

**TO: Cabinet Member for Housing**

**3rd Feb 2009**

**REPORT BY: Head of Housing Management  
Head of Community Housing  
Strategic Director and Section 151 Officer**

**AUTHOR: Peter Pennekett, Financial Services**

## **HOUSING INVESTMENT PROGRAMME (HIP) 2008/09 TO 2014/15**

### **PURPOSE OF THIS REPORT**

1. The main purpose of this report is to recommend for approval the revised programmes of capital spending on council & private housing proposed for 2008/09 and 2009/10 & to note the proposed programmes for 2010/11 to 2014/15.

### **RECOMMENDED THAT:**

- (i) The HIP programme set out in Appendix 4 be approved in the sum of £22.5 million and £28.7 million respectively for 2008/09 and 2009/10
- (ii) The programmes of £36.4 million, £24.5 million, £25 million, £26 million and £26.5 million for the five financial years 2010/11 to 2014/15 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 a year on affordable housing between 2008/09 & 2010/11 and that the capital receipts arising in each year from the disposal of HRA assets be used 100% for the provision of capital investment in affordable housing or regeneration schemes.
- (v) That £3 million of General Fund capital receipts be allocated to the Housing Investment Programme & used to finance the Somerstown Phase 1 HUB scheme.
- (vi) Authority be delegated to the Head of Financial Services to alter the mix of capital funding sources used to finance the HIP to maximise the resources available to the Council.

## **PAPERS ENCLOSED WITH THIS REPORT**

2. The following papers are attached:

Appendix 1 - A brief outline of the current system of capital controls.

Appendix 2:

- Pages 1 & 2 - The Exec Summary from our Housing Strategy showing our top strategic priorities for action.
- Page 3 - Budget Principles - HHSC Directorate

Appendix 3 - A comparison of the revised capital spending proposals & estimated capital resources with those approved in July 2008.

Appendix 4 - The revised HIP spending proposals for 2008/09 to 2014/15.

Appendix 5 - A summary of major changes to the HIP programme approved in July 2008.

Appendix 6 – The “Prudential Indicators” for the Housing Revenue Account plus the estimated revenue effects of the proposed capital programme.

## **BACKGROUND**

3. In July 2008 the City Council approved a revised Housing Investment Programme. The programme has now been revised and Appendix 3, lines 4 to 6 shows how proposed spending has changed in total & Appendix 5 shows the details behind those total changes. Appendix 3, lines 11 to 47 shows the changes in estimated resources from those reported in July 2008.

4. The Council's Corporate Strategy drives the Housing Strategy which in turn drives the budget process. A copy of our top Housing Priorities for Action is attached for reference at Appendix 2. In order to emphasise the links between the strategy & the budget the capital schemes on Appendix 4 are grouped according to which of the five strategic priorities they make most contribution towards. The five strategic priorities are as follows:

1 - Affordable Housing & Regeneration

2 – Private Housing Renewal & Standards

3 – Managing our council homes

4 – Supported & Special Housing

5 – Housing Choices

## **BUDGET PRINCIPLES**

5. After discussion with Residents Consortium representatives & the Cabinet Member for Housing budget principles were adopted for use as a guide when setting the programme. The principles agreed are set out on page three of Appendix 2.

## **CAPITAL CONTROLS & PRUDENTIAL INDICATORS**

6. Appendix 1 attached sets out the regulations governing local authority capital investment including the “Prudential borrowing” controls whereby councils set their own borrowing limits after deciding what level is affordable over the long term.
7. To ensure the system is prudently applied councils must approve & publish a set of “Prudential Indicators”. The indicators cover the two main council income streams of council tax (the General Fund) & council housing rents (the Housing Revenue Account). The prudential limits for the Housing Revenue Account, approved by the Strategic Director & Section 151 Officer, are set out in Appendix 6. Prudential indicators for the General Fund for all services including private housing will be included in the report on the City’s overall capital programme to City Council on 10 February 2009.

## **REGIONAL HOUSING BOARD**

8. Central Government allocate their contribution towards capital resources for Councils via organisations called “Regional Housing Boards” (RHB’s). The RHB’s for each region have prepared Regional Housing Strategies, which link with planning, economic, transport & other government strategies. The RHB’s have allocated capital grants to both council’s & a QuANGO called the Homes & Communities Agency. Allocations by the Homes & Communities Agency to Housing Associations to provide new social housing are driven by the Regional Housing Strategy rather than local council’s strategies.
9. For the three years starting this year 2008/09 the South East Regional Housing Board (SERHB) has used a new “sub regional basis” of allocation requiring councils to group together in partnerships & show how their plans would address the following three main SERHB priorities:
  - Reduce the number of vulnerable people living in non-decent homes
  - Reduce the number of households living in fuel poverty
  - Support regeneration to create sustainable communities
10. A partnership has been established with four councils on the south coast and a successful bid made for £7.1 million of resources over the three years 2008/9 to 2010/11. Subsequently the SERHB has monitored partnership performance in the region & has allocated additional grant to authorities who are both performing well on tackling the three priorities above and are using their own capital resources. Portsmouth’s performance has been of a high standard & SERHB has allocated additional resources of over £1.9 million giving a total of £9 million over the three years 2008/9 to 2010/11.

## **REGIONAL HOUSING BOARD (Cont'd)**

11. The level of resources available from the South East RHB from 2011/12 is not known at present. To be prudent therefore the resources from 2011/12 up to 2014/15 have been assumed to fall back to the same £2 million annual level as was the case for last financial year 2007/8.
12. The RHB also allocates "Supported Capital Expenditure" (SCE) for capital spending on council housing. It is given by reducing the amount payable to the Government under the Housing Revenue Account Subsidy System which is described in more detail in the separate report "Council Housing Budget for 2009/10" also on the agenda for this meeting. The SCE amount for 2009/10 has been confirmed as £1.9 million, which enables borrowing of £1.9 million (Appendix 3, line 13).

## **CORPORATE CAPITAL STRATEGY**

13. A new Capital Strategy which is intended to target resources towards the key investment plans of the council has been approved by full cabinet on 12th January & will go before City Council on 4th February 2009. The current year 2008/9 & next year 2009/10 are not effected, however the new strategy is recommended to start in April 2010.
14. Ring fenced capital resources such as Supported Capital Expenditure for Council Housing will be unaffected, but all non ring fenced capital resources will be "Corporately Pooled", including Housing "Right to Buy" receipts and "Other Housing" receipts which were formerly all allocated to the Housing Investment Programme.
15. The new Capital Strategy provides an exception to Corporate Pooling for receipts from the sale of "Other Housing" assets where the council makes a formal determination under the Local Authorities (Capital Finance) (Amendment) Regulations 2003 that they will be used for affordable housing or regeneration schemes. If this determination is not made then 50% of these receipts would have to be paid to the Government. Recommendation (iv) to this report sets the formal determination level at £20 million for both 2009/10 and also the first two years of the new strategy 2010/11 and 2011/12. The £20 million level gives significant headroom over the budgeted level of capital receipts and the approval through to 2011/12 gives some short term stability to the HIP programme of renewal & improvement for public & private housing, especially the Somerstown Regeneration scheme.
16. The new Corporate Capital Strategy will require all services to make Capital Investment bids for Corporately Pooled capital resources both annually as part of the capital planning process and throughout the year as and when new needs, priorities and aspirations are identified.

## **CORPORATE CAPITAL STRATEGY (Continued)**

17. The Council will adopt nine Key Capital Investment Principles for allocating and targeting its capital resources from 2010/11 onwards based on the following:

- Contribution to Corporate Plan & Vision for Portsmouth
- Community Assets
- Heritage Assets
- Funding
- Whole Life Costing
- Value for Money
- Risk
- Overspends on approved Schemes in Progress

The report also lists the “Key Long Term Investment Plans” which includes Somerstown Regeneration, Phase 1 of which has been fully included in this HIP capital programme for the first time, see further details below.

## **PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE (PUSH)**

18. PUSH is a voluntary partnership of local authorities in South Hampshire dedicated to sustainable, economic-led growth and improving prosperity and the quality of life for everyone who lives, works and spends their leisure time in South Hampshire. PUSH’s work on housing is led by housing officers from the partner authorities together with representatives from the Homes & Communities Agency and other key bodies. Overall PUSH is managed by a Joint Committee comprising local councillors.

19. PUSH has produced a strategy setting out the key housing issues that the PUSH sub-region faces covering four headlines, which remain under review:

- To support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes.
- To improve the condition and management and make better use of the existing housing stock.
- To drive long-term economic prosperity through the principles of sustainable development.
- To meet the needs of everyone including homeless and vulnerable groups.

20. The strategy was approved by the PUSH Leaders’ and Chief Executives’ Panel and formally launched at a special conference on 16th January 2008. It can be viewed online at the following links:

<http://www.push.gov.uk/pdf/PUSH%20Publications/Sub-Regional%20Housing%20Strategy%20-%20Homes%20for%20Growth.pdf>

<http://www.push.gov.uk/pdf/PUSH%20Publications/PUSH%20SRH%20strategy%20summary.pdf>

## **PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE (PUSH) (Continued)**

21. The South East England Regional Assembly (SEERA) has proposed that approximately 4,000 new homes per year should be provided in South Hampshire between 2006 and 2026, and commissioned Hampshire County Council, Portsmouth & Southampton to advise how those new homes should be apportioned among the 10 local authorities in South Hampshire. The authorities undertook this work under the aegis of PUSH, in order to consider housing growth in the context of its wider strategy for economic-led growth in the sub-region.
22. A significant outcome of PUSH's Business Plan is the support for additional homes to be provided as a fundamental part of Estate Renewal in Portsmouth. As a result of this support, the city expects to receive £3.3m over the next 2 years to facilitate this new mixed tenure housing as part of the Somerstown Regeneration scheme, Phase 1 of which has been fully included in this HIP capital programme for the first time, see further details below.

