COUNCIL HOUSING (HOUSING REVENUE ACCOUNT) BUDGET 2012/13

WEEKLY RENTS - MOBILE HOMES, GARAGES & PARKING SITES

	A	B	C	D	E	F	G
1	**DESCRIPTION**			**OLD RENT/ Week**	**£ Change**	**NEW RENT/ Week**	**% Change**
2	**MOBILE HOMES WEEKLY RENTS**			**£ p**	**£ p**	**£ p**	**%**
	Based on Averaged RPIy Sept 2011		**3.83%**				
3	Small			26.37	1.01	27.38	3.83%
4	Medium			29.85	1.14	30.99	3.83%
5	Large			33.20	1.27	34.47	3.83%
6	**GARAGES WEEKLY RENTS**						
7	**Based on Averaged RPI Sept 2011**						
8	**Inside city**						
9	Council tenants			11.00	0.50	11.50	4.5%
10	Leaseholders			11.00	0.50	11.50	4.5%
11	Everyone else (Note VAT added to this rent)			11.00	0.67	11.67	6.1%
12	**Leigh Park**						
13	Council tenants			8.50	0.45	8.95	5.3%
14	Leaseholders			8.50	0.45	8.95	5.3%
15	Everyone else (Note VAT added to this rent)			8.50	0.67	9.17	7.9%
16	**Paulsgrove**						
17	Council tenants			9.00	0.50	9.50	5.6%
18	Leaseholders			9.00	0.50	9.50	5.6%
19	Everyone else (Note VAT added to this rent)			9.00	0.58	9.58	6.4%
20	**PARKING SITES WEEKLY RENTS**						
21	**Tenants, Leaseholders & all others**						
22	**(For those not tenants or leaseholders VAT is**						
23	**added on top of this rent)**						
24	**(City South / Portsea)**						
27	**Underground gated (Tenant / Leaseholder)**			2.30	0.25	2.55	10.9%
28	**Underground gated (All others)**			2.30	1.03	3.33	44.8%
29	**Open air spaces, gated (Tenant / Leaseholder)**			2.00	0.20	2.20	10.0%
30	**Open air spaces, gated (All others)**			2.00	0.71	2.71	35.5%
31	**Open air spaces, no gate (Tenant / Leaseeholder)**			1.75	0.20	1.95	11.4%
32	**Open air spaces, no gate (All others)**			1.75	0.75	2.50	42.9%
33	**(Buckland & Landport)**						
34	**Underground cages (Tenant / Leaseholder)**			2.50	0.25	2.75	10.0%
35	**Underground cages (All others)**			2.50	1.25	3.75	50.0%
36	**Underground gated (Tenant / Leaseholder)**			2.30	0.25	2.55	10.9%
37	**Underground gated (All others)**			2.30	1.03	3.33	44.8%
38	**Open air spaces, gated (Tenant / Leaseholder)**			2.00	0.15	2.15	7.5%
39	**Open air spaces, gated (All others)**			2.00	0.71	2.71	35.5%
40	**Open air spaces, no gate (Tenant / Leaseeholder)**			1.75	0.10	1.85	5.7%
41	**Open air spaces, no gate (All others)**			1.75	0.50	2.25	28.6%

GARAGES/PARKING SPACES REVIEW – UPDATE DEC 2011

Garages:

- In 2007 40% of the garage stock was vacant; this is now 22%. We currently have 1850 garages let, an increase of 100 in the year and of around 400 since 2007
- Further work has been done to improve the garage stock. A major project has begun at 'The Warren' in Leigh Park to improve 100 garages.
- The average let garage brings in aprrox £495 annually
- Rental income from garages will be over £950,000 in 2012

Parking Spaces:

- Since last year we have brought another 5 parking spaces on charge (1418 now), with another 200 imminent. By 2013 we should have 2000 parking spaces available to let, helping the residents of Portsmouth to find somewhere to park.
- In 2007 30% of the parking spaces were empty; in 12/13 the figure is 22%. Half of that percentage (approx 150 spaces) is attributable to the renovation work at Estella Rd / Grafton St underground cages. We currently have 1109 parking spaces let of the 1418 available.
- The average let parking space brings in around £120 per year.
- Rental income from parking spaces will approach £130,000 in 2012

Proposals for 2012/13:

- As our knowledge of demand site-by-site grows, we will continue to move away from the 'one-charge-fits-all' approach we used until 2009. We started this by differentiating on-island and off-island charges; we continued by sub-dividing Leigh Park and Paulsgrove; and we propose this year to nuance the on-island charges by creating individual area office bandings. City South and Portsea will see higher increases than Buckland and Landport because demand is higher in the centre of the city.
- In response to political requests, and as part of the strategy to reduce traffic coming on to the island, we will raise the charges for non-PCC tenants and leaseholders by greater amounts. It's generally the case that our tenants and leaseholders rent parking near to where they live, whilst our other customers tend to rent parking near to where they work. Thus a higher charge for the latter group may act as an incentive to use public transport or bikes to come into the city. We will monitor the impact of this strategy closely.
- The effect of these policies on charges for 2012/13 will mean the following:
- Garages – PCC tenants and leaseholders: a rise of around 5% to keep place with inflation
- Garages – other customers: a rise of between 6% and 8%
- Parking Spaces – PCC tenants and leaseholders: a rise of between 6% (Buckland / Landport) and 11.5% (City South / Portsea). These mostly single-figure rises are done against an RPI increase of 5%, so in real terms are between 1% and 6.5%. The amounts are still small – increases of between only 10p and 25p per week. A tenant or leaseholder will still be able to get a parking space from us for approx £2.00 a week in Portsea or City South.
- Parking Spaces – other customers: a rise of between 28% and 50%. The demand from this group of customers is very high and historically our parking has been very competative – it is much cheaper than any comparable provider in the city. The increases will mean charges of between £2.25 and £3.75 per week, plus VAT.
- For 2012/13 consideration be given to introducing a lower-level charge for on-island garages where demand is low – for example a few sites in Eastney.
- Continue to replace parking posts with permit and parking fine system. Two people are now working on a full-time six-month project to hasten this process.
- Continue with process of bringing "off charge" parking spaces into the permit system.