



Portsmouth
CITY COUNCIL

NOTICE OF MEETING

**HOUSING EXECUTIVE MEMBER'S
DECISION MEETING**

TUESDAY 5 FEBRUARY 2008 AT 4.00 PM

**EXECUTIVE ROOM, FLOOR 3, GUILDHALL,
PORTSMOUTH**

Telephone enquiries to Joanne Wildsmith, Democratic Services, 9283 4057

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

AGENDA

- 1 Apologies for Absence**
 - 2 Declaration of Members' Interests in accordance with Standing Order 14**
 - 3 Mobile Homes and Mobile Homes Sites - Commission Charge Update**
- ... The attached report by the Head of Local Authority Housing Management updates the Executive Member on the discussions with the mobile home residents and a compromise option to phase in the introduction of a commission charge.

RECOMMENDED (1) that the Executive Member notes the results of the survey undertaken by the Residents' Association at Cliffdale Gardens and the Residents' Association at Henderson Road;

(2) that the phased introduction of a commission charge be agreed in the following detail:

Mobile home owners purchasing since April 2007 will pay 10% commission when they sell.

All other home owners pay a commission charge based on when they sell:

Date	Commission Charged
Housing Executive decision (February 2008) - October 2008	No commission charged
October 2008 - October 2009	3% commission charged
October 2009 - October 2010	6% commission charged
October 2010 - October 2011	10% commission charged

Pitch rent fees 2008/2009 should not be increased more than RPI. (This may change if the government alters the amount of commission that can be charged. Currently this is set at a maximum charge of 10%. This also does not alter the situation where a homeowner gives or bequeaths the mobile home to a relative, as detailed in the previous documents.)

(3) that the Strategic Director for Corporate Resources & Services' financial appraisal be approved.

4 Council Housing Budget for 2008/09

... The report by the Strategic Director for Health, Housing & Social Care and the Strategic Director for Corporate Resources & Services is attached. The City Council has delegated to the Housing Executive the function of setting rents, charges & budgets for council housing. The purpose of this report is to recommend changes to Council housing ("Housing Revenue Account" or HRA) rents and other charges and recommend approval to budgets for 2007/08 and 2008/09.

RECOMMENDED (1) that all changes in rents and charges to be effective from 7th April 2008 or such other date close to the beginning of the financial year as determined by the Strategic Directors for Health, Housing & Social Care and Corporate Resources & Services;

(2) that the amount by which dwelling rents & the General Charge should rise for next year to be set at this meeting by reference to the two options set out in this report;

(3) that mobile home license fees to rise by 3.9% (see Appendix page 16 lines 4 to 6) with future annual increases to be set at the increase in the "RPI all items" measure of inflation for the preceding September published by the Office of National Statistics;

(4) that garage & parking site rents for next year as shown on Appendix page 16 (Column D, lines 8 to 25) be approved;

(5) that Sheltered Housing Service Charges & Supporting People Charges as shown on Appendix page 17 be approved;

(6) that charges for heating to be set at this meeting in accordance with the options set out in Appendix pages 18 and 19;

(7) that a report be brought to the next meeting of this Executive setting out plans for a co-ordinated approach by tenants, leaseholders, councillors, MPs and other local authorities to press for changes to the Housing Revenue Account Subsidy System (HRASS), the “Pooling” arrangements for HRA capital receipts and the Rent Rebate Subsidy Limitation arrangements;

(8) that the Strategic Director for Health, Housing and Social Care write to the Department of Communities & Local Government to ask that the proposed review of the HRASS be expanded to include review of the “Pooling” arrangements for HRA capital receipts and the Rent Rebate Subsidy Limitation arrangements;

(9) that revenue budgets for 2007/08 & 2008/09 be approved & authority be given to the Strategic Director for Corporate Resources & Services in consultation with the Strategic Director for Health, Housing & Social Care to amend the budgets to reflect the latest available information prior to completing the Budget Book for 2008/09;

(10) that the relevant Managers be authorised to incur routine expenditure in 2008/09. Routine expenditure is any expenditure incurred to meet the day to day operational requirements of the service. Expenditure that is not routine would require further approval as set out in the City Constitution.

(11) that repayment of debt to be calculated annually as described in this report.

5 Housing Investment Programme (HIP) 2007/08 to 2013/14

... Attached report by Strategic Director for Health, Housing & Social Care and the Strategic Director for Corporate Resources & Services. The main purpose of this report is to recommend for approval the revised programmes of capital spending on council and private housing proposed for 2007/08 and 2008/09 and to note the proposed programmes for 2009/10 to 2013/14.

RECOMMENDED to Council that:

- (i) the HIP programme set out in Appendix 4 be approved in the sum of £25.7 million and £27.5 million respectively for 2007/08 and 2008/09;**
- (ii) The programmes of £24.6 million, £22.1 million, £23.3 million, £24.1 million and £26 million for the five financial years 2009/10 to 2013/14 be noted;**

- (iii) **The Prudential Indicators for the Housing Revenue Account set out in Appendix 6 be approved;**
- (iv) **That for the purposes of the Local Authorities (Capital Finance) (Amendment) Regulations 2003 the City Council resolve to spend £20 million on affordable housing in both 2007/08 & 2008/09 and that the capital receipts arising in each year from the disposal of surplus HRA assets be used 100% for the provision of affordable housing;**
- (v) **Authority be delegated to the Strategic Director for Corporate Resources & Services to alter the mix of capital funding sources used to finance the HIP to maximise the resources available to the Council.**

6 Housing Allocation Policy

... Attached report by the Head of Community Housing incorporating changes suggested at the Executive Member's meeting which now require approval.

RECOMMENDED that the Executive Member for Housing endorse the Housing Allocation Policy as attached at Appendix 1.

JW/DMF
28 January 2008
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