

Supporting Statement – Service Management at 54 Stockheath Road

The property is an extended bungalow that formally operated as a care home (known as Fawn Hope).

The outside of the building will largely remain the same (with some tidying up of the exterior walls to improve the appearance) and some works to the landscape and trees to improve the streetscene and increase biodiversity.

The studios in the properties will be self-contained – this means each will have a small kitchenette and an ensuite bathroom. The kitchenette will have a fridge, sink, storage and cooking facilities such as a hob and microwave/grill. This will allow the households to be independent, however there will also be a large, shared kitchen/common room and laundry providing extra facilities. All rooms and the number of people in them will exceed minimum space standards.

Temporary Accommodation costs

Like many Councils across the country, Havant Borough Council is facing a significant logistical and financial challenge when it comes to providing temporary accommodation for homeless residents. One of the ways the Council is trying to address the high spend on nightly-paid accommodation (often between £50-70 per household per night) is to buy our own facilities to provide this housing rather than relying on the expensive options currently provided by the private sector. In December 2025, the Council have in excess of 100 households in temporary accommodation (with a significant number of these households currently placed out of borough due the lack of local accommodation).

Being housed out of the borough can be very difficult and disruptive, especially for families with children, as it may mean they have to move away from their support network of family and friends, but also potentially changing their child's school or nursery. By creating these new units, we hope to help more households stay in the borough until a permanent home becomes available.

54 Stockheath Road was chosen primarily for its size and location with excellent local amenities and public transport access. It will enable us to help a number of households by making sure they have safe, good quality accommodation within the area they grew up in or have a local connection to, whilst significantly reducing how much the Council is spending.

Management of properties and tenants

The Council own the properties and will be managing the tenants and tenancies. Various options for how best to manage the properties were investigated, including contracting this service to a management organisation, however we feel the best way to ensure people are quickly helped into settled accommodation is for the Council to manage this process within our experienced housing department.

Therefore, the Council's Housing Services team will be responsible for allocating and managing tenants, who will be people who present to the Council as homeless. We will follow the relevant housing and homelessness acts and legislations in relation to who is eligible.

The households placed in this accommodation will have a 'local connection' to the area. As set out in Section 199 of the Housing Act 1996, a person has a 'local connection' with the borough of Havant if they:

- Live here now or have lived here before by choice,
- Work here,
- Have closely family here, or
- Have other special circumstances linking them to the area

The Housing Services team considers the type of accommodation before placing a person or household there. For example, this property is not suitable for people who have complex needs.

The Council will be the landlord, and the Council's Housing Services team will provide tenants with a licence-based tenancy agreement. This type of tenancy agreement is for short-term, temporary accommodation and will come with a set of conditions which the tenants must follow, this includes the acceptable behaviours both inside and outside of the property. Their placement in the accommodation will be at risk and potentially terminated if these are not followed.

The Council will set and collect the rent, which will be charged at an affordable rate.

The Council's Housing Services team will be actively supporting the tenants of this property to move into settled accommodation, either from the Councils Housing Register or into private rented accommodation.

There is a small office on site. HBC staff and partners will regularly visit the site to carry out assessments or provide 1-2-1 support for the tenants, which will help to prepare people for moving into settled accommodation.

Repairs and maintenance

The Council do not have the internal resources to manage the repairs and maintenance related to the property so will be undertaking a formal procurement process to appoint a company who will work on behalf of the Council to keep the property safe and well maintained.

This company will be responsible for carrying out general repairs, ensuring all electrical and gas certificates are valid, cleaning in between tenants and maintaining the outside spaces. They will also ensure a 24-hour call out service is in place for emergency issues such as gas and electric outages and water leaks.

A robust contract will be put in place with the company, and the Council will manage this contract and ensure the property is being looked after to the agreed standard.

A full building control application will be submitted to ensure the buildings comply with all building regulations. Fire safety, gas safety, drainage and waste management will be applied in accordance with relevant regulations. Housing Health and Safety Risk Assessments will be undertaken to ensure everyone's safety.

Ongoing support and community inclusion

To provide assurance for local residents when the properties are in operation, the Council will be providing a single point of contact for the community to reach out to who will be able to address any concerns relating to the properties. We will also be working with our community partners in the area to ensure inclusion for our tenants during their stay in our property.

Funding for this project

The decision and financial approach for this project was approved by HBC Cabinet on 6th September 2023, and at Full Council on 20th September 2023.

Report, meeting notes and decision for Cabinet of 6th September 2023 (item 34):

[Agenda for Cabinet on Wednesday, 6th September, 2023, 6.00 pm | Havant Borough Council](#)

Agenda and minutes for Full Council on 20th September 2023:

[Agenda for Council on Wednesday, 20th September, 2023, 5.30 pm | Havant Borough Council](#)