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# NOTICE OF MEETING

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## CABINET MEMBER FOR HOUSING

MONDAY, 13 MARCH 2017 AT 5.30 PM

CONFERENCE ROOM A, FLOOR 2, CIVIC OFFICES (CHANGE OF VENUE)

Telephone enquiries to Joanne Wildsmith  
Email: [joanne.wildsmith@portsmouthcc.gov.uk](mailto:joanne.wildsmith@portsmouthcc.gov.uk)

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

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## CABINET MEMBER FOR HOUSING

Councillor Steve Wemyss (Conservative)

### Group Spokespersons

Councillor Stephen Morgan, Labour  
Councillor Stuart Potter, UK Independence Party  
Councillor Tom Wood, Liberal Democrat

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

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

**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 recommendations). Email requests are accepted.**

## AGENDA

- 1 Apologies for Absence
- 2 Declaration of Interests
- 3 Council Housing Maintenance & Improvements and Housing IT Business Software 2017/18 (Pages 3 - 38)

The revised 2016/17 and 2017/18 Housing Investment Programme budgets together with the proposed programmes for 2018/19 to 2022/23 were approved by the City Council on 14 February 2017.

The Council Housing Repairs & Maintenance Budgets for 2016/17 and 2017/18 were approved at the Housing Cabinet meeting on 24 January 2017.

The purpose of this report by the Director of Property and Housing is to inform members of the spending proposed for the next financial year for revenue and capital funded maintenance and improvement programmes, together with Housing IT Business Software and to seek approval to incur expenditure in respect of the capital schemes and rolling programmes and to show how the budgets have been allocated on an area office basis.

(The detailed area office allocations are to follow.)

**RECOMMENDED:**

- (1) That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
- (2) That the capital budgets listed in Appendix B and Appendix C commencing in 2017/18 be approved and the Local Authority Housing Manager be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.**
- (3) That the Head of Financial Services and Section 151 Officer's financial appraisal be approved for the capital programme - global provision.**

**4 Housing White Paper (Pages 39 - 42)**

The report by the Director of Property and Housing sets out to summarise the content of the Housing White Paper and recognise its potential impact on the Council's Housing function, and Housing Revenue Account (HRA).

**RECOMMENDED that the Cabinet Member for Housing:**

- (1) notes the content of the report with regard to the proposals within the Housing White Paper;**
- (2) considers making a formal response to the Housing White Paper, and any related consultations that may be subsequently released.**

Members of the public are now permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting or records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.



**Title of meeting:** CABINET MEMBER FOR HOUSING

**Date of meeting:** 13<sup>th</sup> MARCH 2017

**Subject:** COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS  
AND HOUSING IT BUSINESS SOFTWARE 2017/2018

**Report by:** OWEN BUCKWELL - DIRECTOR OF PROPERTY &  
HOUSING SERVICE

**Wards affected:** ALL

**Key decision:** Yes - Over £250,00

**Full Council decision:** No

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## 1. Purpose of report

The revised 2016/17 and 2017/18 Housing Investment Programme budgets together with the proposed programmes for 2018/19 to 2022/23 were approved by the City Council on 14 February 2017.

The Council Housing Repairs & Maintenance Budgets for 2016/17 and 2017/18 were approved at the Housing Executive meeting on 24 January 2017.

The purpose of this report is to inform members of the spending proposed for the next financial year for revenue and capital funded maintenance and improvement programmes together with Housing IT Business Software and to seek approval to incur expenditure in respect of the capital schemes and rolling programmes and to show how the budgets have been allocated on an area office basis.

## 2. Recommendations

- I. That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.
- II. That the capital budgets listed in Appendix B and Appendix C commencing in 2017/2018 be approved and the Local Authority Housing Manager be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.
- III. That the Head of Financial Services and Section 151 Officer financial appraisal be approved for the capital programme - global provision.

3. **Background**

Area office Budget Programmes have been prepared, which outline all programmed capital and revenue, maintenance and Improvement expenditure to the housing stock.

4. **Revenue Budgets - Repair and Maintenance of Dwellings Budget**

The main summary for all areas showing the headings for the allocation of the £24,400,000 budget is attached to this report as Appendix A along with the analyses of each individual Area Office Budget programme (detailed area office budget breakdown to follow)

**Capital Budgets - Various Schemes**

A summary of this \*£17,310,836 budget is shown in Appendix B. There are several areas within this programme for 2017 / 2018 where the budget shown represents a global provision from which a number of smaller schemes are financed. (\*total including professional fees)

5. **Equality impact assessment**

- The report details wide-ranging capital schemes following the budget allocation at Council on 14 February 2017.
- There will be further reports on some of the major schemes, which for preliminary EIA assessments will be carried out.
- The programme includes an allocation for Disabled Facilities Grants.

6. **Legal implications**

There are no legal implications arising directly from the recommendations in this report.

7. **Director of Finance's comments**

Financial Rules Section B14 states that expenditure cannot be incurred unless a full report and financial appraisal has been prepared and approved. The financial appraisal is included on Appendix B.

8. **Background list of documents - Section 100D of the Local Government Act 1972**

The Information used in preparing this report has been made available from within the Repairs and Maintenance team (Chaucer House) of Housing and Property Services.



