



NOTICE OF MEETING

CABINET MEMBER FOR HOUSING

TUESDAY, 23 JANUARY 2018 AT 5.00 PM

EXECUTIVE MEETING ROOM - THE GUILDHALL, FLOOR 3

Telephone enquiries to Joanne Wildsmith
Email: joanne.wildsmith@portsmouthcc.gov.uk

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

CABINET MEMBER FOR HOUSING

Councillor Jennie Brent (Conservative)

Group Spokespersons

Councillor Stephen Morgan MP, Labour
Councillor Tom Wood, Liberal Democrat
Councillor Stuart Potter, UK Independence Party

(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

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 **Mobility Scooter Storage Policy (Pages 5 - 26)**

The purpose of the report by the Director of Property & Housing Services is to

seek approval to introduce a Mobility Scooter Storage Policy for Local Authority Housing stock.

RECOMMENDED

- (1) To agree the adoption of the Mobility Scooter Storage Policy for Local Authority Housing stock (see Appendix 4 of the report) with immediate effect;
- (2) Note the further piece of work to review the charging of mobility scooters and costs.

4 Pets Policy at Wingfield Street (Nos. 1-71 odds) (Pages 27 - 40)

The purpose of the report by the Director of Property & Housing Services is to seek approval to amend the Local Authority Housing Pets Policy Appendix and categorise Wingfield Street (Nos.1-71 odds) as a 'pets' block.

RECOMMENDED that Wingfield Street (Nos. 1-71 odds) be listed as a 'pets' block in the Appendix attached to the Local Authority Housing Pets Policy.

5 Council Housing Budget 2018/19 (including rents, fees and charges) (Pages 41 - 60)

The purpose of the report by the Director of Property & Housing and the Director of Finance & Information Services 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 2018/19.

The report also seeks to:

- Approve the Revised Revenue budgets for 2017/18 and 2018/19 and give authority to the Director of Property and Housing & the Director of Finance and Information Services, to amend the budgets to reflect the latest available information prior to finalising budgets for 2018/19.
- Note the forecast Revenue Budgets for 2019/20 to 2020/21 arising from the proposals set out in this report
- Set rents in accordance with Central Government's social rent setting policy.

RECOMMENDED that the Cabinet Member for Housing approve the following:

- (i) All rents and charges to be effective from 1st April 2018 or such other date as determined by the Director of Property and Housing in consultation with the Director of Finance and Information Services.
- (ii) Dwelling rents for 2018/19 to be set as in accordance with

Central Government's Social Rent Policy.

- (iii) General Service charges for 2018/19 to be set at this meeting as set out in this report, and in accordance with Appendix 5.**
- (iv) Sheltered Housing Service charges for 2018/19 to be set at this meeting as set out in this report, and in accordance with Appendix 6.**
- (v) Laundry charges for 2018/19 to be set at this meeting as set out in this report, and in accordance with Appendix 7.**
- (vi) Heating charges to be set in accordance with Appendix 8.**
- (vii) Garages and parking site rents as shown on Appendix 9 be approved and authority to let garages at reduced rents where demand is low be delegated to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.**
- (viii) Revenue budgets for 2017/18 and 2018/19 as set out in Appendix 3 be approved and authority given to the Director of Property and Housing in consultation with the Director of Finance and Information Services to amend the budgets to reflect the latest available information prior to finalising budgets for 2018/19.**
- (ix) The relevant Managers be authorised to incur expenditure in 2018/19.**
- (x) The forecast Revenue Budgets for 2019/20 to 2020/21 as set out in Appendix 3 arising from the proposals contained in this report, be noted.**

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Title of meeting: Cabinet Member for Housing
Date of meeting: 23 January 2018
Subject: Mobility Scooter Storage policy
Report by: Director of Property & Housing Services
Wards affected: All Wards
Key decision: No
Full Council decision: No

1. Purpose of report

1.1 The purpose of this report is to seek approval to introduce a Mobility Scooter Storage Policy for Local Authority Housing stock.

2. Recommendations

2.1 To agree the adoption of the Mobility Scooter Storage Policy for Local Authority Housing stock (see Appendix 4) with immediate effect;

2.2 Note the further piece of work to review the charging of mobility scooters and costs.

3. Background

3.1 Portsmouth City Council residents use mobility scooters and wish to store these in PCC Local Authority Housing property when not in use.

3.2 In recent joint inspections with Hampshire Fire & Rescue Service (HF&RS) an issue has been found with mobility scooters being charged and stored in communal areas.

3.4 Portsmouth City Council has been advised that mobility scooters are not to be stored in communal areas (unless specifically designed to meet fire safety regulations) as they pose a significant fire risk due to their combustibility and a secondary risk of causing a blockage of escape routes. Failing to comply could lead to HF&RS taking enforcement action against individual residents as well as PCC.

3.5 Currently there are no regulations for storage of mobility scooters inside individual flats, the regulation only applies to communal spaces.

- 3.6 Our research indicates that there are 240 mobility scooters stored in communal areas across the whole PCC estate, 67 of which are currently stored in areas which may be in breach of fire safety regulations.
- 3.7 The majority of these are in our sheltered schemes, which are primarily occupied by older persons.
- 3.8 We recognise that mobility scooters can at times help improve a resident's quality of life and improve independent living, therefore we are considering a number of options for each individual scheme to hopefully allow our residents to continue using their mobility scooters.
- 3.9 A feasibility study was carried out for each sheltered scheme, including those that already have a designated scooter storage facility to evaluate:
- Demand
 - Current storage area
 - Options to meet demand and comply with fire safety regulations (current and future)
 - Costs for each option

4. Consultation

- 4.1 Letters have been sent to all residents who currently reside in our sheltered accommodation, informing them of the obligation we are under to make sure mobility scooters are not stored or charged in the internal communal areas.
- 4.2 Our intention is to visit every customer, including those in General Needs accommodation who own a mobility scooter and are currently storing these in a communal space to assess risk and where necessary discuss alternative options. Our aim is to fully understand their circumstances so that we can find the right solution for their needs.
- 4.3 Feedback from those we have already visited have been positive and in all cases we have managed to agree a way forward.
- 4.4 Arrangements are being made to visit all our sheltered schemes by March 2018 to discuss the proposals being considered.

