

Winchester District Housing Company

Governance Structure Considerations





Housing Company - Background

- Proposal for a Single Company structure, wholly owned by the Council
- Social Housing Purpose (i.e. not just an investment focus)
- Key Focus – “Ethical Landlord”, Below market rent, fixed term tenancies (longer than 6 months)
- Meets Housing Strategy aims to address needs of more than just “social rented” homes
- £10m initial General Fund Investment approved
- Final Approvals – Cabinet/Council September 2019



NEW BUILD DEVELOPMENT APPROVALS

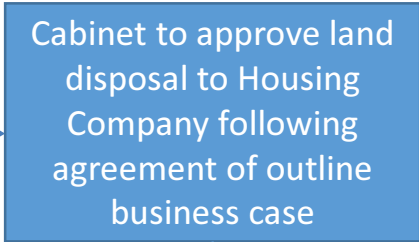
-  The intention is for the New Homes team to consider & appraise development opportunities for both the HRA & Housing Company.
-  What approval route should development proposals for the Housing Company follow to allow Council members and the Housing Company Board of Directors to the appropriate level of governance & scrutiny?



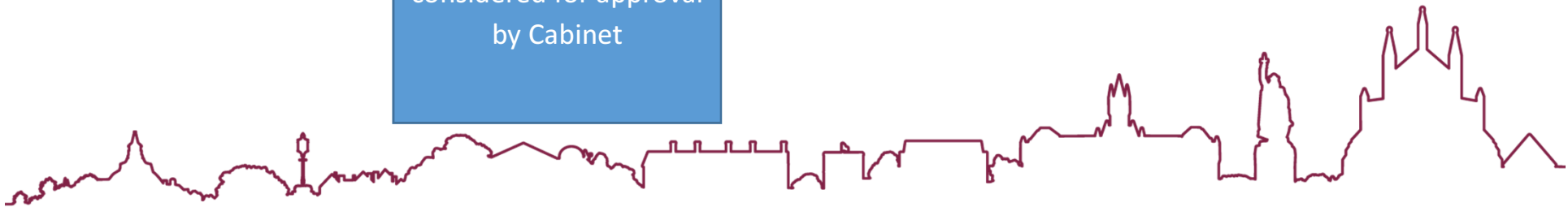
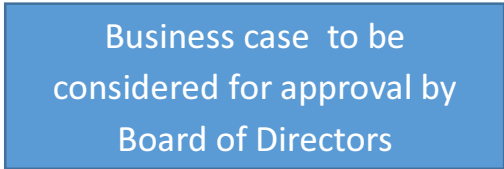
Development opportunity – HRA or Housing Company?