.....  
Signed by:

**Owen Buckwell - Director of Property & Housing Services**

**Appendices:**

**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 the Cabinet member of Housing on 13<sup>th</sup> March 2017.

.....  
Signed by:

**Councillor Steve Weymss**

# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET TOTAL - 2017 / 2018

APPENDIX A

REPAIRS AND MAINTENANCE		HELD BY	SUMMARY
COST CODE	HEADING		2017/18
	<b>Response Repairs</b>		£
HR322	General (Day to Day) Response (Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs)	AM	£12,500,000
HR325	Out of Hours Repairs Service	AM	Inc
HR324	HRA Commercial & Operational buildings response repairs	AM	£500,000
			<b>£13,000,000</b>
HR326	Void Cost	AM	£2,000,000
	<b>TOTAL FOR RESPONSE REPAIRS</b>		<b>£15,000,000</b>
	<b>Planned &amp; Cyclical Work</b>		
HR32H	Fittings Sheltered Accommodation	AO	£30,000
HR32I	Asbestos Surveys	PSM	£25,000
HR32K	Structural Repairs	PSM	Inc
HR342	Planned revenue	AM	£5,000,000
HR344	Annual Gas Servicing/Repair	PSM	£3,060,000
HR348	Replacement of Refuse Bins	PSM	£5,000
HR349	Central Communication System	PSM	£70,000
HR358	Mechanical Plant & Lifts	PSM	£700,000
	Legionella Testing	PSM	£100,000
HR351	Maintenance of Fire Alarms	PSM	£70,000
HR352	Residents Initiative Bids	RP	£50,000
HR353	Improvements to office access	PSM	£0
HR355	Maintenance of CCTV equipment/	PSM	£290,000
HR356	Replacement of CCTV equipment	PSM	Inc
	<b>TOTAL FOR PLANNED &amp; CYCLICAL</b>		<b>£9,400,000</b>
	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>£24,400,000</b>

PSM - Procurement & Services Manager

AM - Asset Manager

AO - Area Office

RP - Residents Participation

**COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS - 2017/18  
CAPITAL BUDGETS - VARIOUS**

ITEM NO	COSTS CENTRE	DESCRIPTION	TOTAL SCHEME COST IN 2017/2018
		<b>Major Repairs (Dwellings)</b>	<b>£</b>
47	ZH4076	Digital TV Aerial Upgrade	£150,000
98	ZH4PRM	Capital Planned Works	£6,200,000
104	ZH4036	Asbestos Removal	£1,500,000
51	ZH4048	Electrical Improvements - Emergency Lighting	£250,000
52	ZH400N	Lifts	£450,000
107	ZH3208	Disabled Facilities Grants	£1,450,000
53	ZH400L	New Heating Installations	£2,200,000
55	ZH4034	Energy Surveys	£5,000
130	ZH4149	Individual Property Refurbishment	£250,000
131	ZH4155	Roof Replacement	£500,000
132	ZH4161	Fire Doors	£250,000
		Total Cost includes professional fees	<b>£13,205,000</b>
		Property & Housing Service fee £963,000 relating to the above schemes	
		<b>HRA Assets (Non Dwellings)</b>	
34	ZH2006	Review of Business software (Hardware)	£100,000
35	ZH200P	Review of Business software	£100,000
			<b>£13,405,000</b>
<p>A number of the above schemes such as the replacement of heating systems are likely to achieve savings through reduced maintenance costs, although these savings cannot be quantified</p>			

Property & Housing fees in the order of £963,00 will be incurred and are included on the schemes detailed above. If approval is given for the individual schemes, approval will also be deemed to have been given to the incurring of fees on those schemes.

Capital expenditure can be financed from capital receipts and any borrowing allowed for the financial year. For the purposes of this financial appraisal it is assumed that these sources of funding will be used for schemes in progress and that new schemes will be financed by Revenue Contributions. The revenue effects on the HRA which will result from implementation of the above schemes are detailed below:

	<b>2017-18</b>
	<b>£</b>
Revenue contributions	£13,405,000
	<b>£13,405,000</b>

## COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

### CAPITAL PROGRAMME - INCLUSIVE OF FEES - 2017/2018

ITEM No	COST CODE EBS	HEADING	HELD BY	2017/2018 £
<b>Planned &amp; Cyclical Work</b>				
70	ZH4056	Hawthorn Crescent Roof and Concrete Repairs	AM	15,000
72	ZH4059	Grosvenor House Refurbishment	AM	1,500,000
73	ZH4045	Wilmcote House Energy Improvement Works	AM	2,373,000
74	ZH4058	Wilmcote House Refurbishment Consultant Fees	AM	77,000
47	ZH4076	Digital TV Aerial Upgrade	PSM	150,000
98	ZH4PRM	Capital Planned Works	AM	6,200,000
104	ZH4036	Asbestos Removals	AM	1,500,000
51	ZH4048	Electrical Improvements - Emergency Lighting	PSM	250,000
52	ZH400N	Lifts	PSM	450,000
107	ZH4DFG	Disabled Facilities Grants	AM	1,450,000
53	ZH400L	New Heating Installations	PSM	2,200,000
55	ZH4034	Energy Surveys	PSM	5,000
131	ZH4155	Roof replacements	AM	500,000
130	ZH4149	Individual Property Refurbishments	AM	250,000
132	ZH4161	Fire doors	AM	250,000
135	ZH4153	High rise structural inspections	AM	130,836
136	ZH4168	Karen Avenue Screens	AM	10,000
<b>Total Capital</b>				<b>17,310,836</b>





