and housing management costs.
4. Questioned if carbon benefits from Passivhaus could be traded or used to gain additional benefits.

Group Three Proposals included the following

1. Set a challenge of achieving a 5% saving across costs over the year.
2. Proposed establishing a programme for new homes, specifically looking at the split between affordable and social rent.
3. Highlighted the importance of seeking additional funds to allow for the investigation of more policy options.

RESOLVED:

The Chairperson summarised as follows:

- 1) That the presentation and the outcomes of the interactive session be noted.
- 2) That the committee request officers and the Cabinet Member to consider the feedback provided by the groups, as detailed above.

- 3) That the committee also noted the following additional points, and invited officers and the Cabinet Member to consider whether further work in these areas would be appropriate:
 - (a) The feasibility and implications of seeking a 5% saving within the housing management and repairs and maintenance budgets, and whether any resulting insights could be reported back to the committee.
 - (b) The potential for alternative delivery models — for example, increased in-house resourcing for work currently delivered by third parties, enhanced partnership working, and improved utilisation of existing assets — and whether any emerging findings could be shared with the committee in due course.
 - (c) The importance of taking interest rate exposure into account when developing future plans, given the financial pressures associated with renewing loans.
- 4) That the committee and officers welcomed this style of engagement and suggested using a similar process for policy development in other appropriate areas in the future.

7. **TO NOTE THE MEETING DATES FOR THE COMMITTEES IN 2026/27**

RESOLVED:

That the dates of future meetings were noted.

The meeting commenced at 6.30 pm and concluded at 8.40 pm

Chairperson

Economy and Housing policy cttee Homelessness and LGR considerations

1st July 2026

Page 9

Agenda Item 7



Winchester
City Council

Interactive session to explore homelessness services in Winchester and LGR considerations

Page 10

- Legislation
- Services offered in Winchester District
- Case studies
- Local government reorganisation considerations

Legislation

- The Homelessness Reduction Act 2017 is the main legislation governing how councils must respond to homelessness in England.
- It significantly changed the system by focusing on early intervention and prevention and extending duties to all eligible households, not only those in priority need.
- Requiring councils to take proactive, personalised action to prevent and relieve homelessness.
- Prevention Duty (Up to 56 Days) - Household is at risk of homelessness within 56 days. We must take reasonable steps to prevent homelessness.
- Relief Duty (Up to 56 Days) - Household is already homeless. We must take reasonable steps to help them secure accommodation.
- Main Housing Duty – If the household is homeless and eligible, has priority need (e.g. families with children, pregnancy, vulnerability) is not intentionally homeless the council must secure suitable settled accommodation.

What we do in Winchester DC

- Open and accessible duty service
- Always able to see an officer face-to-face
- Early intervention and prevention options
- Homelessness pathways
- Support available
- Manage own temporary accommodation stock

Case studies

- Interactive session in groups to make decisions on homeless approaches

Case Study 1

Page 14

- A family of four (two children under 10) are evicted from a private rented tenancy in Winchester following a rent increase they cannot afford.
- They have lived in Winchester for 2 years
- One parent working locally (low income)
- No extended family support locally
- They approach the council as homeless

To consider

- Do they qualify as homeless and in priority need? (Housing Act 1996, Part 7)
- Are they intentionally homeless?
- Do the council owe a duty to provide temporary accommodation?
- If so, should the council place the family in Winchester or out of area (due to affordability pressures)
- Whether to prioritise the household on the Housing Register (Banding)

Case Study 2

- A mother with two children flees domestic abuse from another Hampshire district and presents in Winchester.
- No local connection to Winchester
- Immediate safety risk
- Requires confidential location

To consider

- Should the council refer the family back to their 'home' council?
- If the council offer accommodation what is suitable?
- Long term should the council keep the duty in Winchester or coordinate with another authority (if safe)
- Can the family join the housing register if they have no local connection?

Case Study 3

- Single female
- History of rough sleeping and unstable accommodation
- Substance misuse and mental health needs
- Previously evicted from temporary accommodation 3 months ago due to assault on another resident

To consider

- Is the applicant intentionally homeless?
- What duties still apply (relief vs main duty)?
- Should the council use its' discretion to provide accommodation?
- How does the council meet support needs alongside housing duty?