5. Battery Charging

- 5.1 Mobility scooters are powered using a battery operated system which requires regular charging. Manufacturer's recommendation is that mobility scooters are charged every day for one long charge of 8 hours.
- 5.2 Currently our residents are using various methods to charge their mobility scooter some of which use Portsmouth City Council's communal electricity and some using

their own electricity supply. Where purpose-built mobility scooter facilities are provided there is a lack of consistency in the (money) charges being made.

- 5.3 The changes proposed in this report and draft policy focus on the issue of where the scooters are stored. A separate piece of work will be undertaken to review the (money) charges associated with the charging of mobility scooters to create a consistent approach.

6. New Allocation of properties

- 6.1 The introduction of the policy will enable us to manage the current risk but will also offer guidance when allocating properties to potential customers with mobility scooters. New Tenancy Officers will be expected to identify a safe and suitable place for storing the scooter as part of the re-letting process.
- 6.2 Suitable storage space may include purpose-built scooter storage areas, outdoor space or space inside the property. In every instance, it will be important that we ensure there is sufficient space to safely manoeuvre the mobility scooter (without damaging our property), the facilities to charge it and that it does not block any means of escape.

7. Cost

- 7.1 Having completed an evaluation into each sheltered block and assessing all options, we estimate an expenditure of around £82,000 to meet current storage demand. This will enable us to either convert existing rooms into designated storage area, upgrade existing facilities to comply with fire safety measures or build scooter sheds externally. (see appendix 1 & 2)
- 7.2 The funding of this expenditure forms part of the HRA repairs and maintenance budget.
- 7.3 If in future demand for storage increases, our feasibility study has identified some additional storage areas which we can explore where it is proportionate to do so. However, we do not feel this is necessary at present as we can meet all current demand with our proposals.

8. Reasons for recommendations

- 8.1 Joint inspection with HF&RS service has identified the charging and storage of mobility scooters in communal areas as a potential risk. The proposed Mobility Scooter Storage Policy for Local Authority Housing Stock is attached at Appendix 4.

9. Equality Impact Assessment

9.1 A preliminary Equality Impact Assessment (see Appendix 3) has highlighted the requirement to undertake a full assessment which we will be able to complete once approval is received to adopt the new policy. The full assessment will include seeking the views of all PCC Housing Service tenants through Housetalk magazine to ensure that the views of potential future mobility scooter users are understood.

10. Legal implications

10.1 The Regulatory Reform (Fire Safety) Order 2005 requires the City Council, as landlord, to take general fire precautions to ensure, as far as is reasonably practicable, the safety of the people on the premises and in the immediate vicinity. The duty requires fire risk assessments to be carried out in order to identify in communal areas any fire hazards, risks and actions required to remove or reduce those risks. The recommendation in this report will assist in meeting that duty and the common law duty of care to residents and persons lawfully in our properties.

10.2 Consultation has been carried out with those persons who are most likely to be affected by the introduction of this policy and the City Council will work with all persons affected to identify appropriate solutions to individual needs.

10.3 It is within the Cabinet Member's powers to approve this recommendation.

11. Director of Finance's comments

11.1 The recommendation to adopt the Mobility Scooter Storage Policy with immediate effect results in no adverse financial impact on the Housing Revenue Account.

11.2 As discussed in paragraph 7 of this report, any costs incurred in converting existing rooms into designated storage areas and upgrading existing facilities to comply with fire safety measures is anticipated to be funded from within the existing HRA approved Repairs and Maintenance budget.

Appendices:

Appendix 1 - Sheltered Block Scooter Storage Budget Cat 1

Appendix 2 - Sheltered Blocks Scooter Storage Budget Cost Cat 2

Appendix 3 - Preliminary Equality Impact Assessment

Appendix 4 - Mobility Scooter Storage Policy for Local Authority Housing Stock

Background list of documents:

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
NIL	

.....
Signed by: Director of Property and Housing

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

.....
Signed by:

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Sheltered BlockScooter Storage Budget Cat 1

Block	Priority	Nr Flats	Demand	Existing Spaces	Proposed Spaces	INT/EXT	Total	Cost Per Space	Total Cost	Possible Additional Spaces		
										Extra Spaces	Cost	
Austin court		42	4	0	0		0	£ -	£ -			
Avocet House	2	35	3	0		EXT	4	£ -	£ -	4	£ 10,875.00	
Barkis House	1	136	5	0	0		0			5	£ 1,500.00	
Copperfield House		88	10	19			19					
Crown Court	4	96	1	0	0		0	£ -	£ -	2	£ 3,900.00	
Durban Homes		28	2	0	0		0					
Edgbaston house		136	13	14	0		14					
Escure Close	3	47	1	0	0		0	£ -	£ -	5	£ 3,900.00	
Glidden Close		33	0	0	0		0	£ -	£ -			
Handsworth House		156	9	13	0		13					
Highfield road		107	3	0	0		0					
Kingsley Court		46	1	0	0		0	£ -	£ -			
Ladywood House		136	28	33	0		33					
Milford road		3	1	0	0		0	£ -	£ -			
Mill Gate House		76	11	13	0		13	£ -	£ -			
Morcambe Court		52	1	0	0		0	£ -	£ -			
Nickelby House	1	136	8	0	0		0			5	£ 1,500.00	
Norrish Court	0	14	0	0	0		0					
Pickwick House		88	5	19	0		19					
Sarah Robinson House	3	120	1	0	0		0			4	£ 10,875.00	
The Ridings	3	24	1	0	0		0			5	£ 3,900.00	
Thorrowgood House	1	25	2	0	4	EXT	4	£ 2,719.00	£ 10,875.00			
Timpson Road		45	0	0	0		0	£ -	£ -			
Tipton House		136	12	14	0		0					
								TOTAL	£ 10,875.00		£ 36,450.00	TOTALS