**APPENDIX C**

**IT Capital Schemes – 2017/18 HIP Expenditure Plan**

Total provision - £200,000

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**1. Hardware**

**£100,000**

This allocation is used to enhance and develop the infrastructure required to host systems used by Housing and Property Service staff. This includes improvements to the security architecture, necessary to keep data safe and secure as mandated by the Cabinet Office. The forward work this year will also include replacement of end of life servers.

**2. Software**

**£100,000**

This allocation is used to fund both system development work within Housing and Property Services, and to contribute towards corporate initiatives and projects. The forward work plan this year includes:

- Changes to existing systems such as Lettings and the Housing Year End system
- Implementation of a new fit for purpose system to manage the reserve fund
- Development of systems for Adventure Playgrounds, Resident Participation and Car Parking Spaces
- Streamlined functionality to enable effective rental management and replace complex spreadsheets
- Extension of the Housing Document Management solution, in order to store tenancy files
- Software to enable working from different locations e.g. tenants' homes

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# Housing & Property Services Maintaining & Improving Our Properties

**Budget Plan 2017/2018**

[www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)



**Portsmouth**  
CITY COUNCIL

**MAINTENANCE & IMPROVEMENTS**

**MAIN SUMMARY**  
**ALL AREAS**  
**2017/2018**

# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

## REVENUE BUDGET TOTAL - 2017 / 2018

REPAIRS AND MAINTENANCE		HELD BY	SUMMARY
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	<b>TOTAL FOR RESPONSE REPAIRS</b>		<b>£15,000,000</b>
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# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

## CAPITAL PROGRAMME - INCLUSIVE OF FEES - 2017/2018

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51	ZH4048	Electrical Improvements - Emergency Lighting	PSM	250,000
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53	ZH400L	New Heating Installations	PSM	2,200,000
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130	ZH4149	Individual Property Refurbishments	AM	250,000
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135	ZH4153	High rise structural inspections	AM	130,836
136	ZH4168	Karen Avenue Screens	AM	10,000
<b>Total Capital</b>				<b>17,310,836</b>



**Portsmouth**  
CITY COUNCIL

**MAINTENANCE & IMPROVEMENTS**

**ON ISLAND AREAS**

**PROGAMME**  
**2017/2018**

## Buckland Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2017/2018

#### SCOTT & HASTING HOUSE

Planned Maintenance scheme being evaluated with works to be undertaken in 2017/2018

Type of Work	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	2
Maisonettes	52
Leaseholders	13
<b>Total Dwellings included in Site</b>	<b>52</b>

Addresses Included	
HASTINGS HOUSE (1-36)	
SCOTT HOUSE (1-16)	





**Planned Maintenance 2017/18**

**WIMPEY COURTS LIFT TOWERS DECORATION**

Planned Maintenance scheme being evaluated with works to be undertaken in 2017/2018

<b>Type of Work</b>	
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)	

<b>Type of Assets</b>	
Block of Flats	16
Flats	56
Maisonettes	225
Leaseholders	30
<b>Total Dwellings included in Site</b>	<b>281</b>

<b>Addresses Included</b>	
CROWN COURT (25-40)	
CROWN COURT (59-74)	
CROWN COURT (86-101)	
CROWN COURT (1-24)	
CROWN COURT (75-85)	
CROWN COURT (41-58)	
KING ALBERT COURT (31-44)	
KING ALBERT COURT (1-30)	
LORDS COURT (19-32)	
LORDS COURT (1-18)	
LORDS COURT (49-66)	
LORDS COURT (67-78)	
LORDS COURT (33-48)	
WIMPOLE COURT (25-42)	
WIMPOLE COURT (1-24)	
WIMPOLE COURT (43-58)	

## Landport Area Housing Office

### Planned Maintenance 2017/18



Portsmouth  
CITY COUNCIL

#### LANDPORT COMMUNAL DECORATIONS

Planned Maintenance scheme being evaluated with works to be undertaken in 2017/2018

<b>Type of Work</b>	
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)	

<b>Type of Assets</b>	
Block of Flats	6
Flats	15
Maisonettes	65
Leaseholders	7
<b>Total Dwellings included in Site</b>	<b>80</b>

<b>Addresses Included</b>	
CHATFIELD HOUSE (1-12)	
CORHAMPTON HOUSE (1-12)	
MUREFILED ROAD (1-13)	
SOBERTON HOUSE (1-14)	
TIMBERLEY HOUSE (1-10)	
TODHURST HOUSE (1-19)	



**Planned Maintenance 2017/18**

**ROSLYN HOUSE**

Planned Maintenance scheme being evaluated, work planned to commence 2017/18

<b>Type of Work</b>	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	1
Flats	54
Leaseholders	25
<b>Total Dwellings included in Site</b>	<b>54</b>

