

**REPORT TO: CABINET MEMBER FOR HOUSING 14<sup>TH</sup> JULY 2009**

**REPORT BY: ALAN CUFLEY, HEAD OF COMMUNITY HOUSING**

**WRITTEN BY: HAZEL HINE, CORPORATE INITIATIVES MANAGER**

**SUBJECT: SUSTAINABLE COMMUNITIES PROGRAMME UPDATE**

## **1. PURPOSE OF REPORT**

This report is to update the Cabinet Member for Housing on progress with the reviews of the John Pounds Development and the approved Housing Carbon Challenge Action Plan, which form parts of the Sustainable Communities programme of Community Housing

## **2. RECOMMENDATIONS**

It is recommended that the Cabinet Member for Housing:

- a) notes the updates on the reviews of the John Pounds Development and the Housing Carbon Challenge Action Plan
- b) notes the comments made about the good practice already being demonstrated in Community Housing and Local Authority Housing.
- c) approves the retitling of the Action Plan to the “Greener Homes Strategy” as set out in Appendix 4.
- d) agrees that the strategy and its associated action plan be discussed, developed and implemented in association with external partners, including the Housing Partnership of the Local Strategic Partnership and that further reports on progress should be brought forward to future meetings.
- e) notes that funding for external resources is being investigated and that appropriate grant applications will be submitted, as set out in this report, including those seeking external funding for staff resources to support the objectives of the Greener Homes Strategy.
- f) agrees that joint projects and funding applications to support the objectives of the Greener Home Strategy should be pursued with other partners, including Portsmouth University.
- g) agrees that expenditure of £125K in accordance with the proposals set out in this report and attached Financial Appraisal Appendix 6 be approved in principle, subject to the following:
  - Authority to approve schemes within the approved expenditure above be delegated to the Head of Community Housing and Head of Financial Services in consultation with the Cabinet Member for Housing.
  - All schemes must have a Financial Appraisal approved by the Section 151 Officer
- h) approves the Financial Appraisal attached.

### 3. BACKGROUND

- i) The framework for the review of the whole John Pounds Development was agreed at the meeting on 3<sup>rd</sup> February 2009 and is currently being implemented. A report on the evaluation of the success of the scheme (07/08) related to its original objectives and on more recent achievements will be made available to all Members during the summer.
- ii) Portsea Action Group, the formation and development of which is closely linked to the development of the John Pounds site, will be celebrating 10 years of existence during the week beginning 13<sup>th</sup> July. As part of this, the new Pharmacy on the ground floor of the Pounds Gate social housing site and the Peace Garden in the courtyard will be formally opened.
- iii) Further reports on the progress and achievements of the John Pounds development and its strategic implications for the sustainable communities agenda in Portsmouth will be brought forward to future meetings by the Corporate Initiatives Manager.
- iv) The council has an approved Action Plan to co-ordinate its work to create housing which is more sustainable, the Housing Carbon Challenge Action Plan. Co-ordinated by the Corporate Initiatives Manager in Community Housing, the initial plan received formal approval in 2007.
- v) Since that time, work has continued to develop aspects of the plan and to relate it to other council and city strategies, including planning policy work related to the Local Development Framework and also the City Climate Change strategy. The plan is a working document and is influenced a) by policy changes at national, regional and local levels b) a growing body of new technological knowledge c) increasing awareness of other potential service linkages and project opportunities.
- vi) It has been developed with a core internal cross-council team from Community Housing, Local Authority Housing, Planning, Strategy and Asset Management. It is a core element of the Community Housing Business Plan.
- vii) The plan was titled in line with a previous English Partnerships initiative to promote more sustainable new housing and associated technologies. It extends beyond the issues of change, which directly involve carbon emissions, to creating more sustainable housing generally, in line with the national sustainable communities agenda. The Housing Carbon Challenge Action Plan adopted this overall philosophy for the plan but extended it to existing housing. The Action Plan is

about creating homes in which people want to live, with lifestyles and in housing which create the least damaging impact on the environment as possible. (Egan and CAGE definitions attached at Appendix 1)

