

CABINET COMMITTEE: HOUSING

Thursday, 2 February 2023

Attendance:

Councillors
Ferguson (Chairperson)

Gordon-Smith

Power

Non-voting invited councillors

Councillors Clear, Horrill and Scott

Non-voting invited TACT representatives

Mr D Chafe and Mr D Light

Apologies for absence

Councillor Batho

Others in attendance:

Mrs L Mellish (TACT)

[Video recording of this meeting](#)

1. **APOLOGIES**

Apologies were received as noted above.

2. **DISCLOSURE OF INTERESTS**

There were no declarations of interest made.

3. **PUBLIC PARTICIPATION**

There were no questions asked or statements made.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 31 OCTOBER 2022**

RESOLVED:

That the minutes of the previous meeting held on 31 October 2022 be agreed as a correct record.

5. **CHAIRPERSON'S ANNOUNCEMENTS**

Councillor Ferguson welcomed Simon Hendey to the meeting. Mr Hendey had recently joined the council as Strategic Director with responsibility for housing.

Councillor Ferguson also provided an update on the 'retrofit ready' programme for council tenants which was progressing well.

6. **NEW HOMES PROGRAMME UPDATE (VERBAL UPDATE)**

The Head of New Homes Delivery gave a presentation which is available on the [council's website](#) and responded to questions and comments raised by members and TACT representatives on the following:

- The progress of the council delivering 1000 new homes by 2030.
- The experience that the council had gained to assist with its delivery of extra care schemes, such as that proposed Kings Barton Winchester.
- Land availability for new affordable homes – including at smaller sites in the council's ownership and larger sites coming forward as part of the local plan process where the council could assist with negotiations with communities and developers.
- Updates regarding schemes at Whiteley, The Dean (Alresford) and Winecross Cottages (North Boarhunt).
- The role and influence of the Partnership for South Hampshire (PfSH) with negotiation with the Environment Agency and Natural England regarding nitrate and phosphate mitigation.
- Sewage treatment plants in the district and their contribution to phosphate mitigation and also Nitrate credits and their 'banking'.

RESOLVED:

That the presentation be noted.

7. **DISABLED FACILITIES GRANTS**
(CAB3382(H))

RESOLVED:

That the decision recommended in report CAB3382(H) be deferred for consideration at the next meeting of the Cabinet Committee: Housing on 21 March 2023.

8. **HOUSING SERVICES COMPENSATION & REIMBURSEMENT POLICY**
(CAB3394(H))

The Property Services Manager provided an update and clarification to some areas of his report.

The Property Services Manager and Corporate Head of Housing responded to questions and comments raised by members and TACT representatives on the following:

- Assurances of sufficient 'van stock' to enable completion of an appointment;
- Ability to resolve disputes as to whether a contractor had met an appointment or not;
- The council being inundated with heating system breakdowns following a period of mild weather and sudden onset of cold temperatures and the council's proposed communication plan to help address this in the future;
- When a more 'consumer friendly' version of the new policy was to be prepared for circulation to tenants;
- The proposed level of compensation for missed appointments and when the council was able to consider greater payments when loss of earnings could be demonstrated (paragraph 3.01 of the policy as set out at Appendix 1 to the report);
- Compensation payments to be made in voucher equivalent and flexibility and understanding of tenant circumstance regarding this;
- Consultation with tenants of the council's Heating Strategy and moving those tenants who were 'off grid' to new systems which may cost more to run;
- The potential negative impact of the policy on those tenants with protected characteristics – a common sense and reasonableness approach would be taken.

During debate, the committee welcomed the proposal for regular review of the policy and two additional recommendations to those set out in the report were noted and agreed as set out in the resolution below (recommendations 2 and 3).

The Cabinet Committee agreed the following for the reasons set out above and outlined in the report.

RESOLVED:

1. That the Housing Services Compensation and Reimbursement policy be approved as set out in Appendix 1 of report CAB3394(H).

2. That authority be delegated to the Corporate Head of Housing, in consultation with the Deputy Leader & Cabinet Member for Community and Housing, to make minor changes to the policy as required.

3. That the policy be reviewed on a bi-annual basis.

9. **DATE OF NEXT MEETING/FUTURE WORK PROGRAMME**

The Chairperson advised that the next meeting of the committee was on Tuesday 21 March 2023.

The meeting commenced at 10.00 am and concluded at 11.20 am

Chairperson