## **SOMERSTOWN REGENERATION**

23. This scheme is identified in the Corporate Capital Strategy as one of the City's "Key Long Term Investment Plans". Funding of £16.4 million for Phase 1 is included in the recommended programme for the first time, see Appendix 4, item 10. It is conditional on a contribution from Health Care providers towards the costs of relocating their existing facilities. The main other funding sources are as follows:
  - £3 million non-housing capital receipts required from the City's overall Corporate Capital resources.
  - £3.3 million of mixed Housing/non-housing capital receipts
  - £3.3 million PUSH funding described above
  - £1.1 million from the sale of community assets
  - £1.1 million Homes & Communities Agency grant
  - £0.5 million HRA prudential borrowing
  - £0.3 million energy grants & developers contributions
24. The scheme does not currently include the re-provision of the Housing Area Office at Wilmcote House. However if the additional circa £2.5 million resources required can be identified this will be taken account of in the City's Access Strategy project and added into the report to Cabinet requesting approval to the scheme. The report, which is intended to go before Cabinet in February, will show the total costs & sources of funding for the scheme and will also detail the £3.3 million of mixed Housing/non-housing capital receipts and request permission to dispose of them.

## **“DECENT HOMES”**

25. Decent Homes for Council Housing - The Government have issued a “Public Service Agreement” which defines a “Decent home” and seeks to ensure that “.. all social housing meets a set standard of decency by 2010 ...”. This has been welcomed by residents representatives who, together with staff from Health, Housing, and Social Care services have created a “Decent Homes Strategy” which includes standards for the environment surrounding homes as well as ensuring that the Government Target for 2010 is achieved. The Head of Housing Management considers that the budgets set out in Appendix 4 are sufficient to achieve the Decent Homes standard for council housing by the financial year 2010/11.
26. Decent Homes for Private Housing – In 2002 the Government issued a “Public Service Agreement” for Decent Homes in private housing setting a target of housing 70% of vulnerable people in decent homes by 2011, rising to 75% by 2020. The budgets within this programme seek to achieve those aims, though the limited resources available will make the targets very difficult to achieve.

## **BUDGETS FOR RESOURCES AND SPENDING UP TO 2014/15**

27. In July 2008 the City Council approved a programme for 2008/09 to 2014/15. That has now been revised to take account of subsequent slippage and changes and in consultation with residents representatives & the Housing Executive a programme has been prepared within the revised estimated spending ability (appendix 4).

**We would like to thank our resident representatives for their patience & invaluable help & assistance during the budget process.**

28. Set out at the top of Appendix 3 is a comparison of the July 2008 programme with the latest revised programme together with the latest estimates of capital resources for 2008/09 to 2014/15. Overall after revising the programme to take into account all known factors, budgeted resources up to 2014/15 have increased by over £14.6 million (line 47, column R). Budgeted spending has increased by over £14.2 million (line 48, column R). The net effect is a £0.4 million increase in overall balances at 31 March 2015 (line 49, column R).
29. Spending proposals remain with the forecast available capital resources and maintain an overall level of surplus resources of £1.5m at the end of the period. The main changes in spending proposals are set out in detail in Appendix 5. It is recommended that authority be delegated to the Head of Financial Services to alter the mix of capital funding sources used to finance the HIP to maximise the resources available to the Council.

## **BUDGETS FOR RESOURCES AND SPENDING UP TO 2014/15 (Cont'd)**

### **Resources**

30. The resources estimated assume that borrowing of £1.9 million for council housing occurs each year up to the "Supported Capital Expenditure" (SCE) level approved by the Regional Housing Board (RHB). It is anticipated that SCE for council housing will cease after 2010/11 when Decent Homes for council housing has been achieved so no borrowing is shown from 2011/12 onwards.
31. The Head of Community Housing has been working with the City's Planners to ensure that where developers are unwilling to provide new social housing on development sites they are required to make a contribution sufficient to provide the required number of dwellings elsewhere. Such schemes will require approval via the City Constitution process, including a financial appraisal approved by the Strategic Director and Section 151 Officer.
32. As part of the new strategy for tackling disrepair in private housing the Head of Community Housing has introduced schemes offering loans as well as grants to owner occupiers. These loans are in the main repayable only when the property is sold so it is difficult to know when the repayments will be made however resources shown on Appendix 3 do include within the "Capital Receipts received in the year" figures estimated additional income from this source.
33. Appendix 3, column R shows the analysis of the overall £14.6 million increase in estimated resources, the most significant of which by far is the extra resources required to finance the Somerstown Regeneration Phase 1 scheme as detailed in para 23 above. The other main changes are:
- Estimated contributions from leaseholders have reduced by £1.3 million.
  - HRA revenue contributions have been re-profiled across the years to reduce contributions in earlier years but increase them in later years, resulting in a net increase over all 7 years of £1.2 million. This has been done partly to maintain balances at safe levels & partly to fund higher levels of spending on Repairs & Maintenance in the early years.
34. Resources include £0.5 million of prudential borrowing as part of the funding for the Somerstown Phase 1 scheme. This has been possible because the Prudential Indicators for the Housing Revenue Account (HRA) shown at Appendix 6 are within acceptable parameters and, as shown on the report elsewhere on this agenda "Council Housing Budget 2009/10", balances on the HRA are budgeted to be at a safe level up to 2014/15.

### **Spending programme**

35. Appendix 5, Major changes shows all the main changes since the programme was approved in July 2008, the most significant of which by far is the introduction of the £16.4 million Somerstown Regeneration Phase 1 scheme as detailed in para 23 above.



## **BUDGETS FOR RESOURCES AND SPENDING UP TO 2014/15 (Cont'd)**

### **Spending programme (Continued)**

36. The City Council parts of the John Pounds scheme are now substantially complete & the associated costs of staff time spent on managing the scheme can no longer be charged against the capital resources of the Housing Investment Programme. Instead resources have now switched to maintaining the scheme & monitoring the implementation of the remaining non City Council works so costs will be met from the Housing Revenue Account General Management Expenses budgets.

### **COMMUNITY FACILITIES TRANSFER TO THE COUNCIL HOUSING ACCOUNT**

37. The full Cabinet has approved in principle the transfer (“appropriation”) of a number of Community Facilities into the council housing account subject to a financial appraisal on each property to see if the HRA & HIP can afford to take them on. The required Secretary of State’s permission has been received and provision of £1.4 million has been made in the HIP budgets, see Appendix 4, Item 71, to bring the Community facilities up to a decent standard.

### **PRUDENTIAL INDICATORS**

38. Appendix 6 attached details the “Prudential Indicators” required by law, which govern the ability to borrow for Housing Revenue Account (council housing) purposes.

### **CONCLUSION**

39. The spending proposals within this report have focussed on the key priorities of the Housing Strategy as set out on Appendix 2, page 2. The proposed capital investment on council homes of £143 million & private homes & social care properties of £47 million should make a material contribution towards meeting those key priorities.

### **BACKGROUND LISTS**

40. This report has drawn on information from many different sources. Details of some of the information used is held in budget files prepared by the Housing, Health & Adult Social Care Finance Team. Please contact the Finance Manager Peter Pennekett if further details are required.

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**OWEN BUCKWELL** - Head of Housing Management

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**ALAN CUFLEY** - Head of Community Housing

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**ROGER CHING** - Strategic Director and Section 151 Officer

## THE CURRENT SYSTEM OF CAPITAL CONTROLS

- 1 The current capital finance system was introduced by the Local Government and Housing Act 2003 on 1 April 2004. In summary the system does not impose any limit on the amount of capital expenditure that can be incurred in any year but does impose limits on how expenditure can be financed. Only spending meeting a definition of capital expenditure can be capitalised. The schemes included within the housing capital programme have been examined to ensure that they come within this definition.
- 2 The new systems do not impose fixed borrowing limits but allow "Prudential Borrowing". Council's must approve & publish a set of "Prudential Indicators". The indicators cover the two main council income streams i.e. council tax (the General Fund) & council housing (the Housing Revenue Account) and seek to ensure that borrowing is only entered into where it is prudent to do so. The Prudential Indicators for Portsmouth's Housing Revenue Account are shown at Appendix 6.
- 3 Capital expenditure not met by borrowing can be financed from:

- (a) Revenue Contributions to capital resources - There is no legal limit set for the amount that can be spent from this source.
- (b) Capital Receipts remaining after the "Pooled" proportion has been paid over to the Government.

|   | "Pooled"<br>Proportion<br>paid over to<br>Government | Usable<br>Proportion |
|---|--|----------------------|
| Sale of Council Houses                  | 75%  | 25%                  |
| Other Housing Revenue Account assets ** | 50% **   | 50%                  |
| Non Housing Revenue Account asset sales | 0%   | 100%                 |

\*\* Note where these receipts are used on affordable housing the "Pooled" proportion payable to Government is now zero - see Recommendation 4 to report.

- (c) Supported Capital Expenditure - Government Grant - i.e. the Government contribution towards Disabled Facilities Grants and the Private Sector Renewal Discretionary Fund grant for private housing. Grants are used to finance capital expenditure providing valuable cash to reduce the revenue effect of Disabled Facilities Grants.
- (d) Specific Capital Grants - these include Neighbourhood Renewal Fund grants, Community Fund grants & European grants amongst others. These grants provide capital resources to finance the capital scheme being supported.
- (e) Grants and contributions towards capital schemes - the regulations provide that Grants and contributions towards a capital scheme can be used 100% to finance capital spending. An example of a contribution is a payment made by a leaseholder in a block of council flats to meet their share of the costs of capital works carried out to the block of flats or a Section 106 contribution from a developer towards the provision of affordable housing.

## THE EXECUTIVE SUMMARY

*This summary presents the highlights of the city council's strategy for housing in Portsmouth. The emphasis is on identified priorities which require immediate attention, but key background information is also described. Topic headings in these two pages follow the sections in the main text.*

### THE STRATEGIC CONTEXT

**Portsmouth's distinctive characteristics** influence our response to the city's housing needs:

- The number of households is increasing
- Household incomes in Portsmouth are the lowest in Hampshire, thereby affecting property prices, among the lowest in the S E Region
- Portsmouth shows sharp economic contrasts: while some areas are affluent others score highly on the Government's Deprivation Indices
- Portsmouth's geography constrains housing development which is limited to 'brownfield' sites
- Portsmouth's housing market is one of the most active in the south Hampshire sub region, especially for the sale of terraced houses
- Portsmouth has strong employment and housing market links with communities in SE Hampshire.