#### **4. REVIEW OF THE HOUSING CARBON CHALLENGE ACTION PLAN**

- i) At the end of 2008, it was agreed that a review should be made of the Action Plan to take it to the next stage of its development. This was to reflect the development of government, regional and local policy regarding sustainable housing and to help develop effective future actions.
- ii) The review was undertaken with the assistance of Impetus Consulting Limited, a specialist sustainability consultancy. It was guided by a team led by the Community Housing Corporate Initiatives Manager, including the Local Authority Housing Maintenance Manager, Community Housing Accommodation and Enabling Manager, Community Housing Business Improvement Officer, Planning and Transport Policy Manager and Principal Climate Change and Sustainability Co-ordinator.
- iii) The review had a number of aspects. These included: (a) guidance in developing a selection of the actions identified in the plan (including developing website information), (b) organising an external stakeholder meeting to discuss existing housing (c) making comments generally about the Action Plan, linkages to other policies, prioritisation and targets, as a manual to guide the future development of the work. (summary of commission brief attached at Appendix 2).
- iv) The commission was undertaken by Impetus in parallel with a study jointly commissioned by Community Housing and Planning. In partnership with Greenlight Construction, they produced an evidence base for the council's proposed sustainability planning policy PCS9: SUSTAINABLE DEVELOPMENT. This concerned the relationship of the cost implications of enhanced sustainability requirements to the numbers of future housing, as background for the Local Development Framework.

#### **5. OUTCOMES OF THE REVIEW**

- i) A substantial report has been produced by Impetus for this review. A major part of the information provided relates to research on work undertaken elsewhere which could be used to inform some of the identified actions in the council's approved Action Plan and other suggestions as to ways the key actions

might be developed in practice. This detailed information is still being analysed and will be a valuable background resource as the Action Plan is developed.

- ii) A summary of “headline” comments about the overall Action Plan from Impetus is attached in Appendix 3.
- iii) Some key elements drawn from the work are set down below.
- iv) Generally, the key objectives identified in the approved Action Plan are endorsed and reinforced by this work.
- v) The prioritisation of existing housing is also endorsed. This has been discussed in previous reports to the Cabinet Member for Housing and was the subject of the March stakeholder meeting. The key objectives of the strategy and Action Plan have since been re-ordered, so that existing housing is the first objective, to emphasize its significance (Appendix 4).
- vi) Local Authority Housing Management manages 11,200 properties in the city (13% of total city housing stock). Upgrading work has been underway for 10 years. For example in terms of energy efficiency, the average SAP rating of a council home is 71, compared with a national average of 58 (SAP= Standard Assessment Procedure: calculates building energy efficiency on score of 1-100). The successful approaches to stock improvement, including other energy efficiency measures, which have been adopted in Local Authority Housing Management, are recommended to be shared with others working across other housing tenures.
- vii) There are 68,600 private sector homes in Portsmouth. The average SAP rating is 51. This reflects the number of “hard to treat” properties coupled with difficulties in engaging residents. The criteria for eligibility for financial assistance to homeowners from grants and loans have been expanded. Properties with a SAP score lower than 35 are being targeted, with the aim of improving properties to a level of over 65. Impetus has suggested a number of ways in which this programme might be moved forwards, including the development of a housing database to assist the council to target initiatives and meet legislative targets effectively. Officers are now investigating whether existing available housing data can be brought together into such a database and the cost implications of doing this.
- viii) Impetus highlights the good practice followed in Community Housing private rented section in implementing the Housing Health and Safety Rating System (HHSRS) to improve energy

efficiency and thus reduce fuel poverty. It reports that very few councils use this legislative tool to improve energy efficiency and reduce fuel poverty. The section's Landlord Accreditation Scheme is cited as another example of good practice for the council.

- ix)** Impetus suggests that a Social Housing Sustainability Forum could be established for those working in the "affordable" sectors of the housing market, for mutual support, to exchange ideas, good practice and data. This idea is now being pursued with the Housing Partnership of the LSP.
- x)** Impetus was asked for ideas on communicating information, including the website. Information and ideas have been provided, including advice on presenting grant information. The sustainability sections of the council website are currently being reworked under the heading of "Greener Living" with a section on "Greener Homes" and appropriate linkages.
- xi)** Part of the Impetus brief was to provide case studies and information on good practice relating to the involvement of minority communities in energy-saving initiatives. This information will be used to guide future work.
- xii)** The value of the pilot "Green and Keen" learning programme set up by the Corporate Initiatives Section for Local Authority residents is recognised in the report (and is being discussed with SEEDA as a case study showing good practice). This will be continued later this year with extension to other housing tenures, along with a programme of other behavioural change work.
- xiii)** An external stakeholder meeting was held in half a day in March with a wide selection of residents, developers, contractors and others directly involved in housing in the city. The meeting was generally very positive and a great deal of information and support for working together was received. A summary report is attached at Appendix 5.
- xiv)** In general, the outcomes of this meeting also endorsed the major objectives of the council's Housing Carbon Challenge Action Plan. The major value of this short event was in opening the debate to a much wider group within the city, helping to collect useful detailed information, gaining enthusiastic support and enabling the participants to look at potential linkages. It also involved the Housing Strategy Group of the LSP. It is hoped that the Action Plan can be developed with this group in future. Feedback from this stakeholder meeting will be circulated to all participants.

