

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" Proportion paid over to Government	Usable 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 Pidea 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.

HOUSING PORTFOLIO (SUMMARY)

APPENDIX 4

A	B	C	D	E	F	G	H	I	J
		Jul-09 Estimate for 2009/10 £'000	Jul-09 Estimate for 2010/11 £'000	Jul-09 Estimate for 2011/12 £'000	Jul-09 Estimate for 2012/13 £'000	Jul-09 Estimate for 2013/14 £'000	Jul-09 Estimate for 2014/15 £'000	Jul-09 Estimate for 2015/16 £'000	Total Expenditure 2008/09 to 2014/15 £'000
	<u>HOUSING AIMS:</u>								
1	AFFORDABLE HOUSING & REGENERATION	6,277	9,646	8,727	3,843	1,435	1,435	1,435	34,783
2	PRIVATE HOUSING & RENEWAL STANDARDS	6,420	4,696	4,192	4,764	4,933	5,045	5,357	36,722
3	MANAGING OUR COUNCIL HOMES	15,150	15,288	16,056	15,129	17,125	17,732	18,112	108,147
4	SUPPORTED & SPECIAL HOUSING NEEDS	0	0	0	0	0	0	0	0
5	HOUSING CHOICES	598	646	343	283	248	248	248	2,772
6	TOTAL HOUSING INVESTMENT PROGRAMME	28,445	30,276	29,318	24,019	23,741	24,460	25,152	182,424
	Council Housing (Housing Revenue Account)	19,831	24,132	24,547	18,763	18,374	18,982	19,362	138,858
	Private Housing (General Fund)	8,614	6,144	4,771	5,256	5,367	5,478	5,790	43,566
	Total spending	28,445	30,276	29,318	24,019	23,741	24,460	25,152	182,424

HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

APPENDIX 4

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Jul-09 Estimate for 2009/10	Jul-09 Estimate for 2010/11	Jul-09 Estimate for 2011/12	Jul-09 Estimate for 2012/13	Jul-09 Estimate for 2013/14	Jul-09 Estimate for 2014/15	Jul-09 Estimate for 2015/16	Total Expenditure 2009/10 to 2015/16
		£	£	£	£	£	£	£	£
AIM 1 - AFFORDABLE HOUSING & REGENERATION									
Council Housing									
1	Beverston / Hillsley Rd, Paulsgrove	80,000							80,000
2	Prevention of Homelessness	95,000	95,000	95,000	95,000	95,000	95,000	95,000	665,000
3	Compulsory Purchase	300,000	300,000						600,000
4	Repurchase ex council homes	655,000	500,000	300,000	300,000	300,000	300,000	300,000	2,655,000
5	Under Occupation Scheme	5,000	5,000	5,000	5,000	5,000	5,000	5,000	35,000
6	Environmental Improvements - All areas	80,000							80,000
7	Environmental Improvements of Somerstown	25,000							25,000
8	Commercial Properties Upgrade	50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
9	Regeneration of Leigh Park	610,000	741,000	125,000					1,476,000
10	Somerstown Phase 1 (HUB) PUSH Funding	1,870,000	6,407,025	7,491,653	2,784,777				18,553,455
11	Somerstown Phase 2 (PFI)								0
12	John Pound Centre development	416,000	320,427						736,427
13	Sustainable Communities	75,000	75,000	75,000	75,000	75,000	75,000	75,000	525,000
14	John Pound Centre Improvements	50,000	50,000	50,000	50,000	200,000	200,000	200,000	800,000
15	Communal areas, Crown Court, Landport	200,000							200,000
16	Wimpey blocks improvements, Landport								0
17	Mobile Home Sites	50,000	50,000	50,000	25,000	25,000	25,000	25,000	250,000
18	Purchase of Mobile Homes								0
19	Developments/Houses	100,000	250,000	250,000	250,000	500,000	500,000	500,000	2,350,000
20	Professional Charges	20,000	0	0	0	0	0	0	20,000
Private Housing									
21	Support for Empty Property Campaign	250,000	25,000	25,000	25,000	25,000	25,000	25,000	400,000
22	Support for Registered Social Landlords	555,000	500,000						1,055,000
23	Travellers Contribution (Homes Act)	50,000							50,000
24	Renovation of Social Services Homes	110,000	110,000	110,000	110,000	110,000	110,000	110,000	770,000
25	Nursing and Extra Care Provision	300,000	0	0	0				300,000
26	Four Sites Extra Care Development	281,108	117,328	50,822	23,241				472,499
27	Sustainable Communities	50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Total	AIM 1 - AFFORDABLE HOUSING & REGENERATION	6,277,108	9,645,780	8,727,475	3,843,018	1,435,000	1,435,000	1,435,000	32,798,381

HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

APPENDIX 4

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Jul-09 Estimate for 2009/10	Jul-09 Estimate for 2010/11	Jul-09 Estimate for 2011/12	Jul-09 Estimate for 2012/13	Jul-09 Estimate for 2013/14	Jul-09 Estimate for 2014/15	Jul-09 Estimate for 2015/16	Total Expenditure 2009/10 to 2015/16
		£	£	£	£	£	£	£	£
AIM 2 - PRIVATE HOUSING & RENEWAL STANDARDS									
Council Housing									
28	Stamshaw & Fratton Improvement & Regeneration Areas - purchase & repair	0	0	0	0	0	0	0	0
Private Housing									
29	Heating Grants	300,000	150,000	200,000	200,000	200,000	250,000	250,000	1,550,000
30	South Coast Money Line - Home Loan Scheme	0	0	0	0	0	0	(600,000)	(600,000)
30	Empty Homes Assistance (New Initiative)	100,000	100,000	50,000	25,000	75,000	75,000	100,000	525,000
31	Disabled persons equipment replacement	20,000	20,000	20,000	20,000	20,000	20,000	20,000	140,000
32	Disabled facilities grants - in progress	1,030,000	1,092,700	1,125,500	1,159,265	1,194,043	1,229,864	1,291,357	8,122,729
33	Disabled Facilities Assistance (loan)	100,000	100,000	50,000	100,000	100,000	100,000	100,000	650,000
34	Home Repair Assistance	175,000	150,000	150,000	150,000	150,000	150,000	150,000	1,075,000
35	Grant (Adaptation) to Private Landlord	25,000							25,000
36	Decent Homes assistance packages	2,000,000	1,250,000	900,000	1,100,000	1,100,000	1,100,000	1,300,000	8,750,000
37	Facelift Assistance packages	0	0	0	0	0	0	0	0
38	Renovation grants	250,000	100,000	100,000	150,000	150,000	150,000	150,000	1,050,000
39	Action Area Grants	0	0	0	0	0	0	(125,000)	(125,000)
40	Action Area Loan Element	0	0	0	0	0	0	(65,000)	(65,000)
41	HMO Means of escape	20,000	20,000	20,000	20,000	20,000	20,000	20,000	140,000
42	Stamshaw & Fratton Improvement & Regeneration Areas	50,000	50,000	0	100,000	200,000	200,000	200,000	800,000
43	Assistance Packages Loan Element	1,700,000	1,000,000	900,000	990,000	1,000,000	1,000,000	1,000,000	7,590,000
44	Private Sector Housing Survey				50,000				50,000
45	Professional charges - Community Housing	650,000	663,000	676,260	699,929	724,427	749,782	776,024	4,939,421
Total	AIM 2 - PRIVATE HOUSING & RENEWAL STANDARDS	6,420,000	4,695,700	4,191,760	4,764,194	4,933,470	5,044,646	4,567,381	34,617,150

HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

APPENDIX 4

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Jul-09 Estimate for 2009/10	Jul-09 Estimate for 2010/11	Jul-09 Estimate for 2011/12	Jul-09 Estimate for 2012/13	Jul-09 Estimate for 2013/14	Jul-09 Estimate for 2014/15	Jul-09 Estimate for 2015/16	Total Expenditure 2009/10 to 2015/16
		£	£	£	£	£	£	£	£
AIM 3 - MANAGING OUR COUNCIL HOMES									
Council Housing									
46	Review of business Hardware HRA	583,516	468,008	430,508	430,508	430,508	430,508	430,508	3,204,064
47	Review of business Software HRA	166,005	144,002	144,002	144,002	144,002	144,002	144,002	1,030,019
48	Capital Planned Works	6,290,000	6,388,000	6,920,000	7,000,000	7,100,000	7,570,000	7,600,000	48,868,000
49	Internal Refurbishments (Bathrooms & Toilets)	0	0	500,000	500,000	500,000	550,000	550,000	2,600,000
50	Area Office Disabled access	0	0	0	0	0	0	0	0
51	Area Office Improvements	50,000	0	0	0	0	0	0	50,000
52	Disabled facilities grants	1,200,000	1,250,000	1,300,000	1,300,000	1,400,000	1,450,000	1,500,000	9,400,000
53	Buckland reception area	0	0	0	0	0	0	0	0
54	Somerstown Office	275,000	100,000	0	0	0	0	0	375,000
55	Leigh Park Office - Provision of IT/Costs of Move etc	0	0	0	200,000	250,000	250,000	250,000	950,000
56	Sheltered Block Upgrade	0	0	0	200,000	250,000	250,000	250,000	500,000
57	New lift - Grosvenor House, Southsea	0	450,000	50,000	0	0	0	0	500,000
58	Lift Refurishment - Omega House	0	0	0	0	0	0	0	0
59	Lifts	600,000	600,000	600,000	500,000	600,000	600,000	600,000	4,100,000
60	Leamington House, Somerstown	300,000	0	0	0	0	0	0	300,000
61	Horatia House, Somerstown	100,000	0	0	0	0	0	0	100,000
62	Multi Storey Survey/Repairs - 5 year cycle	250,000	250,000	300,000	250,000	300,000	300,000	500,000	2,150,000
63	Multi Storey fire upgrade	100,000	150,000	150,000	50,000	150,000	150,000	150,000	900,000
64	Multi Storey Mechanical Plant Upgrade	75,000	100,000	100,000	50,000	100,000	100,000	100,000	625,000
65	Mult Storey Block Refurbishment	0	0	0	1,000,000	1,000,000	1,000,000	1,000,000	3,000,000
66	Estella Road Grafton Street	0	0	500,000	100,000	50,000	0	0	650,000
67	Jellicoe & Beatty Houses - Structural Improvements	250,000	15,000	0	0	0	0	0	265,000
68	Purchase of Mult Storey - Flats Re-cycle Bins	45,000	0	0	0	0	0	0	45,000
69	71 Victoria Road North	95,000	0	0	0	0	0	0	95,000
70	Underpinning - 415-425 Eastern Road	150,000	100,000	0	0	0	0	0	250,000
71	Eastern Rd Improvments	75,000	225,000	200,000	0	0	0	0	500,000
72	Garage Demolitions & Improvements	50,000	50,000	50,000	25,000	50,000	50,000	50,000	325,000
73	Renovation of Community Centres	100,000	150,000	250,000	200,000	200,000	200,000	200,000	1,300,000
74	Improvements to energy efficiency/Sustainability	70,000	70,000	100,000	100,000	150,000	150,000	150,000	790,000
75	HHSR & EPC Energy Surveys	50,000	50,000	50,000	25,000	50,000	50,000	50,000	325,000
76	Heating partnership	2,300,000	2,150,000	2,150,000	2,100,000	2,300,000	2,300,000	2,300,000	15,600,000
77	Asbestos survey	0	0	0	0	0	0	0	0
78	Asbestos Removal	605,000	600,000	700,000	600,000	650,000	650,000	650,000	4,455,000
79	Wilmcote House Concierge	50,000	415,000	25,000	0	0	0	0	490,000
80	Professional charges - Housing	1,180,810	1,430,620	1,416,860	1,469,475	1,630,500	1,722,315	1,822,590	10,673,170
81	Professional charges - Other	140,000	132,000	120,000	85,000	70,000	65,000	65,000	677,000
Total	AIM 3 - MANAGING OUR COUNCIL HOMES	15,150,331	15,287,630	16,056,370	15,128,985	17,125,010	17,731,825	18,112,100	114,592,253

HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

APPENDIX 4

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Jul-09 Estimate for 2009/10	Jul-09 Estimate for 2010/11	Jul-09 Estimate for 2011/12	Jul-09 Estimate for 2012/13	Jul-09 Estimate for 2013/14	Jul-09 Estimate for 2014/15	Jul-09 Estimate for 2015/16	Total Expenditure 2009/10 to 2015/16
		£	£	£	£	£	£	£	£
AIM 5 - HOUSING CHOICES									
Private Housing									
82	Review of business Hardware Private Housing	34,064	17,032	4,532	4,532	4,532	4,532	4,532	73,756
83	Review of business Software Private Housing	20,720	17,942	17,942	17,942	2,778	2,778	2,778	82,880
84	Review of business Hardware Housing Benefits	210,836	237,668	142,668	112,668	102,668	102,668	102,668	1,011,844
85	Review of business Software Housing Benefits	109,023	149,512	54,512	24,512	14,512	14,512	14,512	381,093
86	Community Alarm/Telecare	150,000	150,000	50,104	50,104	50,104	50,104	50,104	550,520
87	Homecheck	73,500	73,500	73,500	73,500	73,500	73,500	73,500	514,500
Total	AIM 5 - HOUSING CHOICES	598,143	645,654	343,258	283,258	248,094	248,094	248,094	2,614,593
		28,445,582	30,274,764	29,318,863	24,019,455	23,741,574	24,459,565	24,362,575	184,622,377

HOUSING INVESTMENT PROGRAMME

Analysis of Capital Planned Works (Appendix 4, page 4, Item 48)

Item No.	Description of Scheme	Jul-09 Estimate for 2009/10	Jul-09 Estimate for 2010/11	Jul-09 Estimate for 2011/12	Jul-09 Estimate for 2012/13	Jul-09 Estimate for 2013/14	Jul-09 Estimate for 2014/15	Jul-09 Estimate for 2015/16	Total Expenditure 2009/10 to 2015/16
	<u>Council Housing</u>								
48	Residential Enhancement Schemes	125,800	0	0	0	0	0	0	125,800
48	Management & security of Housing Estates	188,700	383,280	415,200	420,000	426,000	454,200	456,000	2,743,380
48	TV aerials/estate communications	125,800	127,760	69,200	70,000	71,000	75,700	76,000	615,460
48	Electrical rewiring	566,100	574,920	553,600	630,000	710,000	757,000	760,000	4,551,620
48	Video security & door entry	125,800	127,760	138,400	140,000	213,000	227,100	228,000	1,200,060
48	Improvements/major repairs-single units	817,700	894,320	899,600	980,000	923,000	984,100	988,000	6,486,720
48	Underpinning - Foundation Improvements	188,700	191,640	207,600	210,000	213,000	227,100	228,000	1,466,040
48	Roof renewals	566,100	574,920	830,400	840,000	852,000	908,400	912,000	5,483,820
48	Window Replacements	440,300	447,160	484,400	420,000	426,000	454,200	456,000	3,128,060
48	Internal refurbishment's	3,082,100	3,002,360	3,252,400	3,220,000	3,053,000	3,255,100	3,268,000	22,132,960
48	Replacement of Water Services/Drainage Modernisation	62,900	63,880	69,200	70,000	213,000	227,100	228,000	934,080
48	Estella Road/Grafton Street - Upgrade of Water Services & Booster Pumps	0	0	0	0	0	0	0	0
Total	Capital Planned Works	6,290,000	6,388,000	6,920,000	7,000,000	7,100,000	7,570,000	7,600,000	90,210,428

