

NOTICE OF MEETING

CABINET MEMBER FOR HOUSING – DECISION MEETING

TUESDAY 18 SEPTEMBER 2012 AT 4.00 PM

EXECUTIVE MEETING ROOM, FLOOR 3, THE GUILDHALL, PORTSMOUTH

Telephone enquiries to Joanne Wildsmith, Customer, Community & Democratic Services on 023 9283 4057.

Email: joanne.wildsmith@portsmouthcc.gov.uk

Membership

Cabinet Member - Councillor Steven Wylie

Opposition Spokespersons – Councillors David Horne & Steve Wemyss

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

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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.

AGENDA

Apologies for Absence

- 1 Declarations of Members' Interests**

2 Introduction of a Comprehensive Licensing Programme for Houses in Multiple Occupation (HMOs) in Portsmouth

... The attached report by the Head of Community Housing & Regeneration introduces a Portsmouth city licensing programme for houses in multiple occupation (HMOs) that will incorporate traditional licensing, properties subject to mandatory HMO licensing and certain section 257 (Housing Act 2004) properties.

RECOMMENDED that the Cabinet Member for Housing

- (1) approves an 11 week public consultation on the proposals for a Portsmouth City Licensing Programme for Houses in Multiple Occupation;**
- (2) reviews the outcome of the consultation and makes the appropriate decision relation to the possible implementation of the programme.**

3 Tenancy Strategy for Portsmouth

... The attached report by the Head of Community Housing & Regeneration is in response to the Localism Act 2011 which requires local authorities to publish a tenancy strategy. There are some specific requirements around consultation and so the tenancy strategy is being proposed at this meeting in order to allow for the required consultation.

RECOMMENDED that the Cabinet Member for Housing

- (1) endorses the draft tenancy strategy;**
- (2) agrees to consultation with the relevant stakeholders as described below and in the appendix to the report;**
- (3) gives delegated responsibility for incorporating the responses as necessary from the consultation and publishing the Tenancy Strategy to the Head of Community Housing & Regeneration on consideration of a report which refers to the necessary matters to which regard must be had in adopting the strategy.**

4 Local Authority Housing Management (LAHM) Asset Management Strategy

... The attached report by the Head of Housing Management seeks approval to adopt the Local Authority Housing Management Asset Management Strategy (Annex A) as a framework to make decisions about its assets. The Asset Management Strategy provides a profile of the LAHM assets that are being maintained and improved, what type of asset demands are considered, how and when repairs and maintenance services will be provided together with which budget, staff and contractor resources will be used to provide the service.

RECOMMENDED that approval be given to adopt the LAHM Asset Management Strategy.

5 Disposal of 82 Durrants Road, Rowlands Castle

... The attached report by the Head of Housing Management proposes the marketing of the semi-detached residential property at 82 Durrants Road, Rowlands Castle. It seeks permission to acquire the adjoining land to 82 Durrants Road, Rowlands Castle for vehicular access and parking area from Hampshire County Council and to acquire rights of way over the path leading to the land adjoining the property. The purchasing of the land and the right of way would provide the much needed access to 82 Durrants Road as the property's location on the main access road from West Leigh to Rowlands Castle does not offer any other access point. Once access has been acquired permission is sought to market for disposal of this property.

RECOMMENDED

- (1) That approval is given to the purchase the adjoining strip of land belonging to Hampshire County Council together with the rights of way over the path to the western end of the land, to provide much needed vehicular access and parking area, therefore increasing the value of the property and its saleability.**
- (2) That authority be delegated to the Head of Housing Management and the Head of Asset Management to dispose of the property on the open market following the completion of the purchase of the adjoining land and right of access.**
- (3) That authority be delegated to the Head of Housing Management and the Head of Asset Management to agree the best method of disposal for the property, taking into consideration that the property is one half of a much larger building which was converted into two separate properties in the 1960's. The property could be sold as a single dwelling and achieve in the region of £260,000-£275,000 or marketed together with the adjoining property, 80 Durrants Road, already on the market. Market evidence suggests that this latter option would achieve a higher receipt and would benefit both interested parties, following the appointment of a third party agent.**

6 Somerstown Regeneration Phase 1

... The attached report by the Head of Housing Management provides the Cabinet Member with an update of the progress to date on the approval of capital schemes known as Somerstown Phase 1, notes the way forward and changes to the funding and financial appraisal since the last cabinet report in November 2010.

RECOMMENDED that the Cabinet Member for Housing

- (1) Approves the changes contained in the revised financial appraisal shown in Appendix A;**
- (2) Delegates authority to the Head of Housing Management and Head of Asset Management to investigate an optimum solution for the future use of the existing vacant 3 retail units at Wellington Street and enter into any necessary lease(s) agreement(s);**
- (3) Approves the investigation of the implementation of additional environmental/energy saving improvements to be made to the Hub after the construction is complete. Any such proposal to be made in accordance with the corporate priorities and in tandem with other work the council is undertaking.**

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JW/DMF
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