Combined Total £ 47,325.00

Sheltered BlockScooter Storage Budget Cat 1

w:Lah/shared/1.1planned maintenance/current planned maintenance/on island/on Island R&M team/sheltered block scooter storage

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Equality Impact Assessment

Preliminary assessment form v5 / 2013

www.portsmouth.gov.uk

The preliminary impact assessment is a quick and easy screening process. It should:

- identify those policies, projects, services, functions or strategies which require a full EIA by looking at:
 - negative, positive or no impact on any of the equality groups
 - opportunity to promote equality for the equality groups
 - data / feedback
- prioritise if and when a full EIA should be completed
- justify reasons for why a full EIA is not going to be completed

Directorate:

Housing and Property Services

**Function e.g. HR,
IS, carers:**

Housing

Title of policy, service, function, project or strategy (new or old) :

Mobility Scooter Storage Policy

Type of policy, service, function, project or strategy:

- Existing
- New / proposed
- Changed

Q1 - What is the aim of your policy, service, function, project or strategy?

Fire Brigades around the UK are increasingly advising that mobility scooters pose an unnecessary risk as once involved in a fire mobility scooters can release large amounts of highly toxic smoke and gases and if parked or stored in corridors, stairwells or the common areas they could seriously affect if not prevent the safe escape of others, posing an unacceptable risk to all building occupiers. Fire safety regulations impose obligations on the council as the responsible person for the common parts of buildings to ensure that emergency routes and exits are kept clear at all times. This policy aims to identify storage and charging solutions that support the safe use of mobility scooters whilst recognising that different solutions may be necessary in terms of building design, financial consideration and building use. Failure to comply with The Regulatory reform (Fire safety) Order 2005 article 14 could result in significant fines against Portsmouth City Council.

Q2 - Who is this policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?

This policy will affect all residents and visitors who currently store mobility scooters in communal areas of blocks of flats or sheltered housing schemes. It will most specifically affect individuals who have been storing their mobility scooter(s) in a communal area outside the front door of their flat. The policy will benefit the population of the block or scheme in the event of a fire as the proposals will ensure the scooters are stored in facilities that meet all necessary fire regulations and do not cause an obstruction.

Q3 - Thinking about each group below, does, or could the policy, service, function, project or strategy have a negative impact on members of the equality groups below?

Group	Negative	Positive / no impact	Unclear
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gender	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transgender	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer is "negative" or "unclear" consider doing a full EIA

Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups?

Group	Yes	No	Unclear
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transgender	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy or maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer is "no" or "unclear" consider doing a full EIA

Q5 - Do you have any feedback data from the equality groups that influences, affects or shapes this policy, service, function, project or strategy?

Group	Yes	No	Unclear
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transgender	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer is "no" or "unclear" consider doing a full EIA

Q6 - Using the assessments in questions 3, 4 and 5 should a full assessment be carried out on this policy, service, function or strategy?

yes No

Q7 - How have you come to this decision?

Mobility scooters are primarily used by people who are older and/or have a disability so the impact of residents no longer being able to store mobility scooters in communal areas is likely to have a disproportionate effect on people in those groups than any other. Preliminary surveys have identified potential alterations to existing buildings and their associated costs. Initial information, including the opportunity to ask questions/raise concerns has been provided to residents and a full EIA will be completed once authorisation has been received, which will demonstrate that the appropriate, inclusive consultation and implementation processes have been followed.

If you have to complete a full EIA please contact the Equalities and diversity team if you require help
 Tel: 023 9283 4789 or email:equalities@portsmouthcc.gov.uk

Q8 - Who was involved in the EIA?

Syed Ali - Area Housing Manager (Paulsgrove)
 Suzi Winter - Housing Officer

This EIA has been approved by:

Contact number:

Date:

Please email a copy of your completed EIA to the Equality and diversity team. We will contact you with any comments or queries about your preliminary EIA.

Telephone: 023 9283 4789

Email: equalities@portsmouthcc.gov.uk

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Mobility scooter storage policy for local authority housing stock(Draft)

Contents

1. Introduction
2. Mobility scooter classification
3. Fire safety/risk
4. Mobility scooter storage
5. Adaptations
6. Insurance and recharge
7. Battery charging of mobility scooters

1. Introduction

This policy aims to provide guidance on the use and storage of mobility scooters and promote responsible scooter ownership.

Mobility scooters are becoming increasingly popular in society, and residents are utilising scooters to improve their independence. Portsmouth City Council recognises that residents want to remain independent even when their health or mobility is in decline, and mobility scooters can be of great benefit.

There is a need to identify storage and charging solutions that support the safe use of mobility scooters whilst recognising that different solutions may be necessary in terms of building design, financial consideration, and building use.

This policy has been produced in consultation with internal and external advisors to assist in developing a robust procedure to manage demand, and reduce any risks posed by mobility scooters.

2. Mobility scooter classification

There are different models of Mobility Scooters with varying sizes and specifications, sometimes generalised as Class 1, 2 and 3 :-

Class 1

Manual Wheelchairs, i.e self-propelled or attendant propelled, not electronically propelled. These are not required to be registered with the DVLA.

Class 2

Powered wheelchairs and scooters intended for footway use only, with a maximum speed of 4mph and an unladen weight not exceeding 113.4kgs. These are not required to be registered with DVLA.