- xv) It is proposed from now to retitle the Housing Carbon Challenge Action Plan as the “Greener Homes Strategy”, to reflect more accurately the wide role of housing in the sustainable communities agenda (Appendix 4).

## 6. RESOURCE IMPLICATIONS AND ISSUES

This strategy comes with a substantial programme of work, but minimal dedicated housing staff to support it, although many contribute to actions within it. .

- i) Community Housing is currently reviewing its own staff resources to see a) if it is possible to adjust the focus of work in some areas to reinforce aspects, such as in providing home energy advice and help with improvements, and b) if it can attract in additional external staff resources to support this work through new government training initiatives e.g. from the “Future Jobs Fund”.
- ii) The staff structure in the Corporate Initiatives Section of Community Housing is being reviewed with the aim of redesignating a junior part-time post to support actions in the Greener Homes Strategy. Funding is being investigated for a programme manager.
- iii) Concerns about the level of finance available to support the work in the private sector renewal section are being separately investigated.
- iv) A funding application to the “Learning Revolution Fund” is currently being pulled together by the Corporate Initiatives Section to support some of the behavioural change aspects of the Greener Homes Action Plan. If successful, the bid could bring in substantial new government funding (£100k +) to support a range of housing-related learning and behavioural change activities, including staff to co-ordinate the programme.
- v) An expression of interest is being developed for European Funding from the Interreg Power Programme, to support a range of work connected with encouraging behaviour change in small housing developers and builders in Portsmouth.
- vi) Other funding is being sought to support other identified parts of the Community Housing Business Plan and the Greener Homes Strategy related to behavioural change and housing sustainability.

- vii) A collaboration has been started with the University of Portsmouth (Dept of Mechanical Engineering) and a local business to seek support to develop a pilot for a new housing technology from the “Innovation Platform for Low Energy Buildings: Retrofit for the Future” fund. It is hoped further collaborations of this nature will develop in future with the University and local businesses.
- viii) The enthusiasm of those present at the March workshop should enable some effective joint working and sharing resources with other external partners. This will be discussed further with the Housing Partnership of the Local Strategic Partnership. Work has started with other external organisations such as the Primary Care Trust and this will continue. Other internal linkages are being developed with council services and opportunities for joint working on a variety of projects and programmes are being explored (For example with Health Improvement and Development Service and Adult and Family Learning).
- ix) Finance currently exists in the Housing Investment Programme to support sustainable communities projects identified in the Community Housing Business Plan across all housing sectors, Item 13 (HRA) £75K and Item 27 (GF) £50K. This funding will be used for action research, learning and development activities related to the sustainability of the city housing stock: to pump prime joint projects, contribute to joint funding for grant applications and resource support. The number and range of schemes this funding will support, some on an opportunistic basis, mean that there are advantages of speed and flexibility in gaining “in principle” approval to the expenditure as set out in the recommendations. A financial appraisal is attached.

## **7. CONCLUSIONS**

The reviews of both the John Pounds Development and the Housing Carbon Challenge Action Plan are helping to frame the future development of the housing-related sustainable communities programme for the city. The adoption of the Housing Carbon Challenge Action Plan as the “Greener Homes Strategy” will reinforce the wider sustainability implications of housing. This is a good time to seek further engagement and joint working with external partners.

## **8. CITY SOLICITORS COMMENTS**

The City Solicitor is satisfied that it is within the Cabinet Member’s powers to approve / not approve the recommendations as set out.

**9. EQUAILITY IMPACT ASSESSMENT**

As the purpose of this report is to provide an update on the Sustainable Communities Programme approved in 2008 an Equalities Impact Assessment is not required.

Signed.....  
Alan Cufley, Head of Community Housing

Dated.....

