



Decision maker: Cabinet Member for Housing

Subject: Refurbishment of Former Pinnacle Properties

Date of decision: 29th January 2013

Report by: Head of Housing & Property Services

Wards affected: ALL wards

Key decision: Yes

Budget & policy framework decision: No

1 Purpose of report

1.1 To request approval to increase the budget to complete the refurbishment of the four remaining properties, in order to provide supported accommodation for adults with learning disabilities.

2 Recommended that:

2.1 Approval is given to increase the scheme cost of purchasing and refurbishing the Pinnacle Properties by £498,300, to total of £1,616,300.

3 Reasons for recommendations

3.1 The Cabinet Member for Housing's meeting on the 15th March 2011 approved a capital scheme of £1.115m for the purchase and refurbishment of seven properties to provide supported living accommodation for 29 adults with learning disabilities.

3.2 Currently three of the properties have been fully refurbished and brought up to decent home standard, however an increase in the approved cost of works of £498,300 is required to complete the refurbishment of the remaining 4 properties.

4 Background

4.1 The Cabinet Member for Housing's meeting on the 15th March 2011 approved the purchase of seven properties for Adult Social Care, giving detailed information in relation to the purchase and use of these properties at a cost of £1,115,000.

4.2 Before a decision was made to purchase these properties, they were inspected in relation to the purchase price and the value of works required to bring them up to the required standards. Unfortunately, due to the rooms being occupied and the

nature of the service which these homes provide, only a brief visual inspection was able to be carried out at that time.

- 4.3 Once the properties had become vacant, a detailed inspection was carried out to establish the quantity of work required. The inspections on each property realised a substantially increased amount of work required to bring the properties up to the standard required to be fit for purpose. This additional cost equates to £498,300.
- 4.4 It should be recognised that if at any time these properties were to no longer be required for supported accommodation, they will then provide large general needs accommodation within the city, for which our Housing Register shows a significant demand.

5 Proposed way forward

5.1 Our aims are to:

- Achieve the best outcomes for Supported Living Clients in terms of quality of care & support, security of tenure and quality of landlord services
- Conform to the Care Quality Commission requirement for separation between landlord and care and support provider services
- Use our resources as efficiently and effectively as possible
- To continue to increase Portsmouth City Council assets

6 Options considered and rejected

6.1 To continue to use these properties without the refurbishment would be unacceptable to both the residents and Portsmouth City Council, as the standard of living currently at the properties is poor.

7 Duty to involve

7.1 The Housing Investment Programme is set after consultation with resident's representatives. This scheme has previously been considered by residents' representatives, in advance of its original approval.

8 Corporate priorities

8.1 This report and the project it refers to contribute to the following Corporate Priorities:

- Increase availability and quality of housing

- Protect and support our most vulnerable residents
- Regenerate the city

9 Equality impact assessment (EIA)

9.1 A preliminary EIA has been completed and it has been found that there is a low risk of a full EIA being required.

10 Head of Financial Services Comments

10.1 This scheme's additional refurbishment costs, which are to be funded from borrowing, do not affect the overall viability of the scheme which continues to provide a benefit to the HRA over the 30 year business plan.

11 Legal comments

11.1 The cabinet member is empowered to adopt the recommendation.

Signed by:

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Owen Buckwell – Head of Housing & Property Services

Appendices:

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet Member for Housing on 29 January 2013

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Signed by: Cabinet Member for Housing