<b>Addresses Included</b>	
ROSLYN HOUSE (1-54)	

**MILVERTON HOUSE**

Planned Maintenance scheme being evaluated, work planned to commence in 2017/18

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Flat Roofing (New)	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	1
Flats	4
Maisonettes	18
Leaseholders	4
<b>Total Dwellings included in Site</b>	<b>22</b>

<b>Addresses Included</b>	
MILVERTON HOUSE (1-22)	

**KING STREET**

Planned Maintenance scheme being evaluated, work planned to commence in 2017/18

<b>Type of Work</b>	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

<b>Type of Assets</b>	
Block of Flats	1
Maisonettes	12
Leaseholders	8
<b>Total Dwellings included in Site</b>	<b>12</b>

<b>Addresses Included</b>	
KING STREET (77-99 ODDS)	



**Planned Maintenance 2017/18**

**GROSVENOR HOUSE**

Planned Maintenance scheme on site, works due to be completed 2017/18.

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting (Blocks)	
Structural Repairs	

<b>Type of Assets</b>	
Block of Flats	3
Flats	74
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>74</b>

<b>Addresses Included</b>	
GROSVENOR HOUSE (1-54)	
WARWICK CRESCENT (2-20 EVENS)	
WARWICK CRESCENT (22-40 EVENS)	

**WILMCOTE HOUSE**

Planned Maintenance scheme on site, works due to be completed 2017/18

<b>Type of Work</b>	
New roof	
New windows	
External insulation	

<b>Type of Assets</b>	
Block of Flats	1
Flats	7
Maisonettes	100
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>107</b>

<b>Addresses Included</b>	
WILMCOTE HOUSE (1-113)	



**Planned Maintenance 2017/18**

**KINGS ROAD AREA PHASE TWO SITE**

Planned Maintenance scheme on site, works due to be completed 2017/2018

<b>Type of Work</b>	
External Decorations, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	25
Flats	184
Leaseholders	118
<b>Total Dwellings included in Site</b>	<b>184</b>

<b>Addresses Included</b>	
KINGS ROAD (10-26 EVENS)	
KINGS ROAD 28-38 EVENS)	
KINGS ROAD (40-62 EVENS)	
KINGS ROAD (64-74 EVENS)	
KINGS ROAD (76-86 EVENS)	
KINGS ROAD (88-98 EVENS)	
KINGS ROAD (100-110 EVENS)	
KINGS ROAD (112-122 EVENS)	
KINGS ROAD (124-134 EVENS)	
COPPER STREET (1-6) & (7-18)	
FLINT STREET (4-20 EVENS)	
HAMBROOK STREET (22-44 EVENS) & 46-56 EVENS)	
LITTLE SOUTHSEA STREET (1-4)	
LITTLE SOUTHSEA STREET (5-8)	
LITTLE SOUTSEA STREET (9-12)	
LITTLE SOUTSEA STREET (13-16)	
SILVER STREET (2-12 EVENS)	
SILVER STREET (14-24 EVENS)	
SILVER STREET (26-36 EVENS)	
STONE STREET (1-12)	
STONE STREET (13-24)	
STONE STREET (25-36)	
SUSSEX PLACE (2-11)	

**Planned Maintenance 2017/18****LONGBRIDGE HOUSE**

Planned Maintenance scheme being evaluated, work planned to commence in 2017/18

<b>Type of Work</b>	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

<b>Type of Assets</b>	
Block of Flats	1
Maisonettes	22
Leaseholders	8
<b>Total Dwellings included in Site</b>	<b>22</b>

<b>Addresses Included</b>	
LONGBRIDGE HOUSE (1-22)	

## Portsea Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2017/18

#### QUEEN STREET

Planned Maintenance scheme on site, works to be completed in 2017/18

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	1
Flats & Maisonettes	11
Leaseholders	1
Retail units	5
<b>Total Dwellings included in Site</b>	<b>11</b>

Addresses Included	
QUEEN STREET (141-161 ODDS)	

#### ST GEORGES SQUARE ROOF

Planned Maintenance evaluated, works to commence and be completed in 2017/18

Type of Work	
Re-Roofing	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	1
Flats	6
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>6</b>

Addresses Included	
ST GEORGES SQUARE (76-86 EVENS)	

#### PERKINS HOUSE

Planned Maintenance scheme being evaluated with works to be undertaken in 2017/2018

Type of Work	
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)	

Type of Assets	
Block of Flats	1
Flats	6
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>6</b>

Addresses Included	
PERKINS HOUSE (1-6)	



**Planned Maintenance 2017/18**

**BISHOP STREET SITE**

Planned Maintenance scheme being evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	3
Flats	36
Leaseholders	5
<b>Total Dwellings included in Site</b>	<b>36</b>

<b>Addresses Included</b>	
BALCHEN HOUSE (1-13)	
KEMPENFELT HOUSE (1-12)	
ROOKE HOUSE (1-11)	

**CARTER HOUSE**

Planned Maintenance scheme being evaluated with works to be undertaken in 2017/2018

<b>Type of Work</b>	
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)	

<b>Type of Assets</b>	
Block of Flats	1
Studio Flats	14
Maisonettes	8
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>22</b>