Class 3

Powered wheelchairs and scooters with a maximum speed of 8 mph generally intended for use on roads/highways. They must be fitted with a device capable of limiting the maximum speed to 4mph for use when travelling on footways. The unladen weight must not exceed 150kgs. These vehicles are required to be registered with DVLA and the operator must be 14 or over to drive a class 3 vehicle.

Additional notes:

Motorised wheelchairs often resemble a traditional wheelchair but with batteries and a motor. They are intended for use inside a building or in the immediate

vicinity and are normally stored and recharged within the owner's home.

Mobility scooters - Vehicles with three or four wheels and steered using bicycle style handlebar and are primarily used for outdoor use.

3. Fire safety/risk

Fire Brigades around the UK are increasingly advising that mobility scooters could pose an unnecessary risk once involved in a fire, as they can release large amounts of highly toxic smoke and gases if parked or stored in corridors, stairwells, or the communal areas. Mobility scooters could also affect, or prevent the safe escape of others, posing an unacceptable risk to all building occupiers.

Fire safety regulations impose obligations on the council as the responsible person for the common parts of buildings to ensure that emergency routes and exits are kept clear at all times. Portsmouth City Council periodically undertakes fire risk assessments of all our blocks to ensure any risks identified are managed and dealt with accordingly.

Hampshire Fire and Rescue Service fully support this policy and have made it very clear that storing, charging and parking of mobility scooters in communal areas is not acceptable.

The balance of supporting people to have a full and enjoyable lifestyle is balanced by the need to protect the health and safety of all residents.

4. Mobility scooter storage

There are currently no regulations for storage of mobility scooters inside individual flats. The regulation only applies to communal spaces.

Mobility scooters should not be stored or charged in the internal communal area unless an area has already been specifically designed and set aside for this purpose:

Portsmouth City Council's tenancy agreement clearly states communal areas need to be kept clear at all times.

Storage of mobility scooters in communal areas such as corridors and community lounges heightens the risk to people in the event of fire. This might either be a fire caused by the scooter itself or the obstruction caused to other residents as they escape. There is also a risk to emergency services when entering our buildings.

Residents wishing to purchase or lease a mobility scooter, and store this in their individual flat will need to consider the following before purchasing:

- Check if the property is suitable by making sure it can be stored safely and

that it will not cause an obstruction in the event of evacuation such as a fire.

- Not cause any damage to any doors/door frames whilst entering and leaving the property.
- Check the scooter is appropriately sized if it needs to enter any lifts or narrow corridors

Residents wishing to purchase or lease a mobility scooter, and wishing to store this in a designated scooter room, must seek written permission from the Housing Service and will be issued with a Storage Licence. This is to ensure that there is adequate storage space available and residents are fully aware of conditions placed upon the usage of this room.

Where designated areas have been provided for, residents must comply with the health and safety regulations. Mobility scooters must be ridden safely and in a responsible manner within the building, taking due care and consideration of other people. All Mobility scooters should be set to the lowest speed setting whilst driven inside.

The allocation of a space within a designated area will take place on a first come/first served basis. In the event that a storage facility is up to full capacity the Scheme Manager and or their Housing Officer will work with the resident to achieve a mutual solution which may mean adding their name to a waiting list. Priority may be given if a request is made on medical grounds with proof of eligibility for an NHS wheelchair.

Portsmouth City Council reserves the right to revoke any licence issued where residents are deemed not to be using their scooter. This will only apply where we have high demand to ensure consideration is being given to other residents wishing to occupy a space.

5. Adaptations

If a resident is being considered for an accommodation with a mobility scooter and storage inside the property is not suitable, consideration for external storage maybe considered. This will be dependent on suitable space being available which does not cause an obstruction to others, and easy access to electrical supplies can be facilitated.

Any request for change or adaptation to current accommodation will need approval from the local Repairs and Maintenance team.

No alteration can be made to a communal building or a resident's home without written consent from Portsmouth City Council.

6. Insurance and re-charge

Portsmouth City Council encourages all scooter users to arrange adequate

insurance to cover theft, injury to themselves, and to others.

Any damage to Portsmouth City Council property caused by a mobility scooter will be recovered through the owner's insurance company. If the owner does not have a current insurance certificate a recharge will be raised against their tenancy to recover the cost.

7. Battery charging of mobility scooters

Battery charging should be undertaken in accordance with the manufacturer's instructions.

All scooters being charged within the designated area will require a Portable Appliance Test (PAT) annually to ensure the charging equipment is in fit state to be used. This will be carried out by Portsmouth City Council.

Should the charger fail the PAT test it will be the owner's responsibility to repair/replace the damaged item before it can be used again.

Mobility scooters should only be charged for the manufactures recommended time.



Title of meeting:	Cabinet Member for Housing
Date of meeting:	23 rd January 2018
Subject:	Housing Pets Policy at Wingfield Street (Nos. 1-71 odds)
Report by:	Director of Property & Housing Services
Wards affected:	Charles Dickens
Key decision:	No
Full Council decision:	No

1. Purpose of report

The purpose of this report is to seek approval to amend the Local Authority Housing Pets Policy Appendix and categorise Wingfield Street (Nos.1-71 odds) as a 'pets' block.

2. Recommendations

It is recommended that Wingfield Street (Nos. 1-71 odds) be listed as a 'pets' block in the Appendix attached to the Local Authority Housing Pets Policy.

3. Background

Portsmouth City Council's policy with regard to the keeping of cats and dogs in its properties is contained in the Pet Policy document (Appendix 1).

Wingfield Street is currently affected by point 3.3 h of the Pets Policy, which states:

'No cats or dogs be allowed in the 7 blocks where no overall majority voted in favour of keeping pets, namely Church Street, Cotteridge House, Denmead House, Milverton House, Perth House, Timpson Road and Wingfield Street'

Wingfield Street contains 36 flats and is 7 storeys with open balcony access to the front doors. Therefore, in accordance with point 3.3 d of the Pet Policy had the residents not voted for Wingfield Street to be a 'no pets' block then they would be allowed to keep one dog or one cat.