**10. APPROVAL TO THE RECOMMENDATIONS**

The recommendations set out above was approved/approved as amended/deferred/rejected by the Cabinet Member for Housing

on.....

Signed.....

**Councillor Steve Wylie**  
**Cabinet Member - Housing**



## APPENDIX ONE

1. The 2004 **Egan Review** helped to create the Government's definition of a sustainable community.

- **Governance** - Well-run communities with effective and inclusive participation, representation and leadership
- **Transport and Connectivity** - Well-connected communities with good transport services and communications linking people to jobs, health and other services
- **Services** - Public, private and community and voluntary services that are accessible to all
- **Environmental** - Providing places for people to live in an environmentally-friendly way
- **Equity** - Fair for everyone in our diverse world and for both today's and tomorrow's communities
- **Economy** - A thriving and vibrant local economy
- **Housing and the Built Environment** - High-quality buildings
- **Social and Culture** - Active, inclusive and safe with a strong local culture and other shared community activities

2. "**Building for Life**" is a partnership between several national agencies. The Commission for Architecture and the Built Environment (CABE) and the Home Builders' Federation lead it. It has the aim of creating functional, attractive and sustainable housing and has 20 criteria by which housing can be assessed.

### Environment and community

01. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
02. Is there an accommodation mix that reflects the needs and aspirations of the local community?
03. Is there a tenure mix that reflects the needs of the local community?
04. Does the development have easy access to public transport?
05. Does the development have any features that reduce its environmental impact?

### Character

06. Is the design specific to the scheme?
07. Does the scheme exploit existing buildings, landscape or topography?
08. Does the scheme feel like a place with distinctive character?
09. Do the buildings and layout make it easy to find your way around?
10. Are streets defined by a well-structured building layout?

### Streets, parking and pedestrianisation

11. Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
12. Is the car parking well integrated and situated so it supports the street scene?

13. Are the streets pedestrian, cycle and vehicle friendly?
14. Does the scheme integrate with existing streets, paths and surrounding development?
15. Are public spaces and pedestrian routes overlooked and do they feel safe?

**Design and construction**

16. Is public space well designed and does it have suitable management arrangements in place?
17. Do the buildings exhibit architectural quality?
18. Do internal spaces and layout allow for adaptation, conversion or extension?
19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
20. Do buildings or spaces outperform statutory minima, such as building regulations?

## EXTRACT SUMMARY FROM IMPETUS BRIEF

Corporate Initiatives Section, Community Housing

**Housing Sustainability Commission**

**Service Specification**

**1. Overall Purpose of Commission:**

The overall purposes of the commission are interrelated:

- a) **To review the Housing Carbon Challenge Group Action Plan.** This is the strategy for addressing housing sustainability, in its widest sense, in Portsmouth. It is currently an internal strategy developed across the council and co-ordinated by the Corporate Initiatives Manager in Community Housing, as part of the strategic housing function. (latest approved plan revision 08/07/08 provided).
- b) **To assess the implications of Portsmouth's draft planning policy requirements for higher sustainability standards in new developments on housing numbers.**

**2. Key Objectives of Commission:**

**a) To review the Housing Carbon Challenge Group Action Plan**

- i) Ensure the Action Plan includes and responds to latest developments and thinking on housing sustainability.
- ii) Review the overall purpose and the key areas of the Action Plan and examine targets, clarity of purpose, priorities for action etc.
- iii) Establish clear relationships with other key strategies, especially the corporate sustainability strategy, LSP housing and climate change strategies and the Local Development Framework.
- iv) Support housing and planning policy development
- v) Develop and implement (subject to time) proposals for "buy-in" from partners, including developers and the community, related to housing sustainability.
- vi) Develop a better practical information resource for residents and developers regarding housing sustainability.
- vii) Identify possible sources of funding for future work and develop proposals, if feasible in the timescale.
- viii) Take an agreed selection of those tasks identified for further examination in the Action Plan for development into practical initiatives or recommendations for policy development.
- ix) Highlight resource issues

**b) To assess the implications of Portsmouth's draft planning policy for higher sustainability standards in new developments on housing numbers**

- i) Assess viability of the code for sustainable homes and BREEAM elements of the draft Portsmouth Core Strategy sustainable development policy (PCS9 of the draft Portsmouth Plan), relating to new housing and commercial development.
- ii) Consider the implications of the application of higher standards than would be required by the Building Regulations of the time.
- iii) Investigate achieving housing carbon reductions through other planning instruments, such as a local carbon offset fund.

