
NON EXEMPT

HAVANT BOROUGH COUNCIL

CABINET

14 December 2022

Regeneration and Housing Development Strategy & Next Steps

FOR NOTING

Report by: Councillor Keast, Chairman of the Overview and Scrutiny Committee

Key Decision: No

Report number: HBC/101/2022

1. Purpose

- a. To report the concerns raised by the Overview and Scrutiny Committee relating to the Council's Housing Development Strategy.

2. Recommendation

- a. To note the concerns raised by the Overview and Scrutiny Committee relating to the Housing Development Strategy as set out in this report.

3 Executive Summary

At its meeting held on 19 October 2022, the Overview and Scrutiny Committee received an update on the regeneration strategy and housing development strategies.

The Committee examined, via a question and answer session with the relevant Cabinet Lead and officers, the following aspects of these strategies:

- The aims, ambitions, and objectives of the strategy
- The timing of the implementation of the strategy
- How the strategy would be delivered
- Organisations/bodies that had been consulted
- Other housing strategies which were being examined by the officers to help inform this Council's strategy
- How the strategy would relate to the to the Council's Local Plan
- The feasibility of working with and learning from Portsmouth City Council
- How the Council could fill the viability gap
- The results of market testing referred to in the submitted report

- The need to have regard to the environmental restraints on potential development sites
- The need to have regard to the sensitivity of areas such as conservation areas
- The need to ensure that sites developed under the strategy would be designed for energy and resource efficiency
- The risks of burdening the Council with maintenance costs which outweighed the income generated by developments
- The form and design of future developments
- The financial and resource implications of the strategy

During the question and answer session, the Cabinet Lead and officers agreed to:

During the question and answer session, the Cabinet Lead and officers agreed to:

- (i) ensure that the energy efficiency measures would be more clearly identified in future reports and updates; and
- (ii) forward examples of modular housing to members of the Committee

The Committee supported, in principle, the aims of the strategies. However, members raised the following concerns regarding the housing development strategy:

- The lack of inhouse expertise and experience to deliver the strategy
- The viability gap
- The risk that the delivery of the strategy could result in the Council being burdened with a maintenance bill higher than income derived
- The risk that the strategy could lead to the loss of high income generated sites
- The need for an assurance that the design and form of development would be sensitive to the areas in which they would be located
- The strategy should ensure that all sites were developed for energy and resource efficiency

4. Additional Budgetary Implications

- a. Non arising from this report.

5. Background and relationship to Corporate Strategy and supporting strategies and policies

- a The Regeneration and Housing Strategies represent two key priorities as part of the wider Corporate Strategy for Havant Borough Council.

6. Options considered

- a. N/A

7. Resource implications

a. Financial implications

- i. Non arising directly from this report

Section 151 Officer comments

5 December 2022

Financial details with regards to any proposed housing and/or regeneration development will be subject to the generation of an appropriate Business Case requiring Section 151 Officer sign off. Such Business Cases will include details of any impact on existing income streams, any additional revenue costs resulting from the proposed development and the capital cost of the scheme along with the identified funding source(s).

b. Human resources implications

- i. Non arising from this report

c. Information governance implications

- i. Non arising from this report

d. Climate and environment implications

- i. Non arising from this report

e. Other resources implications

- i. Non arising from this report

8. Legal implications

- a. Non arising from this report

Monitoring Officer comments

The Overview and Scrutiny Committee performs an essential democratic function by examining and monitoring the performance of key strategies through critical policy assessment.

At Havant, part of Committee's role (as enshrined within its constitutional Terms of Reference) is to make recommendations to Cabinet following examination and consideration of a particular policy area and or strategies related to it.

5th December 2022

- 9. Risks**
 - a. Non arising from this report
- 10. Consultation**
 - a. N/A
- 11. Communications**
 - a. N/A
- 12. Appendices**
 - a. None
- 13. Background papers**
 - a. None

Report Author: Councillor David Keast

Job title: Chairman of the Overview and Scrutiny Committee

Phone number: (023) 92263592

Email: David.Keast@havant.gov.uk