'In blocks of 5 storeys that are currently not allowed to keep pets by the Housing service, and blocks of flats 6, 7 and 8 storeys - one dog or one cat to be allowed where properties have open balcony access to their front door'

In July the Buckland Housing Office received a petition from a number of residents of Wingfield Street asking for the 'Pet Policy' relating to the block to be changed to allow one cat or one dog.

In response to the petition, tenants and leaseholders were contacted by staff from the Buckland Housing Office during the period July to September. Residents were asked if they wanted Wingfield Street to remain a 'no pets' block or for the keeping of one cat or dog to be allowed.

During the survey out of 36 tenants and leaseholders 35 responses were received. Of those responding a majority of 23 (64%) wanted Wingfield Street to become a 'pets allowed' block (one cat or one dog) and 12 (33.3%) wanted Wingfield Street to remain a 'no pets' block.

The majority would like the block to become a 'pets' block with tenants and leaseholders being able to keep one cat or one dog.

Of those residents, who wanted Wingfield Street to remain a 'no pets' block and also made a comment, the concern expressed was about potential noise and fouling of the communal areas. Should Wingfield Street become a 'pets' block then any incidents of noise or fouling will be investigated and appropriate action taken in accordance with the Portsmouth City Council's Tenancy Conditions. This is explained in the letter sent to residents on 23rd October 2017 at Appendix 2.

On 23rd October 2017 the tenants and leaseholders were notified by letter of the outcome of the consultation and the recommendation contained in this report (Appendix 2). This letter was also copied to the three Ward Councillors. As at 12th December 2017 there had been minimal response to the letter and no objections raised to Wingfield Street being categorised as a 'pets' block.

If the recommendation is approved, the Housing Service will write to our secure tenants giving four weeks' notice of the change to their tenancy agreement. The two leaseholders will simply be advised in writing that they would now be allowed to keep one cat or one dog.

4. Reasons for recommendations

The results of the survey clearly indicate that the majority of tenants and leaseholders would like Wingfield Street (nos. 1-71 odds) to become a 'pets' block. This would not require a change in the policy but simply the removal of Wingfield Street from the list of Portsmouth City Council residential accommodation where cats and/or dogs are not permitted.

5. Equality impact assessment

A Preliminary EIA has not been undertaken as this is not a change to the main policy for the keeping of pets in council properties. The change only affects one block of 36 flats and other properties are available and none of the protected characteristic groups will therefore be affected.

6. Legal implications

The recommendation to allow one cat or one dog at Wingfield Street (nos. 1-71 odds) is a change to the management of the block. Should the recommendation be approved it will necessary under Section 103 of the Housing Act 1985 to write to all the tenants giving them 4 weeks' notice of variation to their tenancy agreement.

All leases state pets only with permission. So there would be no change for the leaseholders. Therefore, it would simply be a case that we would now allow them to keep one cat or one dog.

7. Director of Finance's comments

The recommendations contained within this report do not have adverse effect on the Housing Revenue Account budget.

.....
Signed by: Cabinet Member for Housing

Appendices:

- Appendix 1 - Local Authority Housing Pets Policy
- Appendix 2 - Letter to Tenants and Leaseholders advising of the outcome of the consultation and recommendation.

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
NIL	

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

.....
Signed by:

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PETS POLICY

written by Bill Moody Business Office last revised June 2005



Portsmouth
CITY COUNCIL

1. PETS

- 1.1. The keeping of pets is very popular in Britain, and it is estimated that in 2003, 50% of all households owned a pet (source: Pet Food Manufacturers' Association).
- 1.2. Despite this, the RSPCA re-homes around 70,000 animals a year.
- 1.3. Not all homes are a good environment in which to keep a pet. This is especially the case with the keeping of cats and dogs in properties such as multi-storey blocks of flats and sheltered housing.
- 1.4. This document spells out the policy of what animals can be kept and the possible action that can be taken if problems are encountered.

2. DIFFERENT TYPES OF PETS

- 2.1. The first distinction to be made is between the keeping of cats and dogs and the keeping of other types of pet.
- 2.2. The keeping of cats and dogs is
 - Restricted as to the number that can be kept
 - Restricted to being kept at certain properties and not others – cats and dogs are not allowed in around 2,500 of the city council's 15,500 properties (around 17%) – see Appendix.
- 2.3. The keeping of small caged animals such as guinea pigs, hamsters, gerbils is not restricted, although should this become a nuisance, action can be taken.
- 2.4. The keeping of non-domestic animals (snakes, monkeys, horses etc.) is not allowed.
- 2.5. The **tenancy agreement** spells out the number and type of pets that can kept:-
 - In any property - small, generally caged animals such as budgerigars or hamsters are allowed but not large animals such as monkeys or horses.
 - Houses and Bungalows - a maximum of either two dogs or two cats or one of each.
 - Flats and Maisonettes - a maximum of one dog or one cat.
 - "No Pets" blocks - no pets at all (See list at Appendix)

3. CATS AND DOGS

- 3.1. Most issues around the keeping of pets centre on the issue of keeping cats and dogs.
- 3.2. The most recent decision on this was taken by the Housing, Health and Social Care Executive Decision Meeting of 18TH November 2004.
- 3.3. The decision was to allow the following conditions regarding the keeping of pets:
 - a) In houses and bungalows – up to 2 dogs or cats (or one of each) to be allowed.