### Summary of Impetus Comments on Action Plan

The Council has made excellent progress with the Action Plan, especially in relation to:

- ❑ Improving the sustainability of the Council's own housing stock, which we recommend be used as a model of best practice for other housing departments and external partners, such as Registered Social Landlords (RSLs);
- ❑ The promotion of financial incentives to promote energy efficiency and renewable energy;
- ❑ The establishment of a Climate Change Strategy;
- ❑ The development of community based work such as the 'Green and Keen' residents training initiative, which was well received and looks set to be expanded in the future;
- ❑ Work which is underway to develop the Council's sustainability policies for the Local Development Framework (LDF).

These activities, along with many others referenced within the report, show that Portsmouth City Council staff are actively working to improve housing and sustainability across the City.

It must be noted however, that this success will only continue with active support from Elected Members (e.g. through the allocation of resources), all Council staff, external partners (such as the Housing and the Sustainability Action Group (PSAG) of the Local Strategic Partnership (LSP)) and active engagement with Portsmouth residents.

### **General observations**<sup>[KSL1]</sup>

- ❑ There are a large number of first-class sustainability activities and initiatives taking place across a wide range of housing tenures across the City;
- ❑ The general intent of the action plan appears to exceed Government targets;
- ❑ The approach taken by the Council for new build properties needs to be substantially different from the approach taken for existing housing. A 'two-pronged' approach is required, although there is some shared learning experiences and efficiencies from joint approaches and working;
- ❑ Portsmouth City Council should focus on improving the overall sustainability of existing domestic properties (e.g. energy, waste, water, transport). This is because the high environmental impact of existing housing and the relatively small proportion of new build properties to be built across the City;
- ❑ The Council should develop more active partnerships with external organisations to ensure that activities are effectively implemented. For example the Housing Group of the Local Strategic Partnership (LSP);
- ❑ While the original objectives of the Action Plan are important to the Council, it may be more valuable to include overarching objectives with high and low priorities in order to encourage adoption of the plan and its objectives.

## APPENDIX FOUR

### Approved Housing Carbon Challenge Action Plan compared with proposed “Greener Homes” Strategy

Approved Housing Carbon Challenge Action Plan	Greener Homes Strategy
<p><b>Overarching purpose:</b> “By working together to create and implement an action plan for improving the environmental performance of all housing in or owned by the city, to levels which meet or improve on national targets”</p>	<p><b>Overarching purpose:</b> To improve the environmental performance of all housing in the city and to create homes in which people choose to live, with lifestyles which make a low impact on the environment.</p>
<p><b>Key Objective a</b> To raise environmental standards for new housing to Level 6 of the Code for Sustainable Homes by 2016</p>	<p><b>Key Objective 1.</b> To raise environmental standards for existing housing</p>
<p><b>Key Objective b</b> To raise environmental standards for existing housing</p>	<p><b>Key Objective 2.</b> To raise environmental standards for new housing to Level 6 of the Code for Sustainable Homes by 2016</p>
<p><b>Key Objective c</b> To deliver and promote high quality design in old and new homes combined with exceptional environmental performance.</p>	<p><b>Key Objective 3</b> To deliver and promote high quality design in existing and new homes combined with exceptional environmental performance.</p>
<p><b>Key Objective d</b> To identify opportunities for micro-generation and other innovative approaches to energy use.</p>	<p><b>Key Objective 4</b> To identify opportunities for micro-generation and other innovative and effective approaches to energy use in housing.</p>
<p><b>Key Objective e</b> To drive down construction and supply chain costs through economies of scale</p>	<p><b>Key Objective 5</b> To drive down housing construction and supply chain costs through economies of scale</p>
<p><b>Key Objective f</b> To incorporate lifestyle features that cut emissions within the community, through good design that encourages behavioural changes in the use of electrical appliances such as televisions and computers and to include changes in transport, waste collection and food delivery.</p>	<p><b>Key Objective 6</b> To incorporate lifestyle features in housing that cut emissions within the community, through good design that encourages behavioural changes in the use of electrical appliances such as televisions and computers and to include changes in transport, waste collection and food production and</p>

	delivery.
<b>Key Objective g</b> To ensure that affordable and low cost homes are included, especially for families.	<b>Key Objective 7</b> To ensure that affordable and low cost homes are included, especially for families.
<b>Key Objective h</b> To do the above while meeting agreed benchmarks which encourage urban and housing design quality, community engagement, access for the elderly and people with disabilities, good public spaces, sound delivery arrangements and long-term management.	<b>Key Objective 8</b> To meet or exceed agreed benchmarks which encourage urban and housing design quality, community engagement, access for the elderly and people with disabilities, good public spaces, sound delivery arrangements and long-term management.
<b>Key Actions as below</b>	<b>Key Actions as below</b>