Case Study 4

- A family of 3 were made homeless from a family address one year ago.
- They have lived in WCC temporary accommodation ever since and were owed a main housing duty from the council.
- They have been awarded band 2 to move on through Hampshire Home Choice but are not bidding because they are waiting for a specific property in the road they previously lived in to become available.

To consider

- How long should officers allow the family to wait?
- Should the council apply for properties on their behalf?
- If the council bids on their behalf and the family refuses the property because they still wish to wait, what should the council do?
- Should the council evict them from temporary accommodation or give them another chance?

LGR considerations

- Where to discharge statutory duty
- Future of local voluntary services
- Benefits of LGR in terms of joined up services
- Should priority on the housing register be based on historic district boundaries (local need) or a wider unitary need-based system?
- Does LGR improve outcomes for complex households, or risk them being “lost” in a bigger system?
- Will pathways become more economically viable and joined up?
- Will partnerships become diluted?
- Will funding pressures be spread better amongst a wider area?

Thank you

Questions?



Winchester
City Council

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ECONOMY & HOUSING POLICY COMMITTEE

REPORT TITLE: REVIEW OF ECONOMY AND HOUSING COMMITTEE
RESOLUTIONS

1 July 2026

REPORT OF CHAIRPERSON: Councillor James Batho, Email:
jbatho@winchester.gov.uk

CONTACT OFFICER: Simon Hendey, Email: shendey@winchester.gov.uk

WARD(S): ALL

BACKGROUND INFORMATION

The attached document sets out the resolutions of the Economy and Housing Policy Committee from the previous municipal year. Where applicable, additional update comments have been included.

RECOMMENDATION:

That the committee note the responses to the Economy and Housing Policy Committee previous resolutions.

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Meeting Date	Agenda Item Title	Officer	Resolution	Update
2 July 2025	Social Housing Regulation Consumer Standard Improvement Plan	Simon Hendey	That confirmation be sought from the Cabinet Member for Good Homes that the Cabinet Committee (Housing) would be responsible for monitoring the improvement plan.	A paper is due to be presented to Cabinet Committee; Housing in July 2026
			That the committee would discuss at a subsequent meeting the impact of future government regulations, including an officer perspective on the council's proposed response.	As Above
			The Cabinet Member consider the committee's comments raised during the discussion of the item.	No update necessary

16 September 2025	Winchester District Tourism Strategy 2026-2030 - Baseline Report and Outline Recommendations	Andrew Gostelow	That the baseline report and outline recommendations for the Winchester District Tourism Strategy 2026-2030 were noted.	No update necessary
			The committee acknowledged the challenges highlighted, including the need to diversify the visitor market, encourage business collaboration, and secure investment to deliver the strategy.	No update necessary
			The committee supported the progression of the strategy based on the work undertaken.	No update necessary
			Officers were asked to: i. Confirm whether the recent Foodies Festival at River Park was subsidised by the council.	Winchester City Council did not subsidise the 2025 Foodies Festival hosted at River Park.
			ii. For future, specific festivals, such as Boomtown, to analyse the town centre footfall data to identify any significant differences.	This event takes place between 12-16 August. Officers will monitor footfall data in the city accordingly

16 September 2025	Housing Development Strategy	Caroline Egan	The committee agreed the following comments: That the draft Housing Development Strategy 2025-2032 be noted.	No update necessary
			That the final strategy should place a strong emphasis on proactively working with and supporting registered providers and other partners to ensure their capacity to deliver affordable housing is maximised.	This is in the adopted Strategy – see ‘Our Affordable Housing Provider Strategy’ section.
			That officers consider providing clarification on overheating solutions (e.g., MVHR, solar shading, expert advice) to the "how we will achieve this" section of the strategy.	This is in the adopted Strategy – see ‘Our Council Plan and Housing Development Strategy Priorities – Greener, Faster’ section.
			Where appropriate, councillors promote awareness of Action Hampshire's rural housing enabling service to parish councils	No update necessary

16 September 2025	Preventing Homelessness and Rough Sleeping	Karen Thorburn	That the draft Preventing Homelessness and Rough Sleeping Strategy 2025-2030 be noted.	No update necessary
			The committee commended the officers and partner organisations for their work in preventing homelessness and noted the significant achievements made.	No update necessary
			The committee acknowledged the external challenges, including funding constraints and demographic changes, and supported the need to ensure council funding provisions continued through any period of local government reorganisation.	No update necessary
			Officers to provide data on the average length of stay in temporary accommodation for the previous two years.	Following the meeting, officers provided the Temporary accommodation figures for the previous two years which were included in the minutes of the meeting.