<b>Addresses Included</b>	
CARTER HOUSE (1-22)	





**Portsmouth**  
CITY COUNCIL

**MAINTENANCE & IMPROVEMENTS**

**OFF ISLAND AREAS**

**PROGRAMME**

**2017/2018**



**Planned Maintenance 2017/18**

**ROCHFORD ROAD**

Planned Maintenance scheme being evaluated, works due to be undertaken in 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	10
Flats	75
Leaseholders	14
<b>Total Dwellings included in Site</b>	<b>75</b>

<b>Addresses Included</b>	
ROCHFORD ROAD (2-24 EVENS)	
ROCHFORD ROAD (26-48 EVENS)	
ROCHFORD ROAD (50-60 EVENS)	
ROCHFORD ROAD (62-72 EVENS)	
ROCHFORD ROAD (74-84 EVENS)	
ROCHFORD ROAD (86-96 EVENS)	
ROCHFORD ROAD (98-108 EVENS)	
ROCHFORD ROAD (110-126 EVENS)	
ROCHFORD ROAD (128-138 EVENS)	
ROCHFORD ROAD (140-150 EVENS)	

**AUSTIN COURT**

Planned Maintenance scheme to be evaluated in 2017/18 with works being undertaken in 2018/19

<b>Type of Work</b>	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	2
Flats	42
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>42</b>

<b>Addresses Included</b>	
AUSTIN COURT (1-32)	
AUSTIN COURT (33-42)	



## Planned Maintenance 2017/2018

**NORTHERN PARADE FIRE DOORS**

Planned Maintenance scheme to be evaluated in 2017/2018 with works to be undertaken in 2018/2019

<b>Type of Work</b>	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	11
Flats & Maisonette	44
Leaseholders	4
<b>Total Dwellings included in Site</b>	<b>44</b>

<b>Addresses Included</b>	
NORTHERN PARADE (192-198)	
NORTHERN PARADE (200-206)	
NORTHERN PARADE (208-214)	
NORTHERN PARADE (216-222)	
NORTHERN PARADE (224-230)	
NORTHERN PARADE (232-238)	
NORTHERN PARADE (240-246)	
NORTHERN PARADE (248-254)	
NORTHERN PARADE (256-262)	
NORTHERN PARADE (264-270)	
NORTHERN PARADE (272-278)	

**GERARD AND LORING HOUSE**

Planned Maintenance scheme being evaluated with works to be undertaken in 2017/2018

<b>Type of Work</b>	
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)	

<b>Type of Assets</b>	
Block of Flats	2
Maisonettes	40
Leaseholders	19
<b>Total Dwellings included in Site</b>	<b>40</b>

<b>Addresses Included</b>	
GERARD HOUSE (1-12)	
LORING HOUSE (1-12)	



**Planned Maintenance 2017/18**

**WORLDHAM ROAD**

Planned Maintenance scheme being evaluated with works to be undertaken in 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Property Refurbishment	

<b>Type of Assets</b>	
Blocks of Flats	1
Flats	1
Leasholders	0
<b>Total Dwellings included in Site</b>	<b>1</b>

<b>Addresses Included</b>	
WORLDHAM ROAD (1-3 ODDS)	

**ASHE ROAD SITE**

Planned Maintenance scheme to be evaluated in 2017/2018 with works to be undertaken in 2018/2019

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Window (Dwelling) (New)	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	8
Flats	64
Leaseholder	5
<b>Total Dwellings included in Site</b>	<b>64</b>

<b>Addresses Included</b>	
ASHE ROAD (1-15 ODDS)	
BLACKMOOR WALK (9-23 ODDS)	
FROXFIELD ROAD (13-27 ODDS)	
FROXFIELD ROAD (29-43 ODDS)	
PROSPECT LANE (62-76 EVENS)	
SHALDON ROAD (1-15 ODDS)	
TANGLEY WALK (2-16 EVENS)	
WILDMOOR WALK (26-40 EVENS)	



**Planned Maintenance 2017/18**

**SHARPS ROAD SITE**

Planned Maintenance to be evaluated in 2017/2018 with works to be undertaken in 2018/2019

<b>Type of Work</b>	
External Decorations, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	3
Flats	18
Leaseholders	4
<b>Total Dwellings included in Site</b>	<b>18</b>

<b>Addresses Included</b>	
SHARPS ROAD (25-35 ODDS)	
SHARPS ROAD (38-48 EVENS)	
SHARPS ROAD (54-64 EVENS)	

**SOUTHAMPTON HOUSE**

Planned Maintenance to be evaluated in 2017/2018 with works to be undertaken in 2018/2019

<b>Type of Work</b>	
External Decorations, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Fencing (New)	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	1
Flats	40
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>40</b>

<b>Addresses Included</b>	
SOUTHAMPTON HOUSE (1-40)	

**Leigh Park Area Housing Office**



**Portsmouth**  
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**Planned Maintenance 2017/18**

**BRAXELL LAWN**

Planned Maintenance to be evaluated in 2017/2018 with works to be undertaken in 2018/2019

<b>Type of Work</b>	
External Decorations, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	2
Flats	12
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>12</b>

