

# NOTICE OF MEETING

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## **CABINET MEMBER FOR HOUSING - DECISION MEETING**

**TUESDAY 31 JANUARY 2012 AT 4.00 PM**

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

Telephone enquiries to Joanne Wildsmith, Customer, Community & Democratic Services on 9283 4057

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### **Membership**

**Cabinet Member** - Councillor Steven Wylie

**Opposition Spokespersons** – Councillors Lee Mason & Jim Patey

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

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

**Deputations by members of the public may be made on any item where a decision is going to be taken. The request needs to be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.**

### **A G E N D A**

**1 Declaration of Members' Interests**

**2 Portsmouth Housing Market – Summarising Latest Trends**

... The attached report by the Head of Community Housing & Regeneration provides an update on the main trends within the city's housing market during 2011, an overview of some trends and a commentary of the data that could be provided in future reports.

**RECOMMENDED that the Cabinet Member for Housing notes these trends as the background for Portsmouth City Council's involvement in the city council's housing market along with its commissioning and delivery roles.**

### **3 Strategic Plan for Housing 2011-15**

... The attached report by Head of Community Housing & Regeneration seeks approval to finalise the 2011 – 15 Strategic Plan for Housing.

**RECOMMENDED that the Cabinet Member for Housing**

- (1) Acknowledges the consultation responses on the draft Strategic Plan which will be substantially published in the full Equality Impact Assessment**
- (2) gives delegated responsibility for incorporating responses as necessary and publishing the strategic plan to the Head of Community Housing & Regeneration.**

### **4 Resources for New Affordable Housing in Portsmouth**

... The attached report by the Community Housing & Regeneration providing briefing on the new environment for the funding of affordable housing.

**RECOMMENDED that the Cabinet Member for Housing:**

- i) Notes the reduced resources available for developing affordable housing**
- ii) Confirms the aspiration to continue to develop new affordable homes**
- iii) Requests the Head of Community Housing & Regeneration to enter into personal meetings with the main providers of affordable housing.**

### **5 Council Housing Budget for 2012/13 (The Housing Revenue Account and Rents)**

... The purpose of the attached report by the Head of Housing Management, Strategic Director and Section 151 Officer is to seek the Cabinet Member's decisions on Council housing budgets, rents and other charges and to give authority for managers to incur expenditure in 2012/13.

**RECOMMENDED that the Housing Portfolio Holder approve the following:**

- (i) All new rents and charges to be effective from 2nd April 2012 or such other date as determined by the Head of Housing Management (HHM) in consultation with the Chief Officer responsible for Financial Administration (Section 151 Officer).**
- (ii) Dwelling rents and the General Charge for next year to be set at this meeting by reference to the two options set out in this report.**

- (iii) Mobile home license fees as shown on Appendix 10 be approved. Future years licence fees will continue to rise in line with the average of the “RPI” measure of inflation for the twelve months up to and including the preceding September, with any further increase above this level to be subject to the proper legal processes including consultation with Mobile Home residents.
- (iv) Garage and parking site rents as shown on Appendix 10 be approved and authority to let garages at reduced rents where demand is low be delegated to HHM in consultation with the Chief Officer responsible for Financial Administration (Section 151 Officer).
- (v) Sheltered Housing Service Charges and Supporting People Charges as shown on Appendix 11 be approved.
- (vi) Heating Charges to be set at this meeting in accordance with the options in Appendix 12 and authority given to the HHM in consultation with the Chief Officer responsible for Financial Administration (Section 151 Officer) to set charges for staff who are resident in council housing as part of their job at a full cost level and to implement increased charges to tenants over a period of time where appropriate.
- (vii) Revenue budgets for 2011/12 and 2012/13 be approved and authority given to the HHM in consultation with the Chief Officer responsible for Financial Administration (Section 151 Officer) to amend the budgets to reflect the latest available information prior to finalising budgets for 2012/13.
- (viii) The relevant Managers be authorised to incur expenditure in 2012/13.
- (ix) Authority be delegated to the Head of Housing Management & the Chief Officer responsible for Financial Administration (Section 151 Officer), in consultation with the Cabinet Member for Housing, to review the method used for setting General Service Charges.
- (x) Authority be delegated to the Head of Housing Management & the Chief Officer responsible for Financial Administration (Section 151 Officer), in consultation with the Cabinet Member for Housing and resident’s representatives to produce an HRA Business Plan, including an Asset Management Plan, to be presented to Members at a later date.
- (xi) Authority be delegated to the Head of Housing Management & the Chief Officer responsible for Financial Administration (Section 151 Officer), in consultation with the Cabinet Member for Housing, to review the level of funds available for the provision of new council homes across the City, as part of the production of the HRA Business Plan.

- (xii) Note that consultation with tenants on the impact of Welfare Reform and the universal credit will take place during 2012/13 with a view to making representations to Central Government.
- (xiii) Note that representation continues to be made Officers and Members to allow Portsmouth City Council to take advantage of the Public Works Loan Board special reduced rate of borrowing for self financing buyouts.
- (xiv) Authority be delegated to the Head of Housing Management & the Chief Officer responsible for Financial Administration (Section 151 Officer), in consultation with the Cabinet Member, to set the rents and service charges for the tenants of the former Locally Based Hospital Units at Avenue and Hamilton Houses for 2012/13 and future years.
- (xv) Note that the Head of Housing Management & the Chief Officer responsible for Financial Administration (Section 151 Officer) formally respond to Government's consultation paper on changes to the Right to Buy rules.

#### **ITEM FOR INFORMATION ONLY**

### **6 The Energy Act 2011 - Green Deal**

... Information report attached by Head of Community Housing, requested by the Cabinet Member for Housing. A full report has been submitted to the Cabinet Member for Environment for her decision meeting on 25 January 2012.

JW/DMF  
11 January 2012  
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