HOUSING PORTFOLIO		ANALYSIS OF CHANGES FROM FEB 09 TO JUL 09 BUDGETS						
Item No.	Description of Scheme	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
AIM 1 - AFFORDABLE HOUSING & REGENERATION								
Council Housing								
4	Repurchase ex council homes	(95,000)	0	0	0	0	0	(95,000)
5	Under Occupation Scheme	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)	(270,000)
8	Commercial Properties Upgrade	50,000	50,000	50,000	50,000	50,000	50,000	300,000
9	Regeneration of Leigh Park	120,000	0	0	0	0	0	120,000
10	Somerstown Phase 1 (HUB) PUSH Funding	(485,000)	(6,092,975)	6,916,653	2,535,777	0	0	2,874,455
12	John Pound Centre development	(147,500)	203,874	0	0	0	0	56,374
14	John Pound Centre Improvements	50,000	(50,000)	0	0	0	0	0
17	Mobile Home Sites	0	0	0	(25,000)	(25,000)	(25,000)	(75,000)
19	Developments/Houses	20,000	0	0	0	0	0	20,000
Private Housing								
21	Support for Empty Property Campaign	0	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(625,000)
22	Support for Registered Social Landlords	55,000	500,000	0	0	0	0	555,000
23	Travellers Contribution (Homes Act)	0	(50,000)	0	0	0	0	(50,000)
26	Four Sites Extra Care Development	(18,892)	87,328	50,822	23,241	0	0	142,499
Total	AIM 1 - AFFORDABLE HOUSING & REGENERATION	(496,392)	(5,521,773)	6,847,475	2,414,018	(145,000)	(145,000)	2,953,328
AIM 2 - PRIVATE HOUSING & RENEWAL STANDARDS								
Council Housing								
28	Stamshaw & Fratton Improvement & Regeneration Area	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(1,200,000)
Private Housing								
29	Heating Grants	0	(150,000)	(100,000)	(215,000)	(215,000)	(165,000)	(845,000)
30	South Coast Money Line - Home Loan Scheme	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(600,000)
30	Empty Homes Assistance (New Initiative)	0	75,000	25,000	0	50,000	50,000	200,000
31	Disabled persons equipment replacement	0	0	0	(10,000)	(10,000)	(10,000)	(30,000)
33	Disabled Facilities Assistance (loan)	0	0	(50,000)	0	0	0	(50,000)
34	Home Repair Assistance	0	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(125,000)
35	Grant (Adaptation) to Private Landlord	25,000	0	0	0	0	0	25,000
36	Decent Homes assistance packages	500,000	(150,000)	(150,000)	(190,000)	(190,000)	(190,000)	(370,000)
37	Facelift Assistance packages	0	0	0	0	0	0	0
38	Renovation grants	100,000	(50,000)	(50,000)	(32,700)	(32,700)	(32,700)	(98,100)
39	Action Area Grants	(25,000)	0	0	0	0	0	(25,000)
40	Action Area Loan Element	(10,000)	0	0	0	0	0	(10,000)
42	Stamshaw & Fratton Improvement & Regeneration Area	0	0	(60,000)	0	0	0	(60,000)
43	Assistance Packages Loan Element	700,000	0	(20,000)	(110,000)	0	0	570,000
45	Professional charges - Community Housing	(185,000)	(179,000)	(165,740)	(142,071)	(117,573)	(59,218)	(848,603)
Total	AIM 2 - PRIVATE HOUSING & RENEWAL STANDARDS	805,000	(779,000)	(895,740)	(1,024,771)	(840,273)	(731,918)	(3,466,703)

