

# NOTICE OF MEETING

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

**TUESDAY 12 MARCH 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.

Email: [joanne.wildsmith@portsmouthcc.gov.uk](mailto:joanne.wildsmith@portsmouthcc.gov.uk)

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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.)

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.**

### **AGENDA**

**1 Declarations of Members' Interests**

**2 Birmingham Blocks External Refurbishment**

... The attached report by the Head of Housing & Property seeks permission to go out to tender and to appoint a contractor to undertake planned maintenance works to 62-76 evens Astley Street, 1-8 Halesowen House, 1-12 Longbridge House, 1-24 Oldbury House and 1-48 Stratford House. 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 January 2014.

**RECOMMENDED (1) that approval be given to tender the works based on a budget estimate of £775,000 including a £70,000 allowance for contingencies/unforeseen works and £78,000 of fees.**

**(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 Services.**

**(3) that the financial appraisal is approved.**

### **3 Gerard and Loring House External Refurbishment**

... The attached report by the Head of Housing & Property seeks permission to go out to tender to appoint a contractor to undertake planned maintenance works to 1-20 Gerard House, 1-20 Loring House and garage block 1-22 Conan Road. 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 January 2014.

**RECOMMENDED (1) that approval be given to tender the works based on a budget estimate of £333,400 including a £30,000 allowance for contingencies/unforeseen works and £36,000 of fees.**

**(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 Services.**

**(3) that the financial appraisal is approved.**

### **4 Eastern Road Fire Doors**

... The attached report by the Head of Housing & Property seeks permission to go out to tender and appoint a contractor to undertake installation of composite fire doors to 33 blocks of flats along Eastern Road. The works are required to comply with the Regulatory Reform (Fire Safety Order) 2005 and to ensure the integrity of the buildings and reduce their on-going maintenance. If approved, it is anticipated that the works could commence by November 2013.

**RECOMMENDED (1) that approval be given to tender the works based on a budget estimate of £572,000 including a £40,000 allowance for contingencies/unforeseen works and £56,000 of fees.**

**(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 Services.**

## **5 Lakes Blocks Area Fire Doors and Belney House Windows**

... The attached report by the Head of Housing & Property seeks permission to go out to tender and appoint a contractor to undertake fire door replacements to 18 blocks of flats located along Allaway Avenue, Paulsgrove and window replacement to the Belney House block of flats. The works are required to comply with the Regulatory Reform (Fire Safety Order) 2005 and to ensure the integrity of the buildings and reduce their on-going maintenance. If approved, it is anticipated that the works could commence by August 2013.

**RECOMMENDED (1) that approval be given to tender the works based on a budget estimate of £391,000 including a £28,500 allowance for contingencies/unforeseen works and £31,000 of fees;**

**(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 Services;**

**(3) that the financial appraisal is approved.**

## **6 Council Housing Maintenance & Improvements and Housing IT business software 2013/14**

The attached report by the Head of Housing & Property informs members of the spending proposed for the next financial year for revenue and capital funded maintenance and improvement programmes together with the Housing IT Business Software and to seek approval to incur expenditure in respect of the capital schemes and rolling programmes and to show how the budgets have been allocated on an area office basis.

**RECOMMENDED (1) that the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted;**

**(2) that the capital budgets listed in Appendix B, Appendix C and Appendix D commencing in 2013/2014 be approved and the Local Authority Housing Manager be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved;**

**(3) that the Head of Financial Services & Section 151 Officer's financial appraisal be approved for the capital programme - global provision.**

## **7 Delivering Replacement Homes**

... The attached report by the Head of Housing & Property seeks permission and approval for a programme of an estimated 170 replacement homes for the residents of Portsmouth at an overall cost of £19 million. All new build homes will require planning applications and will be designed and built to Sustainable Homes code 4 standards. This report will also be considered by the City Council on 19 March 2013.

## **RECOMMENDED:**

(1) That the Cabinet Member for Housing recommends to the City Council the approval of the following Capital Expenditure amounting to £18.97m:

- I. Three town houses be planned, designed and built on the King William Street site at a total cost £0.56M.
- II. A terrace of 4 houses be planned, designed and built on the garage site at the rear of Millgate House at a total cost of £0.67M.
- III. A development of 21 flats be planned, designed and built on the Southsea Community Centre site at a total cost of £2.0M.
- IV. A development of 13 three bedroomed houses be planned, designed and built on the Brook Club site at a total cost of £2.1M.
- V. A block comprising of 9 flats and a large retail unit be planned, designed and built on the Plot 2 Wellington Street at a total cost of £2.0M.
- VI. A development of 60 properties made up of a mix of three bedroomed houses, three bedroomed flats and one bedroom flats, be planned, designed and built on the Arthur Pope House site at a total cost of £6.0M.
- VII. Twelve houses be planned, designed and built on the former Doyle Avenue Health Centre site at a total cost of £1.7m
- VIII. Seventeen Hostel units be made available through the acquisition of the Queen Vic Hostel at a total cost of £0.74m.
- IX. Twenty units of existing temporary accommodation at Grove Road North be acquired at a projected cost of £1.85M.
- X. A block of 11 flats in Cromwell Road be purchased at a cost of £1.35m.

(2) To fund the £18.97m of Capital Expenditure, that the City Council approve additional HRA borrowing of up to £16.0M over the next 5 years, alongside the funding already approved within the existing capital programme,

(3) That the Cabinet Member for Housing delegates authority to the Head of Housing and Property Services in consultation with the Head of Finance & S151 Officer to amend the composition and spending profile of the proposed schemes in order to meet planning and design requirements whilst ensuring that the schemes remain financially viable following any necessary changes.