

HOUSING CABINET

RECORD OF DECISIONS taken by Councillor Steve Wylie as the Cabinet Member for Housing at his decision meeting held on Tuesday 12 March 2013 at 4.00 pm in the Guildhall, Portsmouth.

Also present was Councillor David Horne as opposition spokesperson.

Apologies - Councillor Steve Wemyss sent his apologies for absence due to work commitments.

9 Declarations of Members' Interests (AI 1)

There were no declarations of members' interests.

10 Birmingham Blocks External Refurbishment (AI 2)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY)

It was reported that whilst option 1 was more expensive at the outset the future ongoing costs made this scheme more economical. Councillor Wylie welcomed this report. Steve Groves undertook to write to Maria Cole of the Residents' Consortium to inform her of the likely duration of the refurbishment projects on the agenda at this meeting.

DECISIONS:

- (1) **Approval was 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 be delegated to the Head of Housing and Property Services.**
- (3) **The financial appraisal was approved.**

11 Gerard and Loring House External Refurbishment (AI 3)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY)

Councillor Horne questioned the start date in January 2014 and Steve Groves in response explained the framework for the contract procurement process.

DECISIONS:

- (1) **Approval was 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 be delegated to the Head of Housing and Property Services.**
- (3) The financial appraisal was approved.**

12 Eastern Road Fire Doors (AI 4)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY)

In response to a question from Councillor Horne, Steve Groves reported on the fire risk assessment process that identified those properties that needed works to be undertaken and on their close work with the fire brigade.

DECISIONS:

- (1) Approval was 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 be delegated to the Head of Housing and Property Services.**

13 Lakes Blocks Area Fire Doors and Belney House Windows (AI 5)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY)

Steve Groves reported that some of the previous investigation works had taken place at these properties to identify the works needed. Meredydd Hughes reported on the changes to the planned maintenance programme. Steve Groves undertook to meet with Councillor Horne and the other Paulsgrove ward councillors to discuss works taking place in the ward.

DECISIONS:

- (1) Approval was 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 be delegated to the head of Housing and Property Services;**
- (3) That the financial appraisal was approved.**

14 Council Housing Maintenance & Improvements and Housing IT Business Software 2013/14)AI 6)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY)

Meredydd Hughes presented the report and explained that the main budget book containing details of all the works in the housing office areas would be

circulated to members in the next 7-10 days. This would set out what is being worked on currently and what is anticipated over the next year. He was grateful for the assistance of the residents in the budget consultation process. It was explained how the Asset Management Service fees had been accounted and it was noted that Asset Management Service was now incorporated partially within the Housing Management & Property Service.

DECISIONS:

- (1) The area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings was noted;**
- (2) The capital budgets listed in Appendix B, Appendix C and Appendix D commencing in 2013/2014 was approved and the Local Authority Housing Manager was authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved;**
- (3) The Head of Financial Services & Section 151 Officer's financial appraisal was approved for the capital programme - global provision.**

15 Delivering Replacement Homes (AI 7)

(TAKE IN REPORT BY HEAD OF HOUSING & PROPERTY)

Jo Bennett presented the report and Councillor Wylie would be reporting to Council that there would be consultation with ward councillors as well as with local residents. In response to a question from Councillor Horne regarding the location of the replacement homes, Jo Bennett referred to the review of community facilities taking place in Paulsgrove with Steve Baily as Head of Culture & Planning to ensure that these supported any new building projects. Jo Bennett explained that they also had looked at the provision for the homeless and use of bed and breakfast accommodation and therefore were recommending purchase of properties. Nick Haverly explained the borrowing arrangements, and its links to the agreement with the DCLG which PCC entered into in June 2012, which committed the Council to commencing the reprovision of homes lost under the right to buy within a three year period. Both Councillors Wylie and Horne welcomed the report and were supportive of the purchase of suitable properties as well as the building of new ones. This report would be referred to Council for approval.

The Cabinet Member for Housing RECOMMENDED to Council:

- (1) 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.

The meeting concluded at 4.45 pm.

Councillor Steve Wylie
Cabinet Member for Housing

JW/DMF
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