<b>GREENER HOMES STRATEGY: ACTION PLAN: KEY ACTIONS</b> (Key actions as approved Housing Carbon Challenge Action Plan: see approved HCCAP for detailed tasks associated with each action)
<b>Objective 1 To raise environmental standards for existing housing</b> <b>Key Actions:</b> 1.1 Make recommendations on targets for existing homes and assess implications 1.2 Develop a strategy for improvements. 1.3 Consolidate thermal mapping proposals. 1.4 Maximise take-up of home improvement opportunities
<b>Objective 2 To raise environmental standards for new housing to Level 6 of the Code for Sustainable Homes by 2016</b> <b>Key Actions:</b> 2.1 Include policy in Core Strategy of LDF 2.2 Investigate opportunities to raise requirements above required levels as part of terms of disposal for city council land 2.3 Encourage approaches tailored to end-user based on actual case studies 2.4 Disseminate information about housing sustainability and the Code to staff, residents and developers 2.5 Maintain up to date resource on local, regional and national targets relating to housing sustainability
<b>Objective 3 To deliver and promote high quality design in existing and new homes combined with exceptional environmental performance.</b> <b>Key Actions:</b> 3.1 Create a reference source that makes links between various design policies and gives cost-effective sustainable practical improvement/refurbishment examples 3.2 Assess experience of other local authorities in terms of insisting on high quality design and make recommendations 3.3 Assess experience from English Partnership Carbon Challenge bids so far 3.4 Identify a range of housing schemes in Portsmouth demonstrating various

<p>options and ensure they are well-publicised</p> <p>3.5 Keep residents abreast of up-to-date technical information</p> <p>3.6 Assess implications of climatic extremes and make recommendations</p> <p>3.7 Promote sustainable housing landscapes and place-shaping</p> <p>3.8 Develop design competitions and awards as part of council leadership</p>
<p><b>Objective 4 To identify opportunities for micro-generation and other innovative and effective approaches to energy use in housing.</b></p> <p><b>Key Actions:</b></p> <p>4.1 Develop and implement a programme of PCC micro-generation exemplars</p> <p>4.2 Set planning policy requirements for renewable energy in LDF Core Strategy</p> <p>4.3 Develop and publicise a cross sector range of exemplar projects</p> <p>4.4 Develop partnership schemes Public-Private-RSL including energy supply companies, District Heating and CHP</p> <p>4.5 Promote “Passive” schemes</p> <p>4.6 Encourage carbon reduction</p> <p>4.7 Encourage PCC to take a leadership role for housing</p>
<p><b>Objective 5 To drive down housing construction and supply chain costs through economies of scale</b></p> <p><b>Key Actions:</b></p> <p>5.1 Review PCC housing procurement decisions and make recommendations</p> <p>5.2 Investigate opportunities for partnership/club working, sustainable purchasing, consortia e.g. One Planet Products</p> <p>5.3 Look at opportunities and incentives e.g. bulk purchase “A” rated appliances for those most in need e.g. LAHM tenants</p> <p>5.4 Run a “zero waste” new housing construction site as an example of waste management</p>
<p><b>Objective 6 To incorporate lifestyle features in housing that cut emissions within the community, through good design that encourages behavioural changes in the use of electrical appliances such as televisions and computers and to include changes in transport, waste collection and food production and delivery.</b></p> <p><b>Key Actions:</b></p> <p>6.1 Emphasize the positive aspects of bringing new lifestyle choices to a wider group of people</p> <p>6.2 Create recommendations on keeping technology straightforward to use e.g. passive design.</p> <p>6.3 Identify opportunities for recycling on housing sites</p> <p>6.4 Reduce need to travel by locating new housing near shops and other facilities</p> <p>6.5 Investigate issues connecting food with housing and travel</p> <p>6.6 Investigate issues connecting poverty with efficient appliances, soft furnishing etc</p> <p>6.7 Investigate cultural issues in home water and energy use and produce guidelines</p> <p>6.8 Support setting up of residents advice groups etc through “Green and Keen” training to bring forward other issues</p>
<p><b>Objective 7 To ensure that affordable and low cost homes are included, especially for families.</b></p>



