

HAVANT BOROUGH COUNCIL

At a meeting of the Operations and Place Shaping Board held on 16 December 2019

Present

Councillor Lloyd (Chairman)

Councillors Carpenter, Howard, Jenner, Raines and Robinson, Crellin (Co-opted Member) and Francis (Co-opted Member)

Other Councillors Present:

Councillor(s): Pike

33 Apologies

There were no apologies for absence.

34 Minutes

The Minutes of the meeting of the Operations and Place Shaping Board held on 28 October were signed and agreed as a correct record.

35 Matters Arising

The Chairman informed the Board that two items had been added to the Operations and Place Shaping Board Work Programme, namely:

- 1) West Beach car park - Beach Management Team;
- 2) New Councillors Induction Programme.

The Chairman reminded the Board that a Challenge Session was taking place the following evening to hear the update from Southern Water.

36 Declarations of Interest

There were no declarations of interest relating to matters on the agenda.

37 Co-opted Member

Councillor Crellin was invited to attend the meeting and take part in the discussion of the items.

38 Quarterly Regeneration Update (Andy Biltcliffe)

The Chairman invited the Head of Regeneration (South), and the Deputy Leader of the Council and Cabinet Lead of Planning, Regeneration and Communities, to deliver an update on the Regeneration of Havant Borough.

The Head of Regeneration (South) gave a brief overview about the need for regeneration within the Borough of Havant, how the Regeneration team had been promoting the project at events, and how Regeneration could be made more appealing to investors.

In response to questions asked by the Board, the Head of Regeneration (South) advised that:

- a) the Borough of Havant needed a stronger advertising strategy to attract investors;
- b) there were 5 officers working for the Regeneration project;
- c) there will be future planning applications to regenerate the South of Hayling Island, but at present it costs as much to build as it does to sell;
- d) Leigh Park was a unique area for regeneration and the focus there would be building community centres within the estate;
- e) in the Regeneration business plan were set dates for developments, but these were all influenced by market conditions which were unpredictable;
- f) there would be a focus on flood mitigation for the Coastal Partnership;
- g) Wellington Way's proposed development was a regenerative program which was not part of the Regeneration Strategy Plan;
- h) the Regeneration team were working to try and alter external perceptions of Havant, and that some things were out of the Council's control;
- i) ultimately it would take a shift in demographic and attracting new people to the area in order to make regeneration possible.

In response to questions asked by the Board, the Deputy Leader of the Council and Cabinet Lead of Planning, Regeneration and Communities advised that:

- i. Regeneration had been working on bids with external investors and internal organisations to look at retail, leisure and hospitality as well as housing;
- ii. there were issues re the Wellington Way development coming to committee, including the need for affordable housing and the Nutrient Neutrality issue within Planning as discussed in the previous meeting of the Board.

The Board agreed that there should be an All-Councillor Briefing on the Regeneration Project in the new year.

39 Homelessness and Rough Sleeper Strategy (Tracey Wood)

The Chairman opened the item by thanking the officers for their work towards the Homelessness and Rough Sleeper Strategy.

The Head of Housing and Community Engagement explained that the Strategy itself should take 5 years to implement, whilst the action plan should take 18 months. The Strategy would be a living document to be updated as necessary, and the plan next would be to create a Housing Strategy, which whilst not a requirement, would help facilitate the Homelessness and Rough Sleeper Strategy, which was a requirement.

In response to questions by Members of the Board about the relationship between Portsmouth City Council and Havant Borough Council, the Head of Housing and Community Engagement explained that Portsmouth City Council tenants in the Borough pay rent and council tax to Portsmouth City Council and Havant Borough Council respectively. Portsmouth City Council pay Housing Benefit to their residents and manage homeless residents under their remit.

In response to questions by Members of the Board about the changes in Homelessness Strategy due to the Homelessness Reduction Act 2017, the Head of Housing and Community Engagement and the Housing Manager (Development) explained that:

- a) housing prices in the Borough were controlled by the broad rental market area rates, which encompassed all areas from Portsmouth to Liss;
- b) if needed to be regulated then housing benefit could be safeguarded and given to landlords;
- c) as long as there was basic supply and demand then people would purchase homes in every area of the Borough;
- d) there was one Bed and Breakfast in the Borough which offers emergency housing through Havant Borough Council. The Council could however offer mediation and compensation where required in order to help house a rough sleeper;
- e) affordable homes to the West of Winchester were made available to the Council due to the Hampshire Homes Choice Partnership;
- f) more officers had been employed post-implementation of the Homelessness and Rough Sleeper Act in order to handle the new statutory duty;
- g) solely grant funding was used to pay for the new housing strategy;
- h) the Council had a duty to prevent homelessness within 56 days of notice of homelessness and a duty to relieve homelessness within 56 days – as per the statutory obligation.

The Deputy Leader of the Council and the Cabinet Lead of Planning, Regeneration and Communities divulged that there was a need for different products to be developed to house the homeless community, such as B&Bs and privately rented accommodation.

In response to questions by Members of the Board about temporary accommodation, the Head of Housing and Community Engagement and the Housing Manager (Development) advised that:

- I. Brent House will be addressed from 2020 onwards, as there are specific surveys needed, but they are looking at a mixed age housing development opportunity;
- II. there are approximately 20 people in the housing system being aided by HBC at any one time, and below 80 in total throughout the year;
- III. the risk assessments involved in every aspect of homelessness housing will limit resources available to use;
- IV. as of 22 November 2019 there were no rough sleepers recorded in the Borough of Havant;
- V. there was community opposition to PODS being set up;
- VI. a portacabin could not be used as emergency overnight shelter due to a number of factors.

In response to questions by Members of the Board about customer experience, the Head of Housing and Community Engagement and the Housing Manager (Development) advised that:

- A. communications could be placed on Council noticeboards in the Borough notifying residents of where to look for accommodation in the event of a homelessness situation;
- B. specific targeted information directed at different groups was to be put on the website, to be reviewed regularly;
- C. the emergency out of hours service was used less than 3 times a month, including for housing;
- D. the costs of advertising needed to remain in the budget for the grant.

The Board **RECOMMENDED THAT** the Homelessness and Rough Sleeper Strategy be approved in full by Cabinet.

The meeting commenced at 5.30 pm and concluded at 7.25 pm

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Chairman