16 September 2025	Housing Compliance Policies	Yvonne Anderson	That the committee noted the report.	No update necessary
			That the committee thanked the officer for bringing the report forward and noted that it would progress through the appropriate council committees for approval.	No update necessary
			That officers clarify the response times regarding lifts as noted in sections 6.4 and 6.5 of the policy.	Following the meeting officers advised “that paragraph 6.4 of the Lifts Policy refers to a lift outage, which will be attended to within 4 hours. Paragraph 6.5 refers to a situation where a passenger is trapped in a failed lift, which will be responded to within 1 hour.” This clarification was included in the minutes of the meeting.

25 November 2025	Housing Revenue Account (HRA) Business Plan & Budget Options	Simon Hendey	That the report and the proposed budget options be noted.	No update necessary
			That the Chairperson and officers consider adding a review of the HRA's 30-year business plan, particularly concerning the new build programme beyond 2032, to the committee's forward work plan for the next municipal year.	This was undertaken at the Committee's meeting in February 2026.
			That the Cabinet Member consider the committee's comments raised during the discussion of the item.	No update necessary
25 November 2025	The Local Visitor Economy Partnership	Andrew Gostelow	That the committee reviewed and commented on the work undertaken to develop the Hampshire, Portsmouth, Southampton and Winchester Local Visitor Economy Partnership (LVEP) and the Hampshire Destination Management Plan (DMP).	No update necessary
			That the committee supported the council's role in facilitating the delivery of the LVEP and realising its benefits, noting it was a timely opportunity for the City Council to work on a wider regional stage, particularly in the context of local government reorganisation.	No update necessary

<p>23 February 2026</p>	<p>Housing Revenue Account - Future Policy Options</p>	<p>Simon Hendey</p>	<p>That the presentation and the outcomes of the interactive session be noted.</p>	<p>The policy options will be considered as part of the 2027/8 HRA business plan.</p>
			<p>That the committee request officers and the Cabinet Member to consider the feedback provided by the groups, as detailed above.</p>	
			<p>That the committee also noted the following additional points, and invited officers and the Cabinet Member to consider whether further work in these areas would be appropriate:</p>	
			<p>The feasibility and implications of seeking a 5% saving within the housing management and repairs and maintenance budgets, and whether any resulting insights could be reported back to the committee.</p>	
			<p>The potential for alternative delivery models — for example, increased in-house resourcing for work currently delivered by third parties, enhanced partnership working, and improved utilisation of existing assets — and whether any emerging findings could be shared with the committee in due course.</p>	
			<p>The importance of taking interest rate exposure into account when developing future plans, given the financial pressures associated with renewing loans.</p>	

			That the committee and officers welcomed this style of engagement and suggested using a similar process for policy development in other appropriate areas in the future	
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WINCHESTER CITY COUNCIL – EHP COMMITTEE WORK PROGRAMME

	Item	Lead Officer	Date for BHP	Date for Cabinet
Meeting 1 July 2026				
1	Winchester City Council Homelessness Service and Local Government Reorganisation (LGR) considerations.	Simon Hendey	1 Jul 2026	N/a
2	Review Of the Economy And Housing Policy Committee Resolutions for 2025/26.	Cllr Batho	1 Jul 2026	N/a
<p>Meeting 22 September 2026</p> <p>The Chairperson, in consultation with relevant officers, will consider and agree future agenda items, with a focus on key policy areas associated with the transition to the new unitary authority, and will update the work programme accordingly.</p>				
<p>Meeting 24 November 2026</p> <p>The Chairperson, in consultation with relevant officers, will consider and agree future agenda items, with a focus on key policy areas associated with the transition to the new unitary authority, and will update the work programme accordingly.</p>				
<p>Meeting 23 February 2027</p> <p>The Chairperson, in consultation with relevant officers, will consider and agree future agenda items, with a focus on key policy areas associated with the transition to the new unitary authority, and will update the work programme accordingly.</p>				

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