Item No.	Description of Scheme	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
AIM 3 - MANAGING OUR COUNCIL HOMES								
Council Housing								
46	Review of business hardware (see page 13)	(108,191)	(28,699)	(33,699)	(33,699)	(23,842)	(23,842)	(251,971)
45	Review of business software (see page 13)	166,005	144,002	144,002	144,002	144,002	144,002	886,017
46	Capital Planned Works (see page 9)	0	300,000	(500,000)	(220,000)	(470,000)	0	(890,000)
47	Internal Refurbishments (Bathrooms & Toilets)	0	0	(800,000)	(1,300,000)	(1,000,000)	(1,450,000)	(4,550,000)
48	Area Office Disabled access	(25,000)	(25,000)	(25,000)	(50,000)	(100,000)	(100,000)	(325,000)
49	Area Office Improvements	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	(180,000)
50	Disabled facilities grants	0	0	0	(50,000)	0	0	(50,000)
51	Buckland reception area	(50,000)	(115,000)	0	0	0	0	(165,000)
52	Somerstown Office	0	100,000	0	0	0	0	100,000
54	Sheltered Block Upgrade	(100,000)	(200,000)	(350,000)	(200,000)	0	0	(850,000)
55	New lift - Grosvenor House, Southsea	(150,000)	100,000	50,000	0	0	0	0
57	Lifts	0	0	0	0	100,000	100,000	200,000
59	Horatia House, Somerstown	100,000	0	0	0	0	0	100,000
60	Multi Storey Survey/Repairs - 5 year cycle	0	0	0	(50,000)	0	0	(50,000)
61	Multi Storey fire upgrade	0	0	0	(100,000)	0	0	(100,000)
62	Multi Storey Mechanical Plant Upgrade	0	0	0	(50,000)	0	0	(50,000)
64	Estella Road Grafton Street	0	0	500,000	100,000	50,000	0	650,000
66	Purchase of Multit Storey - Flats Re-cycle Bins	45,000	0	0	0	0	0	45,000
67	71 Victoria Road North	95,000	0	0	0	0	0	95,000
68	Underpinning - 415-425 Eastern Road	(85,000)	85,000	0	0	0	0	0
68	Eastern Rd Improvments	75,000	225,000	200,000	0	0	0	500,000
69	Garage Demolitions & Improvements	(50,000)	(50,000)	(50,000)	(75,000)	50,000	50,000	(125,000)
70	Renovation of Community Centres	(150,000)	(100,000)	0	(50,000)	0	0	(300,000)
71	Improvements to energy efficiency/Sustainability	(50,000)	(80,000)	(50,000)	(50,000)	0	0	(230,000)
72	HHSR & EPC Energy Surveys	0	(50,000)	(50,000)	(75,000)	(50,000)	(50,000)	(275,000)
73	Heating partnership	0	(150,000)	(150,000)	(200,000)	0	0	(500,000)
75	Asbestos Removal	50,000	0	100,000	0	50,000	50,000	250,000
76	Wilmcote House Concierge	(65,000)	65,000	0	0	0	0	0
77	Professional charges - Housing	(203,190)	(25,380)	(83,140)	(30,525)	130,500	222,315	10,580
78	Professional charges - Other	10,000	40,000	55,000	20,000	5,000	0	130,000
Total	AIM 3 - MANAGING OUR COUNCIL HOMES	(525,376)	204,924	(1,072,836)	(2,300,221)	(1,144,340)	(1,087,525)	(5,925,374)
AIM 5 - HOUSING CHOICES								
Private Housing								
79	Review of business hardware (see page 13)	(498,393)	(520,425)	(325,425)	(265,425)	(240,118)	(240,118)	(2,089,905)
80	Review of business Software (GF) (see page 13)	20,720	17,942	17,942	17,942	2,778	2,778	80,102
81	Review of business hardware (R&B) (see page 13)	210,836	237,668	142,668	112,668	102,668	102,668	909,176
82	Review of business Software (R&B) (see page 13)	109,023	149,512	54,512	24,512	14,512	14,512	366,581
83	Community Alarm/Telecare	99,896	99,896	0	0	0	0	199,792
84	Homecheck	19,600	19,600	19,600	19,600	19,600	19,600	117,600
Total	AIM 5 - HOUSING CHOICES	(38,318)	4,192	(90,703)	(90,704)	(100,560)	(100,560)	(416,654)
		(255,086)	(6,091,657)	4,788,195	(1,001,678)	(2,230,173)	(2,065,003)	(6,855,402)

PRUDENTIAL INDICATORS FOR COUNCIL HOUSING (HOUSING REVENUE ACCOUNT)

(1) Capital expenditure	Estimate 2009/10 £000	Estimate 2010/11 £000	Estimate 2011/12 £000	Estimate 2012/13 £000	Estimate 2013/14 £000	Estimate 2014/15 £000	Estimate 2015/16 £000
Private Housing	8,614,251	6,143,682	4,770,840	5,255,693	5,366,564	5,477,740	5,790,475
Council Housing	19,831,331	24,131,082	24,548,023	18,763,762	18,375,010	18,981,825	19,362,100
Total HIP spending	28,445,582	30,274,764	29,318,863	24,019,455	23,741,574	24,459,565	25,152,575

(2) Capital financing costs as a % of the net revenue stream	Estimate 2009/10 £000	Estimate 2010/11 £000	Estimate 2011/12 £000	Estimate 2012/13 £000	Estimate 2013/14 £000	Estimate 2014/15 £000	Estimate 2015/16 £000
Council Housing	23.1%	25.0%	25.0%	25.0%	25.0%	24.6%	23.9%

(3) Capital Financing Requirement	Estimate 2009/10 £000	Estimate 2010/11 £000	Estimate 2011/12 £000	Estimate 2012/13 £000	Estimate 2013/14 £000	Estimate 2014/15 £000	Estimate 2015/16 £000
Council Housing	41,285	47,067	48,423	48,623	48,623	48,623	47,823

(4) Estimated incremental effects of HIP capital investment plans on council tax and council rents	Estimate 2009/10 £	Estimate 2010/11 £	Estimate 2011/12 £	Estimate 2012/13 £	Estimate 2013/14 £	Estimate 2014/15 £	Estimate 2015/16 £000
Council Housing							
- Effect expressed as a Weekly Rent	£42.88	£51.33	£51.06	£53.71	£56.87	£58.06	£61.14