**Key Actions:**

- 7.1 Work closely with HAs, learn from them and disseminate lessons
- 7.2 Look at space standards and implications of high density
- 7.3 Support sustainability justifications in options appraisals
- 7.4 Look at environmental credentials of off-site contraction

**Objective 8 Key Objective 8**

**To meet or exceed agreed benchmarks which encourage urban and housing design quality, community engagement, access for the elderly and people with disabilities, good public spaces, sound delivery arrangements and long-term management.**

**Key Actions**

- 8.1 Assess work and evaluate lessons e.g. agree benchmarks, look at post-occupancy evaluations
- 8.2 Make comprehensible links with other work e.g. PUSH, sustainable communities etc
- 8.3 Consider use of appropriate development checklists, emphasizing quality
- 8.4 Investigate innovative residential access and travel options and publicise
- 8.5 Assess issues for location of housing sites from a sustainability viewpoint
- 8.6** Promote good design and long-term management for housing, including external areas.

**SEE APPROVED HOUSING CARBON CHALLENGE ACTION PLAN FOR DETAILS OF TASKS ASSOCIATED WITH KEY ACTIONS**

### IMPETUS SUMMARY OF STAKEHOLDER WORKSHOP

A stakeholder workshop was held in March 2009 at the John Pounds Centre. This focused on housing in Portsmouth and the particular challenges for improving sustainability for residents.

The event, billed as 'Towards low carbon housing in Portsmouth - how can we make it happen?', looked at helping to tackle climate change at a local level, while also looking at other indirect community benefits such as reduced fuel bills for residents and potential local employment opportunities.

The event was attended by over 40 individuals, including the Leader of the Council Councillor Vernon-Jackson, council staff from a wide range of departments, housing associations, community representatives and the Local Strategic Partnership (LSP) Housing Group.

Attendees made a number of suggestions to how the Council could improve the sustainability of the City. This included:

- Providing sustainability advice to local residents and businesses, including information on energy efficiency, renewable energy technologies, recycling, 'food miles' and health. It was suggested that this information could be included in the Council's Flagship magazine as well as the Council's website;
- Providing funding for residents to improve their homes and community organisations to reduce their ecological footprint;
- Extending community based work such as the 'Green and Keen' residents training initiative;
- Working with local schools and existing community groups such as Neighbourhood forums, Resident Associations, Portsmouth Climate Action Network to get the sustainability message across;
- Extending recycling facilities across the City, and providing demonstrations of what can and can't be recycled; and
- Developing a 'Green Awards' scheme for businesses, householders, private sector landlords, community groups and local schools.

The enthusiasm of those present at the workshop should enable the council to deliver effective joint working and exchange of resources with external partners, while important internal linkages are already being developed within council services and opportunities for joint working on a variety of projects and programmes are being explored.

**Sustainable Communities**

That expenditure in accordance with the proposal set out in the Sustainable Communities Programme Update, be approved in principle, subject to the following:

Authority to approve schemes within the approved expenditure above be delegated to the Head of Community Housing and the Head of Financial Services in consultation with the Cabinet Member of Housing.

All schemes must have a Financial Appraisal approved by the Section 151 Officer

The Housing Investment Programme capital budgets recommended elsewhere on the agenda for this Housing Cabinet Meeting include capital budgets as follows:

Description	2009/10
	£
<b><u>Capital Costs - Housing Revenue Account</u></b>	
Item 13 - Sustainable Communities	75,000
	<b>75,000</b>
<b><u>Revenue Effects - Housing Revenue Account</u></b>	
Costs - Revenue Contribution to Capital Outlay	75,000
	<b>75,000</b>

**Equivalent Weekly Rent Per Dwelling** 0.25

Average number of dwellings 15,203

Description	2009/10
	£
<b><u>Capital Costs - Private Housing</u></b>	
Item 27 - Sustainable Communities	50,000
	<b>50,000</b>
<b><u>Revenue Effects - Private Housing</u></b>	
Asset Management Revenue Account - Interest loss on use of Capital Receipts	2,680
	<b>2,680</b>

**Council Tax effect - Band D property** £0.05

Tax Base for 2009-10 59,139.50

Inflation assumed at ----->

Interest on capital receipts assumed at ---> 5.36%