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# NOTICE OF MEETING

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## CABINET MEMBER FOR HOUSING

MONDAY, 16 MARCH 2015 AT 5.30 PM

## EXECUTIVE MEETING ROOM - THE GUILDHALL

Telephone enquiries to Joanne Wildsmith  
Email: [joanne.wildsmith@portsmouthcc.gov.uk](mailto:joanne.wildsmith@portsmouthcc.gov.uk)

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## CABINET MEMBER FOR HOUSING

Councillor Steve Wemyss (Conservative)

### Group Spokespersons

Councillor David Fuller, Liberal Democrat  
Councillor David Horne, Labour  
Councillor Stuart Potter, UK Independence Party

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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 should 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 Declaration of Interests
- 3 The Redress Schemes for Lettings Agents and Managing Agents (Pages 1 - 4)

The purpose of the report by the Head of Corporate Assets & Property Services is:

- (i) To appraise the Cabinet Member for Housing on the implications of the Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to belong to a Scheme etc.) (England) Order 2014.
- (ii) To seek approval from the Cabinet Member for Housing that the Private Sector Housing Team undertake proactive enforcement in respect of the Order.

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

- (1) Approves that the enforcement of this legislation is undertaken proactively by the Private Sector Housing Team (*and the income generated from any fines imposed is kept within the Housing Standards budget*).**
- (2) Gives delegated authority to the Head of Corporate Assets, Business and Standards to review level of fine imposed dependent on circumstances and representation.**
- (3) Authorises engagement with neighbouring authorities to discuss the manner in which they will be addressing enforcement of this legislation.**

**4 Tipton House and Edgbaston House Refurbishment consultants (Pages 5 - 12)**

The report by the Head of Housing & Property Services seeks:

- (i) permission to appoint an external lead consultant to undertake a feasibility study, design and manage a scheme to improve and maintain 2 No high rise blocks of flats, Tipton House and Edgbaston House.
- (ii) permission to initially spend £100K for external lead consultants to undertake a full structural survey and feasibility study, providing detailed costed options to achieve the client brief for the project.

**RECOMMENDED:**

- (1) That approval is given to accept a tender for a lead consultant based on an estimated overall budget of up to £800K for the initial feasibility study, design and management of the scheme.**
- (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 in consultation with the Head of**

**Finance and Section 151 Officer.**

- (3) That approval is given to spend up to £100K for the initial structural and feasibility report including costed options.**

**5 Council Housing Maintenance & Improvements and housing IT business software 2015/ 16 (Pages 13 - 60)**

The report by the Head of Housing and Property Services is to inform members of the spending proposed for the next financial year for revenue and capital funded maintenance and improvement programmes together with 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 and Appendix C commencing in 2015/2016 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 and Section 151 Officer financial appraisal be approved for the capital programme - global provision.**

**6 Delivering Replacement Homes - Phase 2 (Pages 61 - 66)**

The report by the Head of Housing & Property Services seeks permission and approval for a programme of 189 replacement Council homes at an overall cost of £22.903m. All new build homes will require planning applications. The proposed developments in Havant will be built to be sustainable homes code 3 standard, whilst the development within Portsmouth will meet code 5 of the sustainable homes standards.

**RECOMMENDED**

That the Cabinet Member for Housing request that City Council approve the following:

- (1) the following Capital Expenditure amounting to £22.903m:**
- I. A development of 67 units (a mixture of flats and houses) on a disused allotment site in Havant at a total cost of £8.119m**
  - II. A development of 50 units (a mixture of houses and flats) at**

Kingsclere Avenue at a total cost of £6.059m.

- III. A development of 40 units (a mixture of flats and houses) at Blendworth Crescent as a total cost of £4.847m.
- IV. A development of 8 houses at Holybourne Road at a total cost of £969.400.
- V. A development of 24 flats to be built on the existing Buckland Family centre site at a total cost of £2.908m

- (2) to fund the £22.903m of Capital Expenditure, additional borrowing of up to £15.12m over the next 2 years, alongside the funding already approved within the existing capital programme.
- (3) that subject to the requirements of recommendation 4, authority be delegated 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.
- (4) that a financial appraisal approved by the Head of Finance & S151 Officer must be completed prior to the commencement of any scheme, that confirms that the proposed scheme remains the most viable option and provides an overall benefit to the 30 year HRA Business Plan

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