**Strategic links** with other policies and strategies are many and complex but those with the Portsmouth Local Strategic Partnership (LSP) and its *Community Strategy* are especially marked.

**Consultation** has been extensive involving techniques such as surveys, seminars, meetings and questionnaires with residents, the LSP Housing Partnership, city council tenants & lease-holders, elected Members, and housing and social care providers.

**Sub regional housing policy** is reflected in this Housing Strategy as the city council contributes to the activities of PUSH, the Partnership for Urban South Hampshire, and also responds to the Regional Housing Strategy and the South East Plan.

### INFORMING THE STRATEGY

Four principal sources inform this Strategy: new data from commissioned research, existing data from public and Government agencies, city council management information, and discussions with residents, service users and housing & service providers. Details are presented in the Appendices.

**Housing reviews** include a study commissioned from Fordham Research in 2004. Fordham found that Portsmouth has an estimated shortfall of nearly 3,000 affordable homes every year for the next five years. They concluded that it would be reasonable for planning policy to include a site target of up to 50 percent affordable housing.

2005 began with an assessment of the south Hampshire housing market by consultants DTZ Peda and one of their conclusions was that between 30 and 40 percent of new homes should be affordable.

**Home ownership and private renting** markets are thriving in Portsmouth. Home purchase prices averaged £153,000 in 2004 compared to £223,000 for the South East Region. But affordability is still an acute issue as these prices are six times average household incomes. Private renting comprises 13 percent of the city's housing and is an essential source of accommodation, bolstered by demand from the University's student population.

**Demand for affordable housing**, especially low cost social renting, remains huge, although interest in alternative housing solutions (shared ownership for example) is now very great. Applications to the Portsmouth Housing Register have increased by nearly one third in a generation, with families feeling the pressure most as the supply of larger rented homes has declined. Homelessness requests still exceed regional averages.

**The need for supported and special housing** is immense. Managing *Supporting People* contracts confirms that demand for specialist housing and support services is well in excess of current levels of supply. A strategic priority is to review and revise data collection for each of the main client groups.

**Managing council housing** involves the repair and maintenance of over 17,000 rented and leasehold properties which must reach the Government's *Decent Homes* standard by 2010. Successive stock surveys demonstrate that at present half the city council's housing met the standard in March 2005.

**Private housing renewal** refers to the repair and standards agenda for an estimated 70,000 privately owned dwellings in Portsmouth. The 2003 housing condition survey is the main evidence source which informs us that three quarters of the private stock dates before World War II while 9 percent of dwellings are legally unfit, twice the national average.

**Regeneration schemes** in recent years at Wecock Farm and the John Pound Centre at Portsea have provided invaluable information and expertise about creating mixed and sustainable communities – and new housing - which will be applied to future projects at Somerstown and Leigh Park.

### FINANCE AND RESOURCES

Resources for this Strategy are summarised on pages 26 to 30 and presented by two main themes:

- Community housing – many activities including new homes provision, Portsmouth Housing Register, homelessness, housing renewals etc
- Managing the city council's stock of housing.

## OUR PRIORITIES FOR ACTION

Our proposals for implementation are presented as five themes which commence on page 33 of the Strategy. The subject matter and objectives are wide ranging and backed up by operational detail in a number of business planning documents. Readers wanting an understanding of where responsibility lies for particular functions may wish to refer to the tables commencing on page 46.

### Affordable housing and regeneration

The immediate priority is to ensure a greatly increased supply of housing of all kinds to meet the undoubted gap between demand and supply in the housing market. However the city council, as strategic housing authority, must ensure an increased supply of *affordable* homes. By affordable we mean social renting at lower, usually subsidised, prices by the city council and housing associations. It can also mean *intermediate* tenures of which shared ownership purchase is just one example.

**We therefore aim to commission at least 2,000 affordable homes in the six years to March 2011, an average of at least 300 each year.** We will expect a significant proportion of these homes to be created for larger families. Delivering this programme will require the co-operation and good will of many, including our housing association partners and house builders. But the city council will contribute in a number of ways for example by revising its planning policies to create more opportunities for affordable housing using planning agreements. Regeneration programmes will be the catalyst and vehicle for achieving more homes. Inter authority working across the south Hampshire sub region will also create opportunities which have become more evident with publication of the Regional Housing Strategy in 2005. Principal actions and targets are listed on page 35.

### Private housing renewal & standards

Using the long established home improvement agency, the city council will continue assisting with repairing and improving Portsmouth's private housing, work that is mainly focused on older home owners with limited incomes. It is a long term programme with the aim of reducing the percentage of legally unfit dwellings or those in serious disrepair. Monitoring the health and safety of privately rented housing will also continue, as will grant aided works for disabled customers. **A key priority for this Strategy is to attain the Decent Homes standard by 2011: so that 70 percent of vulnerable households live in homes that reach the decency standard.** One of the tools for achieving this will be a new home loans scheme created with the South Coast Money Line, a community bank, and a number of South Coast local councils. Principal actions and targets are itemised on page 37.

## Managing our council homes

The Stock Options Appraisal has been completed and the city council's report submitted to the Office of the Deputy Prime Minister. However the outcome of this process will not be known for some time. Nevertheless our plans for the housing management service have been devised against the background of extensive consultation with residents during 2004 in which they expressed a preference for their homes to remain in the city council's ownership. Our proposals for this Strategy are based on this premise. Central to our planning is continuous service improvement managed in close consultation with residents. **The repair and maintenance of over 17,000 tenanted and leasehold dwellings is an essential element in this programme of activities, linked to attaining the Decent Homes standard by 2010.** We have identified the cost of works and have the necessary financial resources within the Housing Revenue Account budget. Principal actions and targets are listed on page 41.

### Supported and special housing

The planning and provision of housing and support services is a growth area, in part due to the substantial *Supporting People* programme, and this Strategy has assessed the current and future requirements of many specialist needs. They are too diverse and complex to summarise here but the reader may wish to review our proposals on pages 42 and 43. Principal actions and targets are listed on pages 47 and 48.

### Housing Choices

This is the term we have chosen to describe a collection of services managed for everyone in Portsmouth who requires affordable housing (sometimes with support), or help with the upkeep of their existing home. The gateway to these services is often through the city council's Housing Options team which is part of a network of organisations who have specialist expertise in their particular field.

Our proposals in this Strategy cover a range of activities: advice and assistance in obtaining accommodation; the homelessness service; managing the Portsmouth Housing Register; improving access to private renting; and giving support to people in their home with services such as Home Check and community alarms. **A key proposal over the next two years will be to design and implement a Choice Based Lettings system which will be more flexible and quicker for many applicants than the present housing register.** Other plans include

- An on-line Internet housing information service
- Preparing a new Homelessness Strategy
- A lettings agency for private accommodation.

Principal actions and targets are listed on page 45.

## **HHSC BUDGET PRINCIPLES – 2008/9 to 2010/11 Budgets**

Budgets to be driven by HHSC Strategies to meet PCC Corporate Priorities with particular emphasis on regeneration & creation of sustainable communities to achieve safe, secure, independent & healthy living for our residents, tenants & leaseholders, including the following:

- ensuring there is appropriate home care for those who need it
- offering access to respite care and other support for carers and service users
- assessing individuals needs and developing care/support to those needs
- contributing to effective rehabilitation for people leaving hospital
- promoting healthy eating and lifestyles & improving young people's health
- enabling and contributing to the provision of good quality low cost homes with well-planned infrastructure
- delivering and promoting high quality house design combined with exceptional environmental performance.
- tackling fuel poverty
- working to reduce carbon emissions and to eliminate negative environmental impacts from all areas of work.

Budgets to be prepared in consultation with residents, tenants & leaseholders & reflect their views

Balanced budgets to be prepared for a minimum 3 years for revenue budgets & 5 years for capital budgets

Work with suppliers & partners, particularly the Health Service, to try & co-ordinate services in the best interests of residents, tenants & leaseholders.

Support effective preventive measures wherever possible

Maintain & improve homes by:

- Tackling disrepair in private housing to meet the target of 70% of vulnerable people housed in decent homes by 2011.
- Reducing the number of unfit and inaccessible private sector homes
- Maintaining the cycle of planned external inspection & repair of council dwellings.
- Improving the quality of council dwellings to meet decent homes standards by the 2010 Government target.
- Working towards a "Decent Environment" for all council dwellings.
- Improving energy efficiency and opportunities for microgeneration.
- Encouraging the reduction, reuse and recycling of materials.

Maintain high management standards for council dwellings

To be affordable and avoid an unreasonable burden on rents, charges and Council Tax.

Get the best return possible from non-core activities i.e. provision of garages

Achieve continuous improvement through systems thinking methods, designing services against customer demand

Comply with the law.