- b) In blocks of flats with 9 storeys or more – no dogs or cats to be allowed, except flats which fall into Recommendation (f) (below).
 - c) In blocks of flats of 4 storeys and below, and those with 5 storeys that are currently allowed to keep pets by the Housing Service – 1 dog or cat to be allowed.
 - d) In blocks of flats of 5 storeys that are not currently allowed to keep pets by the Housing Service, and blocks of flats of 6, 7 and 8 storeys – one dog or cat to be allowed where properties have open balcony access to their front door.
 - e) In Category 1 Sheltered Housing – 1 dog or cat to be allowed where ground floor flats have outside door access direct to the flat.
 - f) Flats and maisonettes with their own private gardens or yards and which are the bottom floor accommodation - up to 2 dogs or cats (or 1 of each) to be allowed.
 - g) No cats or dogs to be allowed in other properties.
 - h) No cats or dogs be allowed in the 7 blocks where no overall majority voted in favour of keeping pets, namely Church Street, Cotteridge House, Denmead House, Milverton House, Perth House, Timpson Road and Wingfield Street.
- 3.4. The list of properties where no cats or dogs are allowed is set out in the Appendix.
- 3.5. Tenants can keep a dog in a “No Pets” block if it is a guide dog for the blind, a dog for the deaf or a dog provided to help with some other recognisable medical condition. If they have the dog at the time of allocation, they should however be offered a property where a dog is allowed.
- 3.6. This exemption does not extend to the tenant or applicant having a letter from a GP saying that it is therapeutic for their patient to have a pet.
- 3.7. New applicants for housing and those wishing to exchange are generally made aware of how pet ownership will affect the number of offers likely to be made. This is a similar situation to those applicants who limit their choice to any given geographical area.
- 3.8. **Mutual exchanges** Tenants have the right to exchange unless the property is "unsuitable" for their needs. If an exchange would result in breaking the pet restrictions the property should be regarded as unsuitable and not approved. The exchange application form requests details of pets on order that this potential problem can be identified.
- 3.9. **Transfers and management moves** When tenants are transferred they also made aware of the implications of pet ownership on the offers of property that can be made.
- 3.10. **Too many pets** If a tenant is suspected of keeping more pets than allowed then this must first be proven. Methods of gathering evidence include:-
- witness statements
 - information from the Estates Services Officer
 - unannounced visits to the tenants home
- 3.11. **Fouling of communal areas, noise from barking dogs etc.** See policy document “Anti-Social Behaviour”.

Appendix – Portsmouth City Council residential accommodation where cats and/or dogs are not permitted

Name of block	
Arthur Dann Court	Kingsley Court
Arthur Pope House	Ladywood House
Avocet House (except ground floor flats)	Leamington House
Barkis House	Lyndhurst House
Blackwood House	Mill Gate House
Brisbane House	Milverton House
Bresler House	Nicholson Gardens
Church Street	Nickleby House
Connors Keep	Norrish Court
Copperfield House	Omega House
Cotteridge House	Perth House
Darwin House	Pickwick House
Denmead House	The Ridings
Edgbaston House	Roslyn House
Elsie Fudge House	St. Clare's Court
Escur Close	St. Johns Court
Grenville House	Sarah Robinson House
Grosvenor House	Thorrowgood House
Hale Court	Tipton House
Handsworth House	Tweed Court
Horatia House (formerly Solihull House)	Wakefield Court
Ian Gibson Court	Wilmcote House (except ground floor flats)
John Marshall Court	Wingfield Street
	Wyn Sutcliffe Court (except ground floor flats)
	ALL TEMPORARY / LEASED ACCOMMODATION

POLICY DOCUMENT

PROPERTY AND HOUSING DEPARTMENT

LOCAL AUTHORITY HOUSING MANAGEMENT

Main document
June 2005 with
minor revisions
January 2017

www.portsmouth.gov.uk

Pets

For queries about this guidance please contact Bill Moody

Telephone 023 9283 4479

Email bill.moody@portsmouthcc.gov.uk

1. PETS

1.1 The keeping of pets is very popular in Britain, and it is estimated that in 2016 40 - 46% of households have a pet.

1.2 Despite this around 47,000 cats and over 100,000 dogs were abandoned and taken in by animal charities in 2015.

1.3 Not all homes provide a good environment in which to keep a pet. This is especially the case with the keeping of cats and dogs in properties such as multi-storey blocks of flats, and sheltered housing.

1.4 This document sets out the policy of what animals can be kept and the possible action that can be taken if problems are encountered.

2. DIFFERENT TYPES OF PETS

2.1 The first distinction to be made is between the keeping of cats and dogs, and the keeping of other types of pet.

2.2 The keeping of cats and dogs is

- Restricted as to the number that can be kept
- Restricted to being kept at certain properties and not others - cats and dogs are not allowed in around 2,500 of the city council's 15,000 properties - see appendix.

2.3 The keeping of small caged animals such as guinea pigs, hamsters and gerbils is not restricted, although should this become a nuisance, action can be taken.

2.4 The keeping of non-domestic animals (snakes, monkeys, horses) is not allowed.

2.5 The **tenancy agreement** spells out the number and type that can be kept:-

- In any property - small, generally caged animals such as budgerigars or hamsters are allowed, but not large animals such as monkeys or horses
- Houses and Bungalows - a maximum of either two dogs or two cats or one of each.
- Flats and Maisonettes - a maximum of one dog or one cat.
- "No Pets" blocks - no cats or dogs at all (See list at Appendix).

3. CATS AND DOGS

3.1 Most issues around the keeping of pets centre on the issue of keeping cats and dogs.

3.2 The most recent overall policy on the keeping of pets was taken by the Housing, Health and Social Care Executive Decision Meeting of 18th November 2004.

3.3 The decision was to allow the following conditions regarding the keeping of pets:

- a) In houses and bungalows - up to 2 dogs or cats (or one of each) to be allowed.
- b) In blocks of flats with 9 storeys or more - no dogs or cats to be allowed, except flats which fall in to Recommendation (f) below.