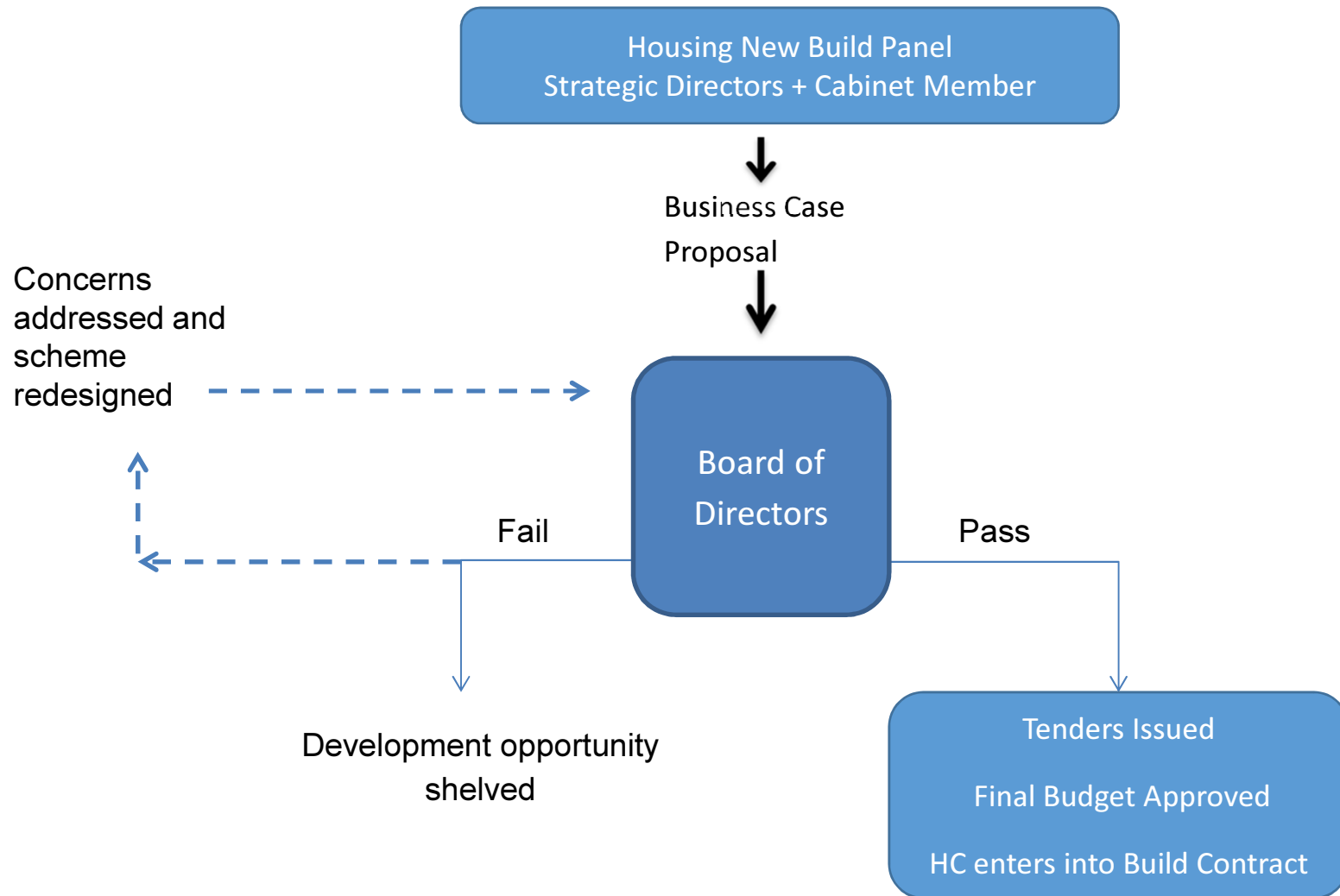
Housing Company



HRA



Housing Company Development Scheme



HOUSING COMPANY GOVERNANCE STRUCTURE

- How should the Housing Company be governed?
- Who should sit on the Board of Directors?
- How is The Council able to influence & monitor decisions of the Board of Directors.



Governance arrangement

- Oversight of the approval for the Housing Company business
- Monitor performance of the Housing Company

Strategic Scrutiny Panel

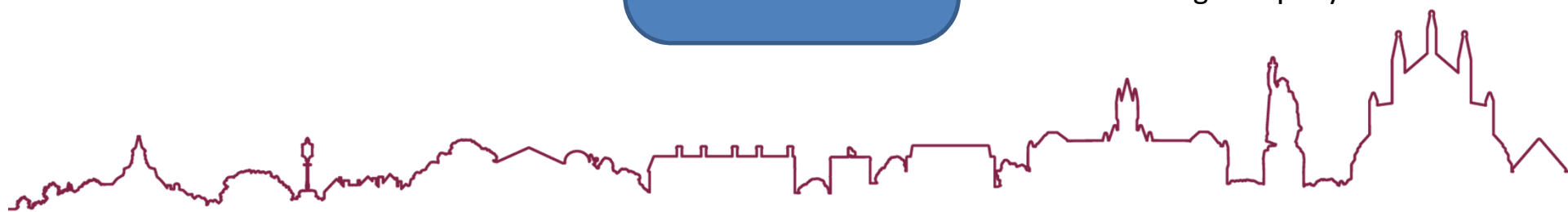


Board of Directors

- Final approval of development business plan
- Strategic direction of travel for the Housing Company



Winchester City Council – sole shareholder



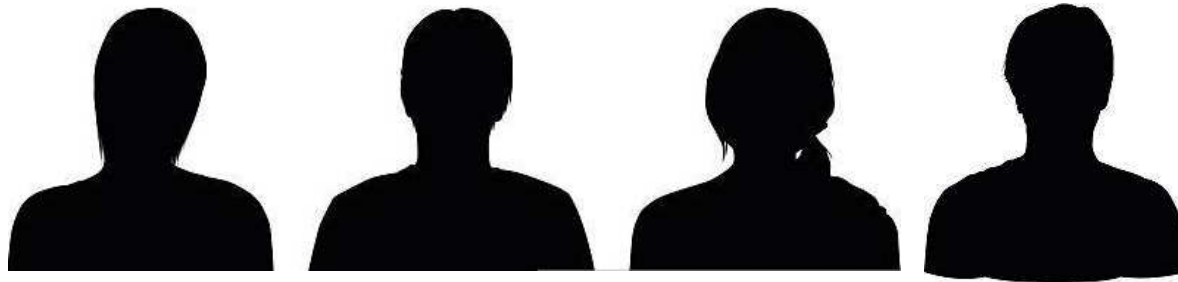
Strategic Scrutiny Panel



- Strategic Scrutiny Panel to consist of three elected members.
- Responsibility of approving the Housing Company Business Plan.
- Oversight of new build development pipeline.
- Review and monitor performance of the housing company.
- Two meetings per year.



Board of Directors



- Appoint three officers and an externally contracted Company Secretary as neutral judicator.
- Approves business plan following consultation with the Strategic Scrutiny Panel.
- Final approval of Housing Company development proposals and oversight of all Housing Company operational processes.