**HIP REVISED CAPITAL SPENDING PROPOSALS & ESTIMATED CAPITAL RESOURCES 2006/07 TO 2012/13**

**APPENDIX 3**

|    | A   | B                 | C                | D                | E                | F                 | G                | I                | K                | M                | O                | P                               | Q                | R                 |
|----|---|-------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|---------------------------------|------------------|-------------------|
| 1  | <b>(1) Change in HIP Programme</b>                                | <b>2008/09</b>    |                  | <b>2009/10</b>   |                  | <b>2010/11</b>    |                  | <b>2011/12</b>   | <b>2012/13</b>   | <b>2013/14</b>   | <b>2014/15</b>   | <b>Totals 2008/09 - 2014/15</b> |                  |                   |
| 2  |   | £                 |                  |                  |                  |                   |                  |                  |                  |                  |                  | £                               | £                |                   |
| 3  |   |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 4  | Detailed Capital Programme as now revised                         | 22,470,668        |                  | 28,700,668       |                  | 36,366,421        | 24,530,668       | 25,021,133       | 25,971,747       | 26,524,568       |                  | 189,585,873                     |                  |                   |
| 5  | Approved by City Council July 2008                                | 27,547,795        |                  | 26,639,368       |                  | 21,746,568        | 23,373,868       | 24,125,850       | 25,937,247       | 25,942,568       |                  | 175,313,264                     |                  |                   |
| 6  | <b>Increase/(Decrease)</b>  | <b>-5,077,127</b> |                  | <b>2,061,300</b> |                  | <b>14,619,853</b> | <b>1,156,800</b> | <b>895,283</b>   | <b>34,500</b>    | <b>582,000</b>   |                  | <b>14,272,609</b>               |                  |                   |
| 7  |   |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 8  |   |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 9  | <b>(2) Capital Resources</b>                                      | <b>2008/09</b>    |                  | <b>2009/10</b>   |                  | <b>2010/11</b>    |                  | <b>2011/12</b>   | <b>2012/13</b>   | <b>2013/14</b>   | <b>2014/15</b>   | <b>Totals 2008/09 - 2014/15</b> |                  |                   |
| 10 |   | <b>July 08</b>    | <b>Feb 09</b>    | <b>July 08</b>   | <b>Feb 09</b>    | <b>July 08</b>    | <b>Feb 09</b>    | <b>Feb 09</b>    | <b>Feb 09</b>    | <b>Feb 09</b>    | <b>Feb 09</b>    | <b>July 08</b>                  | <b>Feb 09</b>    | <b>Change +/-</b> |
| 11 |   |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  | £                               | £                | £                 |
| 12 |   |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 13 | Borrowing including Supported Capital Expenditure Council Housing | 1,913,000         | 1,913,000        | 1,913,000        | 1,913,000        | 1,913,000         | 1,913,000        | 0                | 0                | 0                | 0                | 5,739,000                       | 5,739,000        | 0                 |
| 14 | Disabled Facilities Grant (SCA to 2003/4)                         | 618,000           | 618,000          | 635,922          | 618,000          | 653,728           | 639,630          | 662,017          | 685,188          | 709,169          | 733,990          | 4,710,802                       | 4,665,994        | -44,808           |
| 15 | Private Sector Renewal Discretionary Fund                         | 2,169,000         | 2,369,000        | 2,420,000        | 3,295,000        | 2,510,000         | 3,385,000        | 2,000,000        | 2,000,000        | 2,000,000        | 2,000,000        | 15,198,600                      | 17,049,000       | 1,850,400         |
| 16 | Unsupported Prudential Borrowing                                  | 0                 | 0                | 0                | 0                | 0                 | 400,000          | 2,058,000        | 1,957,764        | 2,003,576        | 2,050,460        | 7,924,800                       | 8,469,800        | 545,000           |
| 17 | PUSH Funding Somerstown (HIP Item 9)                              | 1,115,000         | 690,000          | 2,185,000        | 1,835,000        |                   | 775,000          | 0                |                  |                  |                  | 3,300,000                       | 3,300,000        | 0                 |
| 18 | Energy Grant Somerstown   | 0                 | 0                | 0                | 0                | 0                 | 250,000          |                  |                  |                  |                  | 0                               | 250,000          | 250,000           |
| 19 | Homes and Communities Agency S'Town                               | 0                 | 0                | 0                | 0                | 0                 | 800,000          | 277,000          |                  |                  |                  | 0                               | 1,077,000        | 1,077,000         |
| 20 | John Pounds Grants Comm Energy/Sport England                      | 0                 | 0                | 0                | 7,500            | 0                 |                  |                  |                  |                  |                  | 0                               | 7,500            | 7,500             |
| 21 | Capital Receipts  |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 22 | - Usable in hand at 1 April                                       | 4,840,789         | 4,840,789        | 1,885,085        | 1,865,112        | 613,159           | 253,877          | 505,329          | 1,240,885        | 928,279          | 784,158          | 4,840,789                       | 4,840,789        | 0                 |
| 23 | - Received including additional receipts for Somerstown           | 1,980,847         | 1,034,910        | 2,314,479        | 2,441,674        | 1,969,481         | 8,627,359        | 2,146,069        | 2,164,702        | 2,516,968        | 2,635,312        | 15,262,295                      | 21,566,993       | 6,304,698         |
| 24 | Grants & Contributions  |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 25 | - HRA Disabled Facilities Grants                                  | 10,255            | 5,797            | 10,552           | 6,087            | 10,848            | 6,300            | 6,520            | 6,720            | 6,926            | 7,137            | 77,868                          | 45,487           | -32,381           |
| 26 | - Sold flats - contributions by leaseholders                      | 633,894           | 463,099          | 671,463          | 500,508          | 710,167           | 532,945          | 567,176          | 603,293          | 641,391          | 678,296          | 5,276,606                       | 3,986,707        | -1,289,899        |
| 27 | - Health provider contribution                                    | 0                 | 0                | 0                | 0                | 0                 | 3,500,000        | 233,000          | 0                | 0                | 0                | 0                               | 3,733,000        | 3,733,000         |
| 28 | - Developers contributions B/F                                    | 1,697,860         | 1,697,860        | 0                | 1,404,860        | 0                 | 579,860          | 354,860          | 129,860          | 0                | 0                | 1,697,860                       | 1,697,860        | 0                 |
| 29 | - Kings Road/Gunwharf/Broadstreet                                 |                   | 294,000          |                  |                  |                   |                  |                  |                  |                  |                  | 0                               | 294,000          | 294,000           |
| 30 | - Renovation grants agency fee income                             | 436,245           | 441,167          | 447,151          | 452,196          | 458,330           | 463,501          | 475,089          | 486,966          | 499,140          | 499,140          | 3,280,189                       | 3,317,199        | 37,010            |
| 31 | Other Contributions etc   |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 32 | - Renovation grants NHER income                                   |                   | 21,137           |                  |                  |                   |                  |                  |                  |                  |                  | 0                               | 21,137           | 21,137            |
| 33 | Revenue Contributions   |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 34 | - Revenue Contribution from General Fund                          | 24,000            | 174,000          | 0                | 0                | 0                 | 0                |                  |                  |                  |                  | 24,000                          | 174,000          | 150,000           |
| 35 | - HRA - Balance Brought Forward                                   | 2,621,345         | 2,621,345        | 506,120          | 4,172,228        | 932,813           | 2,023,732        | 1,773,449        | 815,205          | 589,200          | 574,992          | 2,621,345                       | 2,621,345        | 0                 |
| 36 | - HRA - Normal Contribution for the year                          | 700,883           | 1,550,883        | 3,778,558        | 1,500,000        | 2,634,845         | 3,000,000        | 3,500,000        | 4,000,000        | 4,700,000        | 5,000,000        | 22,087,786                      | 23,250,883       | 1,163,097         |
| 37 | - HRA - Major Repairs Allowance (MRA)                             | 11,177,882        | 11,177,882       | 11,418,010       | 11,546,972       | 11,715,953        | 11,849,855       | 12,158,110       | 12,448,030       | 12,736,248       | 13,030,903       | 84,342,639                      | 84,947,999       | 605,360           |
| 38 | Total spending ability for the year                               | 29,939,000        | 29,912,868       | 28,185,340       | 31,558,138       | 24,122,324        | 39,000,059       | 26,716,618       | 26,538,613       | 27,330,897       | 27,994,388       | 176,384,579                     | 191,055,693      | 14,671,114        |
| 39 | Detailed Capital Programme as now revised                         | 27,547,795        | 22,470,668       | 26,639,368       | 28,700,668       | 21,746,568        | 36,366,421       | 24,530,668       | 25,021,133       | 25,971,747       | 26,524,568       | 175,313,264                     | 189,585,873      | 14,272,609        |
| 40 | <b>BALANCE OF RESOURCES AT 31 MARCH</b>                           | <b>2,391,205</b>  | <b>7,442,200</b> | <b>1,545,972</b> | <b>2,857,470</b> | <b>2,375,756</b>  | <b>2,633,638</b> | <b>2,185,950</b> | <b>1,517,480</b> | <b>1,359,150</b> | <b>1,469,820</b> | <b>1,071,315</b>                | <b>1,469,820</b> | <b>398,505</b>    |
| 41 | <b>ANALYSIS OF RESOURCES:</b>                                     |                   |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                 |                  |                   |
| 42 | HRA Cap receipts held in General Fund                             | 1,885,085         | 1,865,112        | 613,159          | 253,877          | 113,569           | 505,329          | 1,240,885        | 928,279          | 784,158          | 821,519          |                                 |                  |                   |
| 43 | HRA Cap Reserve Revenue Contributions                             | 506,120           | 4,172,228        | 932,814          | 2,023,732        | 2,262,187         | 1,773,449        | 815,205          | 589,200          | 574,992          | 648,302          |                                 |                  |                   |
| 44 | Developers contributions B/F                                      |                   | 1,404,860        |                  | 579,860          |                   | 354,860          |                  | 129,860          |                  | 0                |                                 |                  |                   |
| 45 | <b>BALANCE OF RESOURCES AT 31 MARCH</b>                           | <b>2,391,205</b>  | <b>7,442,201</b> | <b>1,545,973</b> | <b>2,857,470</b> | <b>2,375,756</b>  | <b>2,633,638</b> | <b>2,185,951</b> | <b>1,517,480</b> | <b>1,359,150</b> | <b>1,469,820</b> |                                 |                  |                   |

## HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (SUMMARY)

APPENDIX 4

| A | B   | C                                    | D                                    | E                                    | F                                    | G                                    | H                                    | I                                    | J  |
|---|---|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--|
|   |   | Feb-09<br>Estimate<br>for<br>2008/09 | Feb-09<br>Estimate<br>for<br>2009/10 | Feb-09<br>Estimate<br>for<br>2010/11 | Feb-09<br>Estimate<br>for<br>2011/12 | Feb-09<br>Estimate<br>for<br>2012/13 | Feb-09<br>Estimate<br>for<br>2013/14 | Feb-09<br>Estimate<br>for<br>2014/15 | Feb-09<br>Total<br>2008/09 to<br>2013/14 |
|   |   | £'000                                | £'000                                | £'000                                | £'000                                | £'000                                | £'000                                | £'000                                | £'000                                    |
|   | <b>HOUSING AIMS:</b>                      |                                      |                                      |                                      |                                      |                                      |                                      |                                      |  |
| 1 | 1 AFFORDABLE HOUSING & REGENERATION       | 3,591                                | 6,774                                | 15,168                               | 1,880                                | 1,429                                | 1,580                                | 1,580                                | 32,002                                   |
| 2 | 2 PRIVATE HOUSING & RENEWAL STANDARDS     | 6,807                                | 5,615                                | 5,475                                | 5,088                                | 5,789                                | 5,774                                | 5,777                                | 40,325                                   |
| 3 | 3 MANAGING OUR COUNCIL HOMES              | 11,667                               | 15,676                               | 15,083                               | 17,129                               | 17,429                               | 18,269                               | 18,819                               | 114,072                                  |
| 4 | 4 SUPPORTED & SPECIAL HOUSING NEEDS       | 0                                    | 0                                    | 0                                    | 0                                    | 0                                    | 0                                    | 0                                    | 0  |
| 5 | 5 HOUSING CHOICES                         | 406                                  | 636                                  | 641                                  | 434                                  | 374                                  | 349                                  | 349                                  | 3,189                                    |
| 6 | <b>TOTAL HOUSING INVESTMENT PROGRAMME</b> | <b>22,471</b>                        | <b>28,701</b>                        | <b>36,367</b>                        | <b>24,531</b>                        | <b>25,021</b>                        | <b>25,972</b>                        | <b>26,525</b>                        | <b>189,588</b>                           |
| 7 | Council Housing (Housing Revenue Account) | 14,258                               | 21,089                               | 30,060                               | 18,899                               | 18,748                               | 19,739                               | 20,289                               | 143,082                                  |
| 8 | Private Housing (General Fund)            | 8,213                                | 7,611                                | 6,306                                | 5,631                                | 6,273                                | 6,232                                | 6,235                                | 46,501                                   |
| 9 | <b>Total spending</b>                     | <b>22,471</b>                        | <b>28,700</b>                        | <b>36,366</b>                        | <b>24,530</b>                        | <b>25,021</b>                        | <b>25,971</b>                        | <b>26,524</b>                        | <b>189,583</b>                           |



## HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO

APPENDIX 4

| A  | B  | C                           | D                           | E                           | F                           | G                           | H                           | I                           | J                               | K                         |
|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------------|---------------------------|
| Item No.   | Description of Scheme                                | Feb-09 Estimate for 2008/09 | Feb-09 Estimate for 2009/10 | Feb-09 Estimate for 2010/11 | Feb-09 Estimate for 2011/12 | Feb-09 Estimate for 2012/13 | Feb-09 Estimate for 2013/14 | Feb-09 Estimate for 2014/15 | Feb-09 Total 2008/09 to 2014/15 | Total Expenditure 2014/15 |
|  |  | £                           | £                           | £                           | £                           | £                           | £                           | £                           | £                               | £                         |
| <b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 1 - AFFORDABLE HOUSING &amp; REGENERATION)</b> |  |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| <b>Council Housing</b>   |  |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| 1  | Beverston / Hillsley Rd, Paulsgrove                  | 0                           | 80,000                      |                             |                             |                             |                             |                             | 80,000                          | 2,578,683                 |
| 2  | Prevention of Homelessness                           | 75,000                      | 95,000                      | 95,000                      | 95,000                      | 95,000                      | 95,000                      | 95,000                      | 645,000                         | 882,561                   |
| 3  | Compulsory Purchase                                  | 0                           | 300,000                     | 300,000                     | 0                           | 0                           | 0                           | 0                           | 600,000                         | 600,000                   |
| 4  | Repurchase ex council homes                          | 920,000                     | 750,000                     | 500,000                     | 300,000                     | 300,000                     | 300,000                     | 300,000                     | 3,370,000                       | 4,965,112                 |
| 5  | Under Occupation Scheme                              | 2,000                       | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 302,000                         | 328,499                   |
| 6  | Environmental Improvements - All areas               | 175,000                     | 80,000                      |                             |                             |                             |                             |                             | 255,000                         | 928,176                   |
| 7  | Environmental Improvements of Somerstown             | 255,000                     | 25,000                      |                             |                             |                             |                             |                             | 280,000                         | 598,784                   |
| 8  | Regeneration of Leigh Park                           | 120,000                     | 490,000                     | 741,000                     | 125,000                     |                             |                             |                             | 1,476,000                       | 1,637,670                 |
| 9  | PUSH Funding Somerstown (growth fund)                | 0                           | 0                           | 0                           |                             |                             | 0                           | 0                           | 0                               | 0                         |
| 10   | Somerstown Phase 1 (HUB) PUSH Funding                | 690,000                     | 2,355,000                   | 12,500,000                  | 575,000                     | 249,000                     | 0                           | 0                           | 16,369,000                      | 16,369,000                |
| 11   | Somerstown Phase 2 (PFI)                             | 0                           | 0                           | 0                           |                             |                             |                             |                             | 0                               | 0                         |
| 12   | John Pound Centre development                        | 161,374                     | 563,500                     | 116,553                     |                             |                             |                             |                             | 841,427                         | 10,099,091                |
| 13   | Sustainable Communities                              | 0                           | 75,000                      | 75,000                      | 75,000                      | 75,000                      | 75,000                      | 75,000                      | 450,000                         | 450,000                   |
| 14   | John Pound Centre Improvements                       |                             |                             | 100,000                     | 50,000                      | 50,000                      | 200,000                     | 200,000                     | 600,000                         | 600,000                   |
| 15   | Communal areas, Crown Court, Landport                | 5,000                       | 200,000                     |                             |                             |                             |                             |                             | 205,000                         | 1,359,961                 |
| 16   | Wimpey blocks improvements, Landport                 | 30,000                      |                             |                             |                             |                             |                             |                             | 30,000                          | 848,267                   |
| 17   | Mobile Home Sites                                    | 25,000                      | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 325,000                         | 330,099                   |
| 18   | Purchase of Mobile Homes                             | 0                           |                             |                             |                             |                             |                             |                             | 0                               | 43,950                    |
| 19   | Developments/Houses                                  | 57,426                      | 80,000                      | 250,000                     | 250,000                     | 250,000                     | 500,000                     | 500,000                     | 1,887,426                       | 1,887,426                 |
| 20   | Professional Charges                                 | 75,000                      | 20,000                      | 0                           | 0                           | 0                           | 0                           | 0                           | 95,000                          | 95,000                    |
| <b>Private Housing</b>   |  |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| 21   | Support for Empty Property Campaign                  | 75,000                      | 250,000                     | 150,000                     | 150,000                     | 150,000                     | 150,000                     | 150,000                     | 1,075,000                       | 1,173,664                 |
| 22   | Support for Registered Social Landlords              | 510,000                     | 500,000                     |                             |                             |                             |                             |                             | 1,010,000                       | 1,275,000                 |
| 23   | Furnished lettings                                   | 0                           |                             |                             |                             |                             |                             |                             | 0                               | 0                         |
| 24   | Travellers Contribution (Homes Act)                  | 0                           | 50,000                      | 50,000                      |                             |                             |                             |                             | 100,000                         | 100,000                   |
| 25   | Renovation of Social Services Homes                  | 180,000                     | 110,000                     | 110,000                     | 110,000                     | 110,000                     | 110,000                     | 110,000                     | 840,000                         | 1,186,729                 |
| 26   | Nursing and Extra Care Provision                     | 0                           | 300,000                     |                             |                             |                             |                             |                             | 300,000                         | 300,000                   |
| 27   | Four Sites Extra Care Development                    | 235,000                     | 300,000                     | 30,000                      |                             |                             |                             |                             | 565,000                         | 565,000                   |
| 28   | Sustainable Communities                              | 0                           | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 50,000                      | 300,000                         | 300,000                   |
| <b>Total</b>   | <b>AIM 1 - AFFORDABLE HOUSING &amp; REGENERATION</b> | <b>3,590,800</b>            | <b>6,773,500</b>            | <b>15,167,553</b>           | <b>1,880,000</b>            | <b>1,429,000</b>            | <b>1,580,000</b>            | <b>1,580,000</b>            | <b>32,000,853</b>               | <b>49,502,672</b>         |

## HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO

APPENDIX 4

| A  | B   | C                           | D                           | E                           | F                           | G                           | H                           | I                           | J                               | K                         |
|--|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------------|---------------------------|
| Item No.   | Description of Scheme   | Feb-09 Estimate for 2008/09 | Feb-09 Estimate for 2009/10 | Feb-09 Estimate for 2010/11 | Feb-09 Estimate for 2011/12 | Feb-09 Estimate for 2012/13 | Feb-09 Estimate for 2013/14 | Feb-09 Estimate for 2014/15 | Feb-09 Total 2008/09 to 2014/15 | Total Expenditure 2014/15 |
|  |   | £                           | £                           | £                           | £                           | £                           | £                           | £                           | £                               | £                         |
| <b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 2 - PRIVATE HOUSING &amp; RENEWAL STANDARDS)</b> |   |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| <b>Council Housing</b>   |   |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| 29   | Stamshaw & Fratton Improvement & Regeneration Areas - purchase & repair | 0                           | 200,000                     | 200,000                     | 200,000                     | 200,000                     | 200,000                     | 200,000                     | 1,200,000                       | 1,627,239                 |
| <b>Private Housing</b>   |   |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| 30   | Heating Grants  | 200,000                     | 300,000                     | 300,000                     | 300,000                     | 415,000                     | 415,000                     | 415,000                     | 2,345,000                       | 3,703,732                 |
| 31   | South Coast Money Line - Home Loan Scheme                               | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 700,000                         | 751,686                   |
| 32   | Empty Homes Assistance (New Initiative)                                 | 100,000                     | 100,000                     | 25,000                      | 25,000                      | 25,000                      | 25,000                      | 25,000                      | 325,000                         | 329,720                   |
| 33   | Disabled persons equipment replacement                                  | 20,000                      | 20,000                      | 20,000                      | 20,000                      | 30,000                      | 30,000                      | 30,000                      | 170,000                         | 245,867                   |
| 34   | Disabled facilities grants - in progress                                | 1,030,000                   | 1,030,000                   | 1,092,700                   | 1,125,500                   | 1,159,265                   | 1,194,043                   | 1,229,864                   | 7,861,372                       | 12,591,074                |
| 35   | Disabled Facilities Assistance (loan)                                   | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 700,000                         | 987,852                   |
| 36   | Home Repair Assistance  | 175,000                     | 175,000                     | 175,000                     | 175,000                     | 175,000                     | 175,000                     | 175,000                     | 1,225,000                       | 1,810,183                 |
| 37   | Grant (Adaptation) to Private Landlord                                  | 25,000                      |                             |                             |                             |                             |                             |                             | 25,000                          | 46,222                    |
| 38   | Decent Homes assistance packages  | 2,900,000                   | 1,500,000                   | 1,400,000                   | 1,050,000                   | 1,290,000                   | 1,290,000                   | 1,290,000                   | 10,720,000                      | 14,038,902                |
| 39   | Facelift Assistance packages  | 0                           | 0                           | 0                           | 0                           | 0                           | 0                           | 0                           | 0                               | 530,941                   |
| 40   | Renovation grants   | 162,700                     | 150,000                     | 150,000                     | 150,000                     | 182,700                     | 182,700                     | 182,700                     | 1,160,800                       | 4,669,644                 |
| 41   | Action Area Grants  | 25,000                      | 25,000                      | 0                           | 0                           | 0                           | 0                           | 0                           | 50,000                          | 484,615                   |
| 42   | Action Area Loan Element  | 10,000                      | 10,000                      | 0                           | 0                           | 0                           | 0                           | 0                           | 20,000                          | 146,735                   |
| 43   | Rented accommodation grants to landlords                                | 20,000                      | 20,000                      | 20,000                      | 20,000                      | 20,000                      | 20,000                      | 20,000                      | 140,000                         | 191,666                   |
| 44   | Stamshaw & Fratton Improvement & Regeneration Areas                     | 30,000                      | 50,000                      | 50,000                      | 60,000                      | 100,000                     | 200,000                     | 200,000                     | 690,000                         | 4,840,863                 |
| 45   | Assistance Packages Loan Element  | 1,100,000                   | 1,000,000                   | 1,000,000                   | 920,000                     | 1,100,000                   | 1,000,000                   | 1,000,000                   | 7,120,000                       | 9,318,405                 |
| 46   | Private Sector Housing Survey   | 0                           | 0                           | 0                           | 0                           | 50,000                      | 0                           | 0                           | 50,000                          | 86,320                    |
| 47   | Professional charges - Community Housing                                | 809,000                     | 835,000                     | 842,000                     | 842,000                     | 842,000                     | 842,000                     | 809,000                     | 5,821,000                       | 6,425,891                 |
| <b>Total</b>   | <b>AIM 2 - PRIVATE HOUSING &amp; RENEWAL STANDARDS</b>                  | <b>6,806,700</b>            | <b>5,615,000</b>            | <b>5,474,700</b>            | <b>5,087,500</b>            | <b>5,788,965</b>            | <b>5,773,743</b>            | <b>5,776,564</b>            | <b>40,323,172</b>               | <b>62,827,556</b>         |

## HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO

## APPENDIX 4

| A   | B   | C                           | D                           | E                           | F                           | G                           | H                           | I                           | J                               | K                         |
|---|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------------|---------------------------|
| Item No.  | Description of Scheme                                 | Feb-09 Estimate for 2008/09 | Feb-09 Estimate for 2009/10 | Feb-09 Estimate for 2010/11 | Feb-09 Estimate for 2011/12 | Feb-09 Estimate for 2012/13 | Feb-09 Estimate for 2013/14 | Feb-09 Estimate for 2014/15 | Feb-09 Total 2008/09 to 2014/15 | Total Expenditure 2014/15 |
|   |   | £                           | £                           | £                           | £                           | £                           | £                           | £                           | £                               | £                         |
| <b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 3 - MANAGING OUR COUNCIL HOMES)</b> |   |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| <b>Council Housing</b>  |   |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| 48  | Review of business software (see page 10)             | 561,707                     | 691,707                     | 496,707                     | 464,207                     | 464,207                     | 454,350                     | 454,350                     | 3,587,233                       | 8,411,790                 |
| 49  | Capital Planned Works (see page 9)                    | 4,860,000                   | 6,290,000                   | 6,088,000                   | 7,420,000                   | 7,220,000                   | 7,570,000                   | 7,570,000                   | 47,018,000                      | 91,100,428                |
| 50  | Internal Refurbishments (Bathrooms & Toilets)         | 0                           |                             |                             | 1,300,000                   | 1,800,000                   | 1,500,000                   | 2,000,000                   | 6,600,000                       | 6,600,000                 |
| 51  | Area Office Disabled access                           | 20,000                      | 25,000                      | 25,000                      | 25,000                      | 50,000                      | 100,000                     | 100,000                     | 345,000                         | 451,978                   |
| 52  | Area Office Improvements                              | 20,000                      | 80,000                      | 30,000                      | 30,000                      | 30,000                      | 30,000                      | 30,000                      | 250,000                         | 289,612                   |
| 53  | Disabled facilities grants                            | 1,100,000                   | 1,200,000                   | 1,250,000                   | 1,300,000                   | 1,350,000                   | 1,400,000                   | 1,450,000                   | 9,050,000                       | 13,194,455                |
| 54  | Buckland reception area                               | 0                           | 50,000                      | 115,000                     | 0                           |                             |                             |                             | 165,000                         | 165,000                   |
| 55  | Somerstown Office                                     | 5,000                       | 275,000                     |                             |                             |                             |                             |                             | 280,000                         | 317,703                   |
| 56  | Leigh Park Office - Provision of IT/Costs of Move etc | 105,000                     | 0                           |                             |                             |                             |                             |                             | 105,000                         | 233,308                   |
| 57  | Sheltered Block Upgrade                               | 0                           | 100,000                     | 200,000                     | 350,000                     | 400,000                     | 250,000                     | 250,000                     | 1,550,000                       | 1,561,263                 |
| 58  | New lift - Grosvenor House, Southsea                  | 0                           | 150,000                     | 350,000                     |                             |                             |                             |                             | 500,000                         | 500,000                   |
| 59  | Lift Refurbishment - Omega House                      | 0                           | 0                           |                             |                             |                             |                             |                             | 0                               | 43                        |
| 60  | Lifts   | 600,000                     | 600,000                     | 600,000                     | 600,000                     | 500,000                     | 500,000                     | 500,000                     | 3,900,000                       | 8,669,759                 |
| 61  | Leamington House, Somerstown                          | 0                           | 300,000                     |                             |                             |                             |                             |                             | 300,000                         | 494,336                   |
| 62  | Horatia House, Somerstown                             | 100,000                     |                             |                             |                             |                             |                             |                             | 100,000                         | 8,602,018                 |
| 63  | Multi Storey Survey/Repairs - 5 year cycle            | 130,000                     | 250,000                     | 250,000                     | 300,000                     | 300,000                     | 300,000                     | 300,000                     | 1,830,000                       | 2,249,102                 |
| 64  | Multi Storey fire upgrade                             | 75,000                      | 100,000                     | 150,000                     | 150,000                     | 150,000                     | 150,000                     | 150,000                     | 925,000                         | 949,334                   |
| 65  | Multi Storey Mechanical Plant Upgrade                 | 0                           | 75,000                      | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 575,000                         | 575,000                   |
| 66  | Mult Storey Block Refurbishment                       | 0                           |                             |                             |                             |                             | 1,000,000                   | 1,000,000                   | 2,000,000                       | 2,000,000                 |
| 67  | Jellicoe & Beatty Houses - Structural Improvements    | 0                           | 250,000                     | 15,000                      |                             |                             |                             |                             | 265,000                         | 283,763                   |
| 68  | Purchase of Mult Storey - Flats Re-cycle Bins         | 45,000                      | 0                           |                             |                             |                             |                             |                             | 45,000                          | 45,000                    |
| 69  | Underpinning - 415-425 Eastern Road                   | 0                           | 235,000                     | 15,000                      |                             |                             |                             |                             | 250,000                         | 264,705                   |
| 70  | Garage Demolitions & Improvements                     | 0                           | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 0                           | 0                           | 400,000                         | 456,651                   |
| 71  | Renovation of Community Centres                       | 0                           | 250,000                     | 250,000                     | 250,000                     | 250,000                     | 200,000                     | 200,000                     | 1,400,000                       | 1,400,000                 |
| 72  | Improvements to energy efficiency/Sustainability      | 50,000                      | 120,000                     | 150,000                     | 150,000                     | 150,000                     | 150,000                     | 150,000                     | 920,000                         | 1,110,816                 |
| 73  | HHSR & EPC Energy Surveys                             | 0                           | 50,000                      | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 100,000                     | 550,000                         | 550,000                   |
| 74  | Heating partnership                                   | 2,400,000                   | 2,300,000                   | 2,300,000                   | 2,300,000                   | 2,300,000                   | 2,300,000                   | 2,300,000                   | 16,200,000                      | 32,216,478                |
| 75  | Asbestos survey                                       | 150,000                     | 0                           | 0                           | 0                           | 0                           | 0                           | 0                           | 150,000                         | 1,567,359                 |
| 76  | Asbestos Removal                                      | 0                           | 555,000                     | 600,000                     | 600,000                     | 600,000                     | 600,000                     | 600,000                     | 3,555,000                       | 3,555,000                 |
| 77  | Wilmcote House Concierge                              | 0                           | 115,000                     | 350,000                     | 25,000                      |                             |                             |                             | 490,000                         | 490,000                   |
| 78  | Local Pay Review - Back Pay                           | 0                           |                             |                             |                             |                             |                             |                             | 0                               | 0                         |
| 79  | Professional charges - Housing                        | 1,330,000                   | 1,384,000                   | 1,456,000                   | 1,500,000                   | 1,500,000                   | 1,500,000                   | 1,500,000                   | 10,170,000                      | 10,170,000                |
| 80  | Professional charges - Other                          | 115,000                     | 130,000                     | 92,000                      | 65,000                      | 65,000                      | 65,000                      | 65,000                      | 597,000                         | 597,000                   |
| <b>Total</b>  | <b>AIM 3 - MANAGING OUR COUNCIL HOMES</b>             | <b>11,666,707</b>           | <b>15,675,707</b>           | <b>15,082,707</b>           | <b>17,129,207</b>           | <b>17,429,207</b>           | <b>18,269,350</b>           | <b>18,819,350</b>           | <b>114,072,233</b>              | <b>199,071,900</b>        |

## HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO

APPENDIX 4

| A  | B   | C                           | D                           | E                           | F                           | G                           | H                           | I                           | J                               | K                         |
|--|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------------|---------------------------|
| Item No.   | Description of Scheme                     | Feb-09 Estimate for 2008/09 | Feb-09 Estimate for 2009/10 | Feb-09 Estimate for 2010/11 | Feb-09 Estimate for 2011/12 | Feb-09 Estimate for 2012/13 | Feb-09 Estimate for 2013/14 | Feb-09 Estimate for 2014/15 | Feb-09 Total 2008/09 to 2014/15 | Total Expenditure 2014/15 |
|  |   | £                           | £                           | £                           | £                           | £                           | £                           | £                           |                                 | £                         |
| <b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 5 - HOUSING CHOICES)</b> |   |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| <b>Private Housing</b>   |   |                             |                             |                             |                             |                             |                             |                             |                                 |                           |
| 81   | Review of business software (see page 10) | 302,457                     | 532,457                     | 537,457                     | 329,957                     | 269,957                     | 244,650                     | 244,650                     | 2,461,587                       | 5,514,946                 |
| 82   | Community Alarm/Telecare                  | 50,104                      | 50,104                      | 50,104                      | 50,104                      | 50,104                      | 50,104                      | 50,104                      | 350,728                         | 615,866                   |
| 83   | Homecheck                                 | 53,900                      | 53,900                      | 53,900                      | 53,900                      | 53,900                      | 53,900                      | 53,900                      | 377,300                         | 542,459                   |
| Total  | <b>AIM 5 - HOUSING CHOICES</b>            | 406,461                     | 636,461                     | 641,461                     | 433,961                     | 373,961                     | 348,654                     | 348,654                     | 3,189,615                       | 6,673,271                 |
|  |   | <b>22,470,668</b>           | <b>28,700,668</b>           | <b>36,366,421</b>           | <b>24,530,668</b>           | <b>25,021,133</b>           | <b>25,971,747</b>           | <b>26,524,568</b>           | <b>189,585,873</b>              | <b>318,075,400</b>        |

## HOUSING PORTFOLIO

## APPENDIX 5

| A  | B   | C                  | D                  | E                  | F                  | G                  | H                  | I                  | J                    |
|--|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| Item No.   | Description of Scheme   | Changes in 2008/09 | Changes in 2009/10 | Changes in 2010/11 | Changes in 2011/12 | Changes in 2012/13 | Changes in 2013/14 | Changes in 2014/15 | Change in Final Cost |
| <b>AIM 1 - AFFORDABLE HOUSING &amp; REGENERATION</b>   |   |                    |                    |                    |                    |                    |                    |                    |                      |
| <b><u>Council Housing</u></b>                          |   |                    |                    |                    |                    |                    |                    |                    |                      |
| 1  | Beverston / Hillsley Rd, Paulsgrove                                     | (80,000)           | 80,000             | 0                  | 0                  | 0                  | 0                  | 0                  | 0                    |
| 2  | Prevention of Homelessness  | 0                  | 20,000             | 20,000             | 20,000             | 20,000             | 20,000             | 20,000             | 120,000              |
| 3  | Compulsory Purchase   | (300,000)          | 200,000            | 300,000            | 0                  | 0                  | 0                  | 0                  | 200,000              |
| 4  | Repurchase ex council homes   | 200,000            | 450,000            | 200,000            | 0                  | 0                  | 0                  | 0                  | 850,000              |
| 5  | Under Occupation Scheme   | (48,000)           | 12,000             | 50,000             | 50,000             | 50,000             | 50,000             | 50,000             | 214,000              |
| 6  | Environmental Improvements - All areas                                  | 60,000             | 60,000             | 0                  | 0                  | 0                  | 0                  | 0                  | 120,000              |
| 8  | Regeneration of Leigh Park  | (215,000)          | 90,000             | 100,000            | 25,000             | 0                  | 0                  | 0                  | 0                    |
| 7  | Environmental Improvements of Somerstown                                | (22,000)           | (25,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | (47,000)             |
| 9  | PUSH Funding Somerstown (growth fund)                                   | (1,115,000)        | (2,185,000)        | 0                  | 0                  | 0                  | 0                  | 0                  | (3,300,000)          |
| 10   | Somerstown Phase 1 (HUB) PUSH Funding                                   | 690,000            | 2,355,000          | 12,500,000         | 575,000            | 249,000            | 0                  | 0                  | 16,369,000           |
| 11   | Somerstown Phase 2 (PFI)  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                    |
| 12   | John Pound Centre development   | (549,553)          | 343,000            | 116,553            | 0                  | 0                  | 0                  | 0                  | (90,000)             |
| 13   | Sustainable Communities   | 0                  | 75,000             | 75,000             | 75,000             | 75,000             | 75,000             | 75,000             | 450,000              |
| 15   | Communal areas, Crown Court, Landport                                   | (430,000)          | 180,000            | 0                  | 0                  | 0                  | 0                  | 0                  | (250,000)            |
| 16   | Wimpey blocks improvements, Landport                                    | 5,000              | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 5,000                |
| 17   | Mobile Home Sites   | (50,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (50,000)             |
| 18   | Purchase of Mobile Homes  | (80,000)           | (150,000)          | (150,000)          | 0                  | 0                  | 0                  | 0                  | (380,000)            |
| 19   | Developments/Houses   | (317,574)          | (555,000)          | 0                  | 0                  | 0                  | 0                  | 0                  | (872,574)            |
| 20   | Professional Charges  | (27,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (27,000)             |
| <b><u>Private Housing</u></b>                          |   |                    |                    |                    |                    |                    |                    |                    |                      |
| 21   | Support for Empty Property Campaign                                     | 0                  | 100,000            | 0                  | 0                  | 0                  | 0                  | 0                  | 100,000              |
| 22   | Support for Registered Social Landlords                                 | 0                  | 500,000            | 0                  | 0                  | 0                  | 0                  | 0                  | 500,000              |
| 23   | Furnished lettings  | (10,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (10,000)             |
| 24   | Travellers Contribution (Homes Act)                                     | (50,000)           | 0                  | 50,000             | 0                  | 0                  | 0                  | 0                  | 0                    |
| 25   | Renovation of Social Services Homes                                     | 70,000             | 30,000             | 50,000             | 47,500             | 45,000             | 42,500             | 40,000             | 325,000              |
| 26   | Sustainable Communities   | 0                  | 50,000             | 50,000             | 50,000             | 50,000             | 50,000             | 50,000             | 300,000              |
| <b>Total</b>   | <b>AIM 1 - AFFORDABLE HOUSING &amp; REGENERATION</b>                    | <b>(2,269,127)</b> | <b>1,630,000</b>   | <b>13,361,553</b>  | <b>842,500</b>     | <b>489,000</b>     | <b>237,500</b>     | <b>235,000</b>     | <b>14,526,426</b>    |
| <b>AIM 2 - PRIVATE HOUSING &amp; RENEWAL STANDARDS</b> |   |                    |                    |                    |                    |                    |                    |                    |                      |
| <b><u>Council Housing</u></b>                          |   |                    |                    |                    |                    |                    |                    |                    |                      |
| 29   | Stamshaw & Fratton Improvement & Regeneration Areas - purchase & repair | (200,000)          | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (200,000)            |
| <b><u>Private Housing</u></b>                          |   |                    |                    |                    |                    |                    |                    |                    |                      |
| 30   | Heating Grants  | (215,000)          | (115,000)          | (115,000)          | (115,000)          | 0                  | 0                  | 0                  | (560,000)            |
| 32   | Empty Homes Assistance (New Initiative)                                 | 75,000             | 75,000             | 0                  | 0                  | 0                  | 0                  | 0                  | 150,000              |
| 33   | Disabled persons equipment replacement                                  | (10,000)           | (10,000)           | (10,000)           | (10,000)           | 0                  | 0                  | 0                  | (40,000)             |
| 38   | Decent Homes assistance packages  | 1,360,000          | 295,000            | 200,000            | 150,000            | 0                  | 0                  | 0                  | 2,005,000            |
| 39   | Facelift Assistance packages  | (25,000)           | (25,000)           | (25,000)           | (25,000)           | (25,000)           | (25,000)           | (25,000)           | (175,000)            |
| 40   | Renovation grants   | (20,000)           | (32,700)           | (32,700)           | (32,700)           | 0                  | 0                  | 0                  | (118,100)            |
| 41   | Action Area Grants  | (100,000)          | (100,000)          | 0                  | 0                  | 0                  | 0                  | 0                  | (200,000)            |
| 42   | Action Area Loan Element  | (55,000)           | (55,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | (110,000)            |
| 44   | Stamshaw & Fratton Improvement & Regeneration Areas                     | (170,000)          | (150,000)          | (70,000)           | 0                  | (100,000)          | 0                  | 0                  | (490,000)            |
| 45   | Assistance Packages Loan Element  | 200,000            | 100,000            | 70,000             | 20,000             | 100,000            | 0                  | 0                  | 490,000              |
| <b>Total</b>   | <b>AIM 2 - PRIVATE HOUSING &amp; RENEWAL STANDARDS</b>                  | <b>840,000</b>     | <b>(17,700)</b>    | <b>17,300</b>      | <b>(12,700)</b>    | <b>(25,000)</b>    | <b>(25,000)</b>    | <b>(25,000)</b>    | <b>751,900</b>       |