<b>Addresses Included</b>	
BRAXELL LAWN (1-6)	
BRAXELL LAWN (7-12)	



**Planned Maintenance 2017/18**

**SPARROW CLOSE SITE**

Planned Maintenance scheme evaluated works to be completed in 2017/18

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Blocks of Flats	3
Flats	46
Maisonettes	6
Leaseholders	15
<b>Total Dwellings included in Site</b>	<b>52</b>

<b>Addresses Included</b>	
SPARROW CLOSE (1-9)	
SPARROW CLOSE (10-40)	
SPARROW CLOSE (41-52)	



**Portsmouth**  
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**MAINTENANCE & IMPROVEMENTS**

**BUILDING SERVICES**  
**& SUPPORT**

**PROGRAMME**  
**2017/2018**



**Planned Maintenance 2017/2018****COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2017/2018

<b>BUCKLAND BLOCKS of FLATS</b>
ARNAUD CLOSE (5-21 ODDS)
ARNAUD CLOSE (27-43 ODDS)
ARNAUD CLOSE (10-16 & 22-24 EVENS)
ARNAUD CLOSE (34-40 & 46-48 EVENS)
BAYTHORN CLOSE (1-7 ODDS)
BUCKINGHAM GREEN (9-13 & 42-46)
BUCKINGHAM GREEN (14-19 & 47-52)
BUCKLAND PATH (1-24)
CAIRO TERRACE (1-17 ODDS)
CAIRO TERRACE (2-48 EVENS)
CAIRO TERRACE (19-35 ODDS)
CHERRY BLOSSOM COURT (1-20)
FLYING BULL CLOSE (1-12)
HASLEGRAVE HOUSE (1-21)
MEYRICK HOUSE (1-10)
NEWCOMEN ROAD (65-81 ODDS)
NEWCOMEN ROAD (102-128 EVENS)
OLD COMMERCIAL ROAD (401A-401M)
PRINCES COURT (1-12)
REGENT COURT (1-9)
SEYMOUR CLOSE (1-7 & 23-25 ODDS)
SEYMOUR CLOSE (70-76 & 82-84 EVENS)
SEYMOUR CLOSE (86-92 & 102-108 EVENS)
SEYMOUR CLOSE (94-100 & 110-116 EVENS)
SEYMOUR CLOSE (9-15 & 27-29 ODDS)
SEYMOUR CLOSE (63-69 & 79-81 ODDS)
SEYMOUR CLOSE (71-77 & 83-85 ODDS)
SEYMOUR CLOSE (87-93 & 103-109 ODDS)
SEYMOUR CLOSE (95-101 & 111-117 ODDS)
SEYMOUR CLOSE (8-14 & 24-26 EVENS)
SEYMOUR CLOSE (16-22 & 28-34 EVENS)
SEYMOUR CLOSE (62-68 & 78-80 EVENS)
SHACKLETON HOUSE (1-12)
STONECROSS HOUSE (1-20)

<b>LANDPORT BLOCKS of FLATS contd</b>
CHURCH STREET (22 & 24)
CHURCH STREET (26 & 28)
CHURCH STREET (30 & 32)
CORNWALLIS HOUSE (1-31)
CRASSWELL STREET (107-113 ODDS)
CRASSWELL STREET (115-121 ODDS)
CROWN COURT (25-40)
CROWN COURT (1-24)
CROWN COURT (41-58)

**Planned Maintenance 2017/2018****COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2017/2018

<b>LANDPORT BLOCKS of FLATS contd</b>
CROWN COURT (59-74)
CROWN COURT (75-85)
CROWN COURT (86-101)
DARWIN HOUSE (1-45)
DENMEAD HOUSE (1-23)
DURBAN HOMES (17-32)
FOSTER ROAD (20A-20F)
HALE STREET SOUTH (1-6)
HORNDEAN HOUSE (1-19)
KING ALBERT STREET (1-15 ODDS)
KING ALBERT STREET (17-27 ODDS)
KING ALBERT STREET (41-65 ODDS)
KING ALBERT STREET (29-39 ODDS)
KNOLLYS HOUSE (1-9)
LAKE ROAD (60-82 EVENS)
LORDS COURT (67-78)
LORDS COURT (1-18)
LORDS COURT (19-32)
LORDS COURT (33-48)
LORDS COURT (49-66)
MUREFIELD ROAD (1-13)
PENN HOUSE (1-6)
PETERSFIELD HOUSE (1-19)
REDHILL HOUSE (1-12)
REIGATE HOUSE (1-18)
SELHURST HOUSE (1-24)
TIMPSON ROAD (1-87 ODDS)
WIGMORE HOUSE (1-24)
WIMPOLE COURT (1-24)
WIMPOLE COURT (25-42)
WIMPOLE COURT (43-58)
WIMPOLE STREET (1-6)

<b>LEIGH PARK BLOCK of FLATS</b>
CRAWLEY AVENUE (10-16 EVENS)
CRAWLEY AVENUE (18-24 EVENS)
DELPHI WAY (75-83)
LYNDHURST HOUSE (15-38)
MIDDLE PARK WAY (243A-243F & 245A-245F ODDS)
ORACLE DRIVE (36-44)
PARK HOUSE FARM WAY (120-128A EVENS)
PURBROOK WAY (141-167 ODDS)
PURBROOK WAY (169-191 ODDS)
PURBROOK WAY (1-27 ODDS)
PURBROOK WAY (29-55 ODDS)
PURBROOK WAY (57-83 ODDS)

