

HOUSING

RECORD OF DECISIONS taken by Councillor Steven Wylie as Cabinet Member for Housing at his decision meeting held on Tuesday 9 November 2010 at 4.00 pm in the Guildhall, Portsmouth. Also present was Councillor Jim Patey as opposition spokesperson.

22 Declaration of Members' Interests (AI 1)

There were no declarations of members' interests.

23 Portsmouth Housing Market – Summarising Latest Trends (AI 2)

(TAKE IN REPORT BY HEAD OF COMMUNITY HOUSING & REGENERATION)

Alan Cufley presented the half yearly report on the current state of the market and he reported that the local trends could be at variance with the national picture. In the first half of 2010 there had been a moderate increase in sales prices for housing and there was still a strong demand in social housing. It was acknowledged that it was still hard for people to get onto the mortgage ladder although there was not specific information for Portsmouth on this. The rented market remained strong and within the next report the effects of the recent benefits changes would be reflected. It was noted that homelessness was also increasing.

In response to questions from Councillor Patey Mr Cufley reported that homebuilding by private developers had lessened so other avenues were being pursued such as shared equity and officers were always trying to maximise opportunities and were working closely with the housing associations, as reflected within the later report. Residents' representative Maria Cole asked with regard to the Somerstown project and right to buy and Peter Pennekett stressed that whilst there were financial assumptions regarding right to buy for the project there was a set period within which new homes could not be sold for less than the cost of providing these which would remain high for some time and in reality the right to buy figures were relatively low.

Mr Cufley reported that the city council would be consulting on housing numbers shortly and that the second quarter's figures on the annual housing programme delivery would be made available to the three housing spokespersons. Councillor Wylie was grateful for the officers giving advice to residents who were concerned and confused by the market value issues and also acknowledged the importance of the partnership arrangements with the private sector to help meet demand.

DECISION:

The Cabinet Member for Housing noted these trends as the context of Portsmouth City Council's (the Council) involvement with the planning and provision of housing and housing related services in Portsmouth.

24 Housing Associations in Portsmouth (AI 3)

(TAKE IN REPORT BY HEAD OF COMMUNITY HOUSING & REGENERATION)

Alan Cufley presented the report which set out the arrangements rather than formal agreements with the housing associations which not only provided housing but other services as diverse as day services and cafés within their accommodation. It was noted they made important provision of 5,000 homes within the city. The report highlighted the good relationship between the authority and the housing associations and also the liaison with Planning and Housing Options to encourage development. Mr Cufley reported that there would be new models of delivery which he would report on in 2011.

Nigel Baldwin in response to questions from Councillor Patey explained how negotiations took place with developers took place regarding the percentage of affordable housing provision and he explained their work with the registered providers. Councillor Patey was grateful for the detailed report which set out the work with the 40 housing associations working within the city. Councillor Wylie and Councillor Patey appreciated the contribution to the city's affordable housing numbers. Peter Pennekett stressed that there was also the contribution towards the extra care housing and savings made for Adult Social Care through these provisions. Maria Cole as a representative of the residents was grateful for the joint training opportunities provided through the associations. Councillor Wylie was impressed with the work taking place in the city and the material contribution made by the housing associations to the authority's target housing numbers.

DECISIONS:

The Cabinet Member for Housing:

- 1. Noted the number and variety of housing associations owning and managing homes in the City of Portsmouth**
- 2. Recognised the contribution that housing associations make to the priorities of the city and their ongoing commitment to the community and residents' well-being**
- 3. Confirmed the current collaborative arrangements for working with housing associations and other registered providers developing affordable housing in the city.**

25 Supporting People Programme Update (AI 4)

(TAKE IN REPORT BY HEAD OF COMMUNITY HOUSING & REGENERATION)

Alan Cufley presented the report which explained the impact expected from the spending review with a budget shortfall of £7.7 million which would affect the most vulnerable residents. The report set out the adjustments at paragraph 4.8 regarding the government announcement that the authority would have to accommodate its own administration grant of £135,000, which

was being appealed by the authority. There would be a further update report to the Cabinet Member for Housing and the use of supporting people funding would be highlighted to the wider Cabinet also. Peter Pennekett further expanded on the changes in the allocation of the grant away from the Area Based Grant process to the formula grant, giving more local control. Councillor Patey expressed his concern for this portfolio and Health & Social Care and felt it was important to be kept fully briefed as to the funding situation and how the authority was able to address this. Councillor Wylie gave assurances that information would be made available to the spokespersons and wished to put on record his gratitude to Dominic Dew and his team for their work with the providers of the Supporting People programme.

DECISIONS:

The Cabinet Member for Housing:

- (1) Noted the effects of the reduction in Supporting People Administration Grant as part of the Government's 'in-year cuts' announced in June 2010;**
- (2) Noted that the Treasury Spending Review announcement on the 20 October 2010 may have a significant impact upon the Supporting People Programme in Portsmouth;**
- (3) Is aware that changes to both the funding and administration of the programme are likely from 2011/12;**
- (4) Will receive a further up-date report at his next scheduled Decision Meeting.**

The meeting concluded at 5.15 pm.

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Councillor Steven Wylie
Cabinet Member for Housing.

JW/DMF
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