- c) In blocks of flats of 4 storeys or below, and those with 5 storeys that are currently allowed to keep pets by the Housing Service - 1 dog or cat to be allowed.
- d) In blocks of flats of 5 storeys that are not currently allowed to keep pets by the Housing Service, and blocks of flats of 6, 7 and 8 storeys - one dog or cat to be allowed where properties have open balcony access to their front door.
- e) In Category 1 Sheltered Housing - 1 dog or cat to be allowed where ground floor flats have outside door access direct to the flat.
- f) Flats and maisonettes with their own private gardens or yards and which are the bottom floor accommodation - up to 2 dogs or cats (or 1 of each) to be allowed.
- g) No cats or dogs to be allowed in other properties.
- h) No cats or dogs to be allowed in the 7 blocks where no overall majority voted in favour of keeping pets, namely Church Street, Cotteridge House, Denmead House, Milverton House, Perth House, Timpson Road and Wingfield Street.

3.4 The list of properties where no cats or dogs are allowed is set out in the Appendix.

3.5 Tenants can keep a dog in a "no pets" block if it is a guide dog for the blind, a dog for the deaf or a dog provided to help with some other recognisable medical condition. If they have the dog at the time of allocation

3.6 This exemption does not extend to the tenant or applicant having a letter from a GP saying that it is therapeutic for their patient to have a pet.

3.7 New applicants for housing and those wishing to exchange are generally made aware of how pet ownership will affect the number of offers likely to be made. This is a similar situation to those applicants who limit their choice to any given geographical location.

3.8 **Mutual exchanges.** Tenants have the right to exchange unless the property is "unsuitable" for their needs. If an exchange would result in breaking the pets restrictions, the property should be regarded as unsuitable and not approved. The exchange application form requests details of pets in order that this potential problem can be identified.

3.9 **Transfers and management moves.** When tenants are transferred they are also made aware of the implications of pet ownership on the offers of property that can be made.

3.10 **Too many pets.** If a tenant is suspected of keeping more pets than allowed then this must first be proven. Methods of gathering evidence include:-

- Witness statements
- Information from the Estates Services Officer
- Unannounced visits to the tenants home

3.11 **Fouling of communal areas, noise from barking dogs etc.** See Policy Document "Anti-Social Behaviour".

END OF POLICY DOCUMENT

Appendix - Portsmouth City Council residential accommodation where cats and/or dogs are not permitted

Name of block	
Arthur Dann Court	Ladywood House
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Barkis House	Lyndhurst House
Blackwood House	Mill Gate House
Brisbane House	Milverton House
Bresler House	Nicholson Gardens
Church Street	Nickleby House
Connors Keep	Norrish Court
Copperfield House	Omega House
Cotteridge House	Perth House
Darwin House	Pickwick House
Denmead House	The Ridings
Edgbaston House	Roslyn House (added 24 January 2017 by Housing Cabinet member decision)
Elsie Fudge House	St Clares Court
Escur Close	St Johns Court
Grenville House	Sarah Robinson House
Grosvenor House	Thorrowgood House
Hale Court	Tipton House
Handsworth House	Tweed Court
Horatia House	Wakefield Court
Ian Gibson Court	Wilmcote House (except ground floor flats)
John Marshall Court	Wingfield Street
Kingsley Court	Wyn Sutcliffe Court (except ground floor flats)
	ALL TEMPORARY / LEASED ACCOMMODATION

HOUSING AND PROPERTY SERVICE

Buckland Area Office
57-61 Kingston Road
Portsmouth
PO2 7DP



Portsmouth
CITY COUNCIL

Telephone: 023 92 606500
Fax: 023 92 359 833

Date 23rd October 2017

All Tenants/Leaseholders
Nos. 1-71 (odds) Wingfield Street
Portsmouth
PO1 4PQ

Dear Tenant / Leaseholder

Wingfield Street (Nos1-71 odds) Pets Policy

I am writing to advise you of the outcome of the survey carried out regarding the keeping of pets at Wingfield Street (Nos 1-71 odds).

The survey was undertaken in response to a petition received by the Housing Department, which was signed by a number residents of Wingfield Street flats. The petition asked for the Pet Policy for the block to be changed. Currently the block is a 'no pets' block and the petition asked for pets to be allowed.

The survey was conducted by staff based at the Buckland Housing Office who visited and/or telephoned all the Portsmouth City Council tenants and leaseholders during between July and September this year.

Residents were asked if they wanted the block to remain a 'no pets' block or for tenants/leaseholders to be allowed to keep either 1 cat or 1 dog per property.

During the survey out of 36 tenants and leaseholders we received 35 responses. Of those responding a majority of 23 wanted the block to become a 'pets allowed' (1 cat or 1 dog) block and 12 wanted the block to remain a 'no pets' block.

Of the 12 residents who wanted Wingfield Street to remain a 'no pets' block the reason given for this where a comment was made was concern over possible fouling and noise. Should Wingfield Street become a 'pets' block then any incidents of noise or fouling will be investigated and appropriate action taken in accordance with the Portsmouth City Council's Tenancy Conditions.

Therefore, based on the outcome of the consultation the Cabinet Member of Housing has been briefed and a report will be produced recommending the Pet Policy for Wingfield Street (Nos. 1-71 odds) be changed to allow tenants and leaseholders to keep either 1 cat or 1 dog.

The recommendation is in line with the Pet Policy. This states in blocks of 5 storeys that are currently not allowed to keep pets by the Housing Service, and blocks of 6, 7 and 8 storeys - one dog or one cat be allowed where properties have open balcony access to their front door.

The report will be submitted for formal approval by the Cabinet Member early in 2018.

I will write to all tenants and leaseholders again to inform you of the decision following the meeting.