| A   | B   | C                  | D                  | E                  | F                  | G                  | H                  | I                  | J                    |
|---|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| Item No.                                  | Description of Scheme                                 | Changes in 2008/09 | Changes in 2009/10 | Changes in 2010/11 | Changes in 2011/12 | Changes in 2012/13 | Changes in 2013/14 | Changes in 2014/15 | Change in Final Cost |
| <b>AIM 3 - MANAGING OUR COUNCIL HOMES</b> |   |                    |                    |                    |                    |                    |                    |                    |                      |
| <b>Council Housing</b>                    |   |                    |                    |                    |                    |                    |                    |                    |                      |
| 48  | Review of business software (see page 10)             | 111,316            | 45,316             | 122,266            | 114,266            | 114,266            | 111,840            | 111,840            | 731,111              |
| 49  | Capital Planned Works (see page 9)                    | (1,050,000)        | (860,000)          | (830,000)          | (830,000)          | (830,000)          | (830,000)          | (830,000)          | (6,060,000)          |
| 50  | Internal Refurbishments (Bathrooms & Toilets)         | 0                  | 0                  | 0                  | 0                  | 0                  | (500,000)          | 0                  | (500,000)            |
| 51  | Area Office Disabled access                           | (5,000)            | (25,000)           | (25,000)           | (25,000)           | 0                  | 0                  | 0                  | (80,000)             |
| 52  | Area Office Improvements                              | (30,000)           | 30,000             | 0                  | 0                  | 0                  | 0                  | 0                  | 0                    |
| 53  | Disabled facilities grants                            | 0                  | 100,000            | 100,000            | 100,000            | 50,000             | 50,000             | 100,000            | 500,000              |
| 54  | Buckland reception area                               | (65,000)           | (50,000)           | 115,000            | 0                  | 0                  | 0                  | 0                  | 0                    |
| 55  | Somerstown Office                                     | (275,000)          | 250,000            | 0                  | 0                  | 0                  | 0                  | 0                  | (25,000)             |
| 56  | Leigh Park Office - Provision of IT/Costs of Move etc | 5,000              | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 5,000                |
| 57  | Sheltered Block Upgrade                               | (100,000)          | (100,000)          | (150,000)          | (50,000)           | 150,000            | 0                  | 0                  | (250,000)            |
| 58  | New lift - Grosvenor House, Southsea                  | (150,000)          | (190,000)          | 350,000            | 0                  | 0                  | 0                  | 0                  | 10,000               |
| 59  | Lift Refurishment - Omega House                       | (50,000)           | (20,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | (70,000)             |
| 61  | Leamington House, Somerstown                          | (412,000)          | 300,000            | 0                  | 0                  | 0                  | 0                  | 0                  | (112,000)            |
| 62  | Horatia House, Somerstown                             | (26,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (26,000)             |
| 63  | Multi Storey Survey/Repairs - 5 year cycle            | (70,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (70,000)             |
| 64  | Multi Storey fire upgrade                             | 25,000             | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 25,000               |
| 65  | Multi Storey Mechanical Plant Upgrade                 | (50,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (50,000)             |
| 67  | Jellicoe & Beatty Houses - Structural Improvements    | (255,000)          | 240,000            | 15,000             | 0                  | 0                  | 0                  | 0                  | 0                    |
| 68  | Purchase of Mult Storey - Flats Re-cycle Bins         | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                    |
| 69  | Underpinning - 415-425 Eastern Road                   | (235,000)          | 220,000            | 15,000             | 0                  | 0                  | 0                  | 0                  | 0                    |
| 70  | Garage Demolitions & Improvements                     | (50,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (50,000)             |
| 71  | Renovation of Community Centres                       | (250,000)          | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (250,000)            |
| 72  | Improvements to energy efficiency/Sustainability      | (50,000)           | (30,000)           | 0                  | 0                  | 0                  | 0                  | 0                  | (80,000)             |
| 73  | HHSR & EPC Energy Surveys                             | (100,000)          | (100,000)          | (100,000)          | (100,000)          | (100,000)          | (100,000)          | (100,000)          | (700,000)            |
| 74  | Heating partnership                                   | 500,000            | 800,000            | 800,000            | 800,000            | 800,000            | 800,000            | 800,000            | 5,300,000            |
| 75  | Asbestos survey                                       | (75,000)           | (225,000)          | (175,000)          | (175,000)          | (175,000)          | (100,000)          | (100,000)          | (1,025,000)          |
| 76  | Asbestos Removal                                      | 0                  | 555,000            | 600,000            | 600,000            | 600,000            | 600,000            | 600,000            | 3,555,000            |
| 77  | Wilmcote House Concierge                              | (115,000)          | (235,000)          | 325,000            | 25,000             | 0                  | 0                  | 0                  | 0                    |
| 78  | Local Pay Review - Back Pay                           | (600,000)          | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | (600,000)            |
| 80  | Professional charges - Other                          | (110,000)          | (116,000)          | (69,000)           | (98,000)           | (98,000)           | (98,000)           | (98,000)           | (687,000)            |
| <b>Total</b>                              | <b>AIM 3 - MANAGING OUR COUNCIL HOMES</b>             | <b>(3,481,684)</b> | <b>589,316</b>     | <b>1,093,266</b>   | <b>361,266</b>     | <b>511,266</b>     | <b>(66,160)</b>    | <b>483,840</b>     | <b>(508,889)</b>     |
| <b>AIM 5 - HOUSING CHOICES</b>            |   |                    |                    |                    |                    |                    |                    |                    |                      |
| <b>Private Housing</b>                    |   |                    |                    |                    |                    |                    |                    |                    |                      |
| 81  | Review of business software (see page 10)             | (166,316)          | (140,316)          | 147,734            | (34,266)           | (79,983)           | (111,840)          | (111,840)          | (496,828)            |
| <b>Total</b>                              | <b>AIM 5 - HOUSING CHOICES</b>                        | <b>(166,316)</b>   | <b>(140,316)</b>   | <b>147,734</b>     | <b>(34,266)</b>    | <b>(79,983)</b>    | <b>(111,840)</b>   | <b>(111,840)</b>   | <b>(496,828)</b>     |
|   |   | <b>(5,077,127)</b> | <b>2,061,300</b>   | <b>14,619,853</b>  | <b>1,156,800</b>   | <b>895,283</b>     | <b>34,500</b>      | <b>582,000</b>     | <b>14,272,609</b>    |

**PRUDENTIAL INDICATORS FOR COUNCIL HOUSING (HOUSING REVENUE ACCOUNT)**

| <b>(1) Capital expenditure</b> | Estioate<br>2008/09<br>£000 | Estioate<br>2009/10<br>£000 | Estioate<br>2010/11<br>£000 | Estioate<br>2011/12<br>£000 | Estioate<br>2012/13<br>£000 | Estioate<br>2013/14<br>£000 | Estioate<br>2014/15<br>£000 |
|--------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Private Housing                | 8,213,161                   | 7,611,461                   | 6,306,161                   | 5,631,461                   | 6,272,926                   | 6,232,397                   | 6,235,218                   |
| Council Housing                | 14,257,507                  | 21,089,207                  | 30,060,260                  | 18,899,207                  | 18,748,207                  | 19,739,350                  | 20,289,350                  |
| <b>Total HIP spending</b>      | <b>22,470,668</b>           | <b>28,700,668</b>           | <b>36,366,421</b>           | <b>24,530,668</b>           | <b>25,021,133</b>           | <b>25,971,747</b>           | <b>26,524,568</b>           |

| <b>(2) Capital financing costs as a<br/>% of the net revenue stream</b> | Estimate<br>2008/09<br>£000 | Estimate<br>2009/10<br>£000 | Estimate<br>2010/11<br>£000 | Estimate<br>2011/12<br>£000 | Estimate<br>2012/13<br>£000 | Estimate<br>2013/14<br>£000 | Estimate<br>2014/15<br>£000 |
|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>Council Housing</b>  | <b>23%</b>                  | <b>23.1%</b>                | <b>25.0%</b>                | <b>25.0%</b>                | <b>25.0%</b>                | <b>25.0%</b>                | <b>24.6%</b>                |

| <b>(3) Capital Financing<br/>Requirement</b> | Estimate<br>2008/09<br>£000 | Estimate<br>2009/10<br>£000 | Estimate<br>2010/11<br>£000 | Estimate<br>2011/12<br>£000 | Estimate<br>2012/13<br>£000 | Estimate<br>2013/14<br>£000 | Estimate<br>2014/15<br>£000 |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>Council Housing</b>                       | <b>34,041</b>               | <b>40,454</b>               | <b>47,067</b>               | <b>48,423</b>               | <b>48,623</b>               | <b>48,623</b>               | <b>48,623</b>               |

| <b>(4) Estimated incremental effects of HIP<br/>capital investment plans on council tax<br/>and council rents</b> | Estimate<br>2008/09<br>£ | Estimate<br>2009/10<br>£ | Estimate<br>2010/11<br>£ | Estimate<br>2011/12<br>£ | Estimate<br>2012/13<br>£ | Estimate<br>2013/14<br>£ | Estimate<br>2014/15<br>£ |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>Council Housing</b>  |                          |                          |                          |                          |                          |                          |                          |
| - Effect expressed as a Weekly Rent   | £40.17                   | £44.52                   | £49.27                   | £49.34                   | £50.67                   | £57.70                   | £59.00                   |