

September 2023 - Housing Team

Meeting Date	Agenda Item	Report or Presentation	Committee Resolution	Committee Comments	Accepted (Y/N)	Action taken
19-Sep-23	Housing Strategy 2023 – 2028	Presentation	1. That the contents of the presentation were noted.	1. Understanding the use of the term "affordable" in the presentation and its definition, especially concerning the high property costs in Winchester, which may disadvantage young adults.	Y	The vast majority of homes are social rents, most new homes are let at affordable rents with rents being set at LHA levels and take account of local incomes. Recent Local Plan research through the Strategic Housing Market Assessment (SHMA), gave a broader understanding of what affordability means for varying household groups.
				2. Acknowledging the representation of rural areas and the concern about escalating house prices, particularly in market towns like Alresford, where the construction of new Council homes was limited.	Y	Through the council's investment in new council build by working with other Housing Associations, the planners, developers and Community Action Hampshire there is a broad distribution of new affordable housing across the district, including rural areas. There is an objective in the Housing Strategy to increase the provision of rural housing
				3. Addressing the declining, private rental market in rural areas, where private landlords were selling properties, and residents were grappling with the challenge of finding affordable housing.	Y	It is a challenging time for the private Rental Market with many buy to let landlords exiting the market due to macro economic factors. The council is making an effort through Venta Living to provide high quality long term private rental properties which would appeal to the broad section of the market including young people. Through the council's Private Landlords forum engagement is sought with landlord's which helps maintain confidence and housing supply. The council has a dedicated officer to support not only tenants in the private sector but also private landlords.
				4. Clarification regarding the accommodation of Ukrainian families in the district, possibly through the Homes for Ukraine scheme, and evaluating whether their unique housing needs were incorporated into the strategy.	Y	The council has adopted the principles of City of Sanctuary. The council assists individuals and or households who have been displaced from their home country and who are eligible for assistance. The council was successful in gaining two rounds of LAHF funding, securing 45 homes for Homes for Ukrainians and Afghans (Predominately ex-council home buy backs).
				5. Clarifying the plan for areas that do not meet the criteria as exception sites that may encounter housing-related challenges.	Y	Affordability is a challenge across the whole of the district as well as meeting housing need by developing exception sites, new council and housing association homes built in towns and larger villages.
				6. The allocation of housing for diverse demographics, encompassing students, the elderly, and families across the district, and exploring the utilisation of downsized residents' properties.	Y	The allocation of all social housing in the district of Winchester is governed by the allocations framework (Hampshire Home Choice). The housing register gives access to all the groups referred to. The housing register awards high priority to households who wish to downsize.
				7. The mechanisms for residents to provide feedback and input regarding housing plans and the location of new housing developments.	Y	Communities are consulted on all new housing schemes.
				8. Addressing the issue of housing for the elderly, particularly in well-established areas like Whiteley, and the significance of retaining residents within their existing communities.	Y	The housing strategy has an objective to provide housing for older persons which includes Extra Care provision. An outline planning permission exists for ECH in Whiteley and the council are discussing with developers on how to bring this forward to best meet local housing need. The Better Care Fund and the DFG enables some households to remain in their own accommodation.
				9. Exploring proactive approaches to identify exception sites, moving beyond reliance solely on Parish Councils, and encouraging potential sites to come forward.	Y	The council are working with Community Action Hampshire and Housing Associations, to support communities and parishes to identify housing need and to enable the delivery new affordable housing.
				10. The development of relationships with registered providers in objectives one and three, recognising their role in implementing the Council's development strategy and enhancing the quality and management of the private housing sector.	Y	A registered providers forum has been created , which includes a development focus. The new homes team meet regularly with RP's to ensure objectives are aligned and a RP development strategy will produced in 2025/26.
			2. That the Cabinet Member and officers note the comments of the committee as outlined above.		Y	Noted.
				1. Understanding the comparison between the Northington and Gooden's facilities, particularly the difference in the presented figures regarding capacity and costs.	Y	Both of these treatment works were upgraded at the end of 2023. Monitoring of actual versus predicted results is in progress and a review will take place after the new plants have been operative for 12 months.

19-Sep-23	Nutrient Mitigation Project	Presentation	1. That the Cabinet Member and officers note the comments of the committee.	2. That there was a request for clarification on the process of how the council determines the amount of improvement made and the subsequent generation of credits.	Y	In mid 2024 a study was commissioned on the potential of further treatment works to be improved and generate credits. CAB3470 (July 2024) and CAB3459 (September 2024) presented approaches to taking forward improvements with the aim of upgrading additional treatment works. The process for determining the priority works for upgrade is being developed.
				3. Whether it was an option to involve private developers in the mitigation work to earn credits and improve water quality.	Y	Some private landowners already have their own mitigation schemes that provide credit to the development market. Market demand will determine the level of new investment that is stimulated. The council led improvement schemes will compliment this provision. CAB3470 (July 2024) and CAB3459 (September 2024) presented approaches to taking improvements with the aim of upgrading additional treatment works.
				4. That there was some concern about the concept of mitigation and credits and a suggestion to think more strategically and long-term about changing systems and infrastructure to address water pollution in a lasting way.	Y	As set out in CAB3470 (July 2024) and CAB3459 (September 2024) the council plans to upgrade additional treatment works which will improve water quality and generate credits. More strategically, legislation recently introduced creates requirements to improve water quality, including for statutory undertakers to reach required standards by 2030.