We are keen to support residents with managing this change and if you have any questions please contact your Housing Officer, Jack Whiting, at the Buckland Housing Office on 02392 306962.

Yours sincerely,

Ian Clarke
Area Housing Manager

Agenda Item 5

Agenda item:

Title of meeting: Cabinet Member for Housing

Date of meeting: 23rd January 2018

Subject: COUNCIL HOUSING BUDGET 2018/19

Report by: Director of Property and Housing
Director of Finance and Information Services

Wards affected: ALL wards

Key decision: Yes

Full Council decision: No

1. Purpose of report

- 1.1 The law requires that all income and expenditure relating to Council Housing is accounted for separately in the Housing Revenue Account (HRA). All other Council income and expenditure is accounted for together in a separate account called the General Fund. This report deals solely with the HRA.
- 1.2 The City Council has delegated the function of setting rents, charges and budgets for Council Housing to the Cabinet Member for Housing. Following extensive consultation with residents and leaseholders this report seeks to deal with all HRA budget issues.
- 1.3 The purpose of this report 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 2018/19.
- 1.4 The report also seeks to:
- Approve the Revised Revenue budgets for 2017/18 and 2018/19 and give authority to the Director of Property and Housing & the Director of Finance and Information Services, to amend the budgets to reflect the latest available information prior to finalising budgets for 2018/19.
 - Note the forecast Revenue Budgets for 2019/20 to 2020/21 arising from the proposals set out in this report
 - Set rents in accordance with Central Government's social rent setting policy.

2. Recommendations

It is recommended that the Cabinet Member for Housing approve the following:

- (i) All rents and charges to be effective from 1st April 2018 or such other date as determined by the Director of Property and Housing in consultation with the Director of Finance and Information Services.
- (ii) Dwelling rents for 2018/19 to be set as in accordance with Central Government's Social Rent Policy.
- (iii) General Service charges for 2018/19 to be set at this meeting as set out in this report, and in accordance with Appendix 5.
- (iv) Sheltered Housing Service charges for 2018/19 to be set at this meeting as set out in this report, and in accordance with Appendix 6.
- (v) Laundry charges for 2018/19 to be set at this meeting as set out in this report, and in accordance with Appendix 7.
- (vi) Heating charges to be set in accordance with Appendix 8.
- (vii) Garages and parking site rents as shown on Appendix 9 be approved and authority to let garages at reduced rents where demand is low be delegated to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.
- (viii) Revenue budgets for 2017/18 and 2018/19 as set out in Appendix 3 be approved and authority given to the Director of Property and Housing in consultation with the Director of Finance and Information Services to amend the budgets to reflect the latest available information prior to finalising budgets for 2018/19.
- (ix) The relevant Managers be authorised to incur expenditure in 2018/19.
- (x) The forecast Revenue Budgets for 2019/20 to 2020/21 as set out in Appendix 3 arising from the proposals contained in this report, be noted.

3. Housing Policy Changes 2018/19

Higher Value Vacant Assets

- 3.1 This policy, which formed part of the Housing and Planning Act 2016, is anticipated to require Local Housing Authorities in England to make a payment to Central Government based on the market value of its higher value housing that was likely to become vacant. The purpose of this payment is to fund the extension of the Right to Buy to Housing Associations.

- 3.2 In the Chancellor's Autumn Budget Statement on 22 November 2017, Phillip Hammond announced that this policy would be delayed whilst a pilot of the scheme commences in the Midlands. As a result this policy does not form part of the 2018/19 Housing Revenue Account budget.

HRA Borrowing Caps

- 3.3 The Chancellor's Budget speech stated that Housing Revenue Account borrowing caps could be lifted for councils in areas of high affordability pressure, so they can build more council homes. Local authorities will be invited to bid to the Department for Communities and Local Government for increases in their caps from 2019-20, up to a total of £1 billion by the end of 2021-22.

Fire Safety Measures

- 3.4 Following the tragic events at Grenfell Tower last year, tests were carried out on all cladding and wall systems used on high rise tower blocks, which are similar to that which was used at Grenfell, a material called Aluminium Composite Material (ACM). The testing established that two of Portsmouth's high-rise blocks, Horatia House and Leamington House, did have the same ACM cladding, and that cladding has subsequently been removed.
- 3.5 Feasibility work is underway to establish the likely cost of re-cladding the towers with an alternative material and we are currently in discussion with the Department for Communities and Local Government to support the funding of these works.

4. Proposed Rents and Charges for 2018/19

Dwelling Rents

- 4.1 In accordance with the rent policy, we are proposing to reduce rents from an average of £86.15 per week, to £85.24 per week, as summarised in Appendix 4.

General Service Charges

- 4.2 General Service charges are made to all tenants and relate to the provision of a number of different services, including the Estate Services Officers, Anti-Social Behaviour team, the Green and Clean Service and Residents Development Team. In general, a lower rate is charged to tenants living in houses and bungalows, and a higher rate to those who receive additional services in flats and maisonettes.

4.3 The charges made to tenants for these services cannot exceed the cost of providing them and, as a result, it is proposed to continue to set charges that meet the full cost of the services in 2018/19.

4.4 The proposed charges for 2018/19 are therefore shown in Appendix 5 and summarised as follows:

Category	2017/18 General Service Charge (per week)	2018/19 General Service Charge (per week)
Low Rate	£5.88	£6.02
High Rate	£14.14	£14.42

Sheltered Housing Charges

4.5 Sheltered Housing is intended to meet the needs of residents who require support to live independently. There are three levels of service, each with increasing levels of need and support: Category 1, Category 2 and Category 2.5. Sheltered Housing was set up originally on the basis that the extra costs of providing the service, over and above those arising from normal Council Housing provision, would be recovered from the tenants in Sheltered Housing via a “Combined Sheltered Housing Service Charge”. The Combined