**Planned Maintenance 2017/2018****COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2017/2018

<b>LEIGH PARK BLOCKS of FLATS contd</b>
PURBROOK WAY (85-111 ODDS)
PURBROOK WAY (113-139 ODDS)
RHINEFIELD CLOSE (10-16 EVENS)
EDINBURGH (1-39 ODDS)
HOOD (41-79 ODDS)
RODNEY (81-119 ODDS)
MARY ROSE (121-159 ODDS)
SHEFFIELD (161-199 ODDS)
VICTORY (201-239 ODDS)
VANGUARD (241-279 ODDS)
WARRIOR (281-319 ODDS)
ST CLARES COURT (1-45)
STROUDEN COURT (1-10)
TROJAN WAY (45-53)
TWEED COURT (1-45)
WINCHFIELD CRESCENT (49-55 ODDS)
WINCHFIELD CRESCENT (65-71 ODDS)

<b>PAULSGROVE BLOCK of FLATS</b>
ALLAWAY AVENUE (5-7A)
ALLAWAY AVENUE (7-7A)
ALLAWAY AVENUE (32-36A EVENS)
ALLAWAY AVENUE (153 & 155)
AUSTIN COURT (1-32)
AUSTIN COURT (33-42)
COTSWOLD HOUSE (1-7 & 9-33 ODDS)
DURSLEY CRESCENT (4-6A EVENS)
DURSLEY CRESCENT (8-10A EVENS)
DURSLEY CRESCENT (12-14A EVENS)
DURSLEY CRESCENT (16-18A EVENS)
DURSLEY CRESCENT (20-22A EVENS)
DURSLEY CRESCENT (24-26A EVENS)
DURSLEY CRESCENT (28-30A EVENS)
LONDON ROAD (521-543 ODDS)
LYDNEY CLOSE (9-9A)
LYDNEY CLOSE (10-10A)
PAINSWICK CLOSE (11-11A)
PAINSWICK CLOSE (12-12A)
TANKERTON CLOSE (1-6)
TANKERTON CLOSE (7-12)
TANKERTON CLOSE (19-24)
WESTERHAM CLOSE (1-6)
WESTERHAM CLOSE (7-12)
WESTERHAM CLOSE (13-18)
WESTERHAM CLOSE (19-24)

## Building Services & Support

### Planned Maintenance 2017/2018



Portsmouth  
CITY COUNCIL

#### COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2017/2018

<b>PORTSEA BLOCK of FLATS</b>
BENBOW HOUSE (1-16)
CARTER HOUSE (1-22)
COCHRANE HOUSE (1-24)
CRADOCK HOUSE (1-16)
DRAKE HOUSE (1-16)
FROBISHER HOUSE (1-16)
HOSKINS HOUSE (1-6)
QUEEN STREET (50-55)
YORK PLACE (25-30)

<b>SOMERSTOWN BLOCK of FLATS</b>
ARK ROYAL HOUSE (1-12 & UNITS 1-3)
ALHAMBRA ROAD (9-19 ODDS)
FURZE LANE (34-44 EVENS)
HEYWARD ROAD (11A-11B)
HIGH STREET (45A-45J)
HORATIA HOUSE (1-136)
KINGSLEY COURT (148-186 EVENS)
LEAMINGTON HOUSE (1-136)
THE CASEMENTS, 23 (FGF & FFF & FSF)
PALMERSTON MANSIONS (1-20)
PRINCE ALBERT ROAD (198-208 EVENS)
ROSLYN HOUSE (1-54)
ST PAULS ROAD (32-64 EVENS)
ST PAULS ROAD (70A-70Z)
ST PAULS SQUARE (1-16)
VENTNOR ROAD (2-6 EVENS)
COTTERIDGE HOUSE (1-15)
HANDSWORTH HOUSE (1-153)
KING STREET (77-99 ODDS)
MAXSTOKE CLOSE (1-47)
MILVERTON HOUSE (1-22)
MORECAMBE COURT (1-18)
OMEGA HOUSE (1-80)
PICTON HOUSE (1-19)
PONSONBY HOUSE (1-16)
RADNOR STREET (1-31 ODDS)
REDNAL HOUSE (1-30)
SOMERS ROAD (168-196 EVENS)
VICTORIA ROAD SOUTH (26A-26C)
WARWICK CRESCENT (2-20 EVENS)
WARWICK CRESCENT (22-40 EVENS)
WELLINGTON STREET (30-52)

**COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2017/2018

<b>WECOCK FARM BLOCK of FLATS</b>
CONNORS KEEP (1-45)
MAGPIE WALK (33-53)
PARTRIDGE GARDENS (95-116)
ROBIN GARDENS (76-93)
SPARROW CLOSE (10-40)
THRUSH WALK (8-31)
THRUSH WALK (32-55)

