

NOTICE OF MEETING

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

TUESDAY, 8 SEPTEMBER 2015 AT 5.00 PM

CONFERENCE ROOM A - CIVIC OFFICES

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CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

Councillor Luke Stubbs (Conservative)

Group Spokespersons

Councillor Ben Dowling, Liberal Democrat

Councillor Aiden Gray, Labour

Councillor Colin Galloway, UK Independence Party

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

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Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendation/s). Email requests are accepted.

AGENDA

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**
- 3 Forward Plan Omission**

The decision relating to the report from the Director of Property and Housing entitled " Purchase of xx Priory Crescent, Milton" is a Key Decision for the purposes of the Forward Plan as defined in Article 13 of the Constitution but

was not included in the Forward Plan for the period from 21 August 2015 until 30 November 2015 and is therefore an omission from the Forward Plan.

Article 13 defines a Key decision as an Executive decision which is likely to:

result in the Council incurring expenditure or the making of savings which are significant having regard to the local authority's budget for the service or function to which the decision relates, or

be significant in terms of its effects on communities living or working in an area comprising 2 or more wards in the city's administrative area

The Chair of the City Council's Scrutiny Management Panel has been notified that the decision is being made, in accordance with the City Council's Constitution (General Exceptions, Section 15). As the decision must be taken by such a date that it is impracticable to defer the decision until it has been included in the next forward plan, this decision will not be subject to call-in

The report by the Director of Property and Housing requires the decision to be taken by a particular date to secure the transaction which is why urgent action is necessary.

4 Purchase of xx, Priory Crescent, Milton (Pages 1 - 4)

The purpose of the report is that the Council acquire xx Priory Crescent for a new Children's Home and retain Skye Close Children's Home for the provision of supported living service for up to nine people with a learning disability.

RECOMMENDED that the Cabinet Member for PRED approves the following:

- (1) That the Director of Property and Housing be given authority to purchase xx Priory Crescent;**
- (2) That the City Solicitor be authorised to complete the purchase of xx Priory Crescent;**
- (3) That the proposed expenditure on Skye Close Children's Home be approved.**

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Agenda Item 4



Portsmouth
CITY COUNCIL

Title of meeting:	Planning, Regeneration and Economic Development
Date of meeting:	8 September 2015
Subject:	Purchase of xx Priory Crescent, Milton
Report by:	Director of Property and Housing
Key decision:	Yes
Full Council decision:	No

1. Purpose of report

- 1.1. That the Council acquire xx Priory Crescent for a new Children's Home and retain Skye Close Children's Home for the provision of supported living service for up to nine people with a learning disability.

2. Recommendations

- 2.1. It is recommended that the Cabinet Member for PRED approve the following:
 - 2.1.1. That the Director of Property and Housing be given authority to purchase xx Priory Crescent;
 - 2.1.2. That the City Solicitor be authorised to complete the purchase of xx Priory Crescent;
 - 2.1.3. That the proposed expenditure on Skye Close Children's Home be approved.

3. Background

- 3.1. The number of clients who use the children's home in Skye Close has reduced recently and as a result it is now proving to be uneconomic to run. The service has therefore been reviewed and it has been highlighted that the current home is too large (currently has 8 bedrooms) and is not in the area that is most suitable for the service requirements. The preferred location for service delivery is Southsea.
- 3.2. Following a property search of the Southsea area a detached house with 3 bedrooms has been located that would be suitable for a children's home subject to some improvement works and addition of a small extension to the rear. The cost of this additional work is £135,000.
- 3.3. Rather than sell Skye Close it is proposed to use the property for a supported living service for up to nine people with a learning disability. This service is

currently split over three sites in the City and managed by an external service provider at a combined cost of £ 464,000 per annum.

3.4. The current provider has given notice as they are clear that the current Services are not financially viable without additional funding of £31,000 per annum. We have negotiated an extension until 31st March 2016 without incurring additional cost. An alternative has to be available at that point.

3.5. Moving the service will produce an ongoing saving of £75,000 per annum to the Council in addition to the £31,000 cost avoidance.

4. Reasons for recommendations

4.1. The reason for an urgent decision is that that the Council is buying xx Priory Crescent on the open market from a private seller. If the purchase is not completed quickly it will be sold to someone else. It has been difficult to find a detached house in Southsea suitable for a children's home hence it is essential that the purchase is completed quickly. The purchase cannot be delayed until the next ordinary PRED meeting.

4.2. To make maximum budget savings the children's home needs to be relocated before the end of March 2016 to facilitate the relocation of the Adult Social Care Team. If the move is delayed beyond the end of March 2016 the additional cost to the Adult Social Care Team will be £30,000 per annum which has not been included in any budget.

4.3 The relocation of the children's home to Priory Crescent is complicated as it needs some refurbishment before it can be occupied. To allow sufficient time to complete the necessary works programme the purchase of Priory Crescent needs to be completed before the end of September. It will therefore not be possible to wait for the next ordinary PRED meeting for authority to proceed with the scheme.

5. Equality impact assessment (EIA)

5.1. An equality impact assessment is not required as the recommendations do not have a negative impact on any of the protected characteristics as described in the Equality Act 2010.

6. Legal implications

6.1. There are none arising from this report.

7. Finance comments

7.1. The cost of purchasing xx Priory Crescent is £365,000. The cost of the required refurbishment and the purchase is estimated at £508,000. To refurbish Skye Close in order to provide suitable accommodation for Adult Social Care will cost £75,000.

- 7.2. Therefore the total cost of the scheme is estimated to be £583,000.
- 7.3. The relocation of the Adult Social Care to Skye Close delivers ongoing net revenue savings of approximately £100,000 per year.
- 7.4. Relocating the children's home service to xx Priory Crescent is anticipated to deliver £30,000 in addition to annual savings of £279,600 that have already been assumed in the Council's 2015/16 revenue budget; through the reduction to an operational level for a 3 bedroom children's home.
- 7.5. The scheme is anticipated to be funded from the MTRS reserve.

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Signed by:

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

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Signed by:

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