

# NOTICE OF MEETING

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

**TUESDAY 29 JANUARY 2013 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.

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### **Membership**

**Cabinet Member** - Councillor Steven Wylie

**Opposition Spokespersons** – Councillors David Horne & Steve Wemyss

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(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**

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**

### **3 Council Housing Budget 2013/14**

... The purpose of this report by the Head of Housing Management and the Head of Financial Services 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 2013/14.

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

- (i) All new rents and charges to be effective from 4th April 2013 or such other date as determined by the Head of Housing Management (HHM) in consultation with the Head of Financial Services (HFS).
- (ii) Dwelling Rents to be rebased, to ensure that identical flats and maisonettes in the same block, are charged the same rents.
- (iii) Dwelling rents for next year to be set at this meeting by reference to the three options set out in this report.
- (iv) An additional charge of 1% linked to rents be made to assist in the replacement of homes lost under right to buy.
- (v) General Service Charges to be set at this meeting in accordance with the options in Appendix 8.
- (vi) Mobile home license fees as shown on Appendix 12 are approved.
- (vii) Garage and parking site rents as shown on Appendix 12 be approved and authority to let garages at reduced rents where demand is low be delegated to HHM in consultation with the HFS.
- (viii) Charges for Sheltered Housing Service Charges and Supporting People Charges for next year to be set at this meeting by reference to the three options set out in Appendix 9.
- (ix) The method of calculating Sheltered Housing charges be reviewed in consultation with residents during the forthcoming year.
- (ix) Heating Charges to be set at this meeting in accordance with Appendix 10.
- (x) Laundry Charges to be set at this meeting in accordance with the options in Appendix 11.
- (xi) Revenue budgets for 2012/13 and 2013/14 be approved and authority given to the HHM in consultation with the HFS to amend the budgets to reflect the latest available information prior to finalising budgets for 2013/14.
- (xii) The relevant Managers be authorised to incur expenditure in 2013/14

#### **4 Refurbishment of former Pinnacle Properties**

The attached report by the Head of Housing Management requests 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.

**RECOMMENDED that approval is given to increase the scheme cost of purchasing and refurbishing the Pinnacle Properties by £498,300, to total of £1,616,300.**

#### **5 Wingfield Street & Westminster Place Refurbishment**

The attached report by the Head of Housing Management seeks permission to go out to tender and appoint a contractor to undertake planned maintenance works to 1-71(odds) Wingfield Street and 1-78 Westminster Place. The works are required to ensure the integrity of the buildings and reduce their on-going maintenance. If approved, it is anticipated that the works could commence by September 2013.

**RECOMMENDED:**

- (1) That approval be given to tender the works based on a budget estimate of £2,100,000 including a £200,000 allowance for contingencies and unforeseen works.**
- (2) That following a full tender evaluation authority to enter into contract with the preferred bidder is delegated to the Head of Housing and Property.**
- (3) The financial appraisal is approved.**

#### **6 Angmering & Dale Park House Refurbishment**

The attached report by the Head of Housing Management seeks permission to go out to tender and appoint a contractor to undertake planned maintenance works to 1-22 Angmering House and 1-20 Dale Park House. These works are required to ensure the integrity of the buildings and reduce their on-going maintenance. If approved, it is anticipated that the works could commence by June 2013.

**RECOMMENDED:**

- (1) That approval be given to tender the works based on a budget estimate of £550,000 including a £55,000 allowance for contingencies and unforeseen works.**

- (2) That following a full tender evaluation authority to enter into contract with the preferred bidder is delegated to the Head of Housing and Property.
- (3) The financial appraisal is approved.

## 7 Exclusion of Press and Public

That in view of the contents of the following items on the agenda, the Committee is **RECOMMENDED** to adopt the following motion:

**That, under the provisions of Section 100A of the Local Government Act, 1972 as amended by the Local Government (Access to Information Act, 1985, the press and public be excluded for the consideration of the following items:-**

**Item 8 - on the grounds that it contains information defined as exempt in Part 1 of Schedule 12A to the Local Government Act, 1972 under paragraph 2.**

**Paragraph Exemption Nos:**

- 2. Information which is likely to reveal the identity of an individual

## 8 Refurbishment and provision of refuge accommodation

The exempt report by the Head of Housing Management requests approval to refurbish three properties to provide 17 rooms for single women and families fleeing domestic violence.

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