**COMMUNAL DIGITAL TV SYSTEMS**

Planned Maintenance to upgrade upgrade communal digital TV systems in 2017/2018

ST JAMES'S ROAD (101-127)
HORATIA HOUSE (1-136)
HANDSWORTH HOUSE (1-153)
TIPTON HOUSE (1-136)
EDGBASTON HOUSE (1-136)

**COMMUNAL LIGHTING**

Planned Maintenance to install emergency lighting including LED lights in 2017/2018

LADYWOOD HOUSE (1-136)
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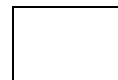
**LIFT REFURBISHMENTS**

Planned Maintenance to refurbish existing communal passenger lifts in 2017/2018

CONNORS KEEP
TWEED COURT
ST CLARES COURT
HORATIA HOUSE LIFT 1
HORATIA HOUSE LIFT 2

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# Agenda Item 4



**Title of meeting:** Cabinet Member for Housing

**Date of meeting:** 13<sup>th</sup> March 2017

**Subject:** HOUSING WHITE PAPER

**Report by:** Director of Property and Housing Services

**Wards affected:** All wards

**Key decision:** No

**Full Council decision:** No

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## 1. Purpose of report

- 1.1 The purpose of this report is to summarise the content of the Housing White Paper and recognise its potential impact on the Council's Housing function, and Housing Revenue Account (HRA).

## 2. Recommendations

It is recommended that the Cabinet Member for Housing:

- (i) notes the content of the report with regard to the proposals within the Housing White Paper;
- (ii) considers making a formal response to the Housing White Paper, and any related consultations that may be subsequently released.

## 3. Background

- 3.1 *The Housing White Paper: Fixing our Broken Housing Market*, was published on 7th February 2017, with a stated aim of meeting the unique needs of different people and different places across the UK and co-ordinate effort across the public and private sector to meet future housing demand.
- 3.2 Unlike previous announcements which have focused on new housing schemes and funding, the White Paper, aims to encourage and accelerate house building.
- 3.3 The main announcements directly affecting the Council are as follows:

## **Planning Amendments**

- 3.4 Government will be introducing a standardised mechanism for setting housing delivery targets for the purpose of Local Plans. These targets will be measured and audited on an annual basis, with Councils being held to account for non-delivery.
- 3.5 Councils will be able to increase nationally set planning fees by 20% from July 2017 if they commit to invest the additional fee income in their planning department. They are also minded to allow an increase of a further 20% for those authorities who are delivering the homes their communities need. In addition, Council's will be able to charge a fee for planning appeals. Consultations on these proposed planning amendments prior to their implementation.

## **Housing Infrastructure Fund**

- 3.6 The £2.3bn Housing Infrastructure Fund will be targeted at the areas of greatest housing need. This capital grant programme is open to bids in 2017, with money available over the next four years. It aims to fund a variety of infrastructure projects (including transport and utilities) where these will unlock the delivery of new homes, enabling economic development across the area. They would also welcome joint bids from across local authority boundaries where a strategic project could open up new homes on a wide-scale.
- 3.7 The fund is intended to deliver 100,000 new homes, suggesting that Government are willing to pay £23,000 on average to facilitate each new home delivered over the 4 to 5 year timescale. Any funding requirement beyond that level is assumed to be provided by the Local Authority.

## **Starter Homes Initiative**

- 3.8 The existing 20% Starter Homes requirement will be reduced with 10% affordable home ownership units per site and a national target of 200,000 new home owners by 2020 has been set.
- 3.9 The initiative will allow first-time buyers under the age of 40 to buy a house with a 20% discount on market rates.
- 3.10 Buyers using the scheme, which is set to be piloted in 30 local authorities later this year, won't be able to have an income of more than £90,000 in London, or £80,000 elsewhere in the UK.



## **Other Announcements**

- 3.11 New guidelines will be released in the next few months to encourage compulsory purchase of undeveloped land.
- 3.12 The 1% Social Rent reduction will remain until 2020, at which point a new rent standard for the social housing sector will be implemented, providing confidence over future rental incomes to encourage affordable developments. Details of the new rent standard have not been disclosed.
- 3.13 Councils must allow the Right to Buy on all affordable homes built through council companies and alternative delivery models. This will impact on any proposed alternative model of building affordable homes outside of the HRA.
- 3.14 It was hoped that Local Authorities might have had greater freedom to extend their borrowing ability to contribute more directly to the delivery of new housing, however the borrowing caps that limit local authority HRAs from maximising the provision of new social and affordable housing will remain as set by the Localism Act 2011.

## **8. Reasons for recommendations**

- 8.1 To update Members on the content of the Housing White Paper.

## **9. Equality impact assessment (EIA)**

- 9.1 As this report is an update report for noting, there is no requirement at this stage to carry out an EIA.

## **10. Legal Comments**

- 10.1 Legal commentary is contained within the body of the report.

## **11. Director of Finance comments**

- 11.1 The recommendations within this report do not have any financial implications, however it should be noted that the financial impact of any of the proposed consultations must be assessed, prior to the responses being submitted.

Signed by:

.....  
**Owen Buckwell – Director of Property and Housing Services**

**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
Housing White Paper 2017	

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

.....  
Signed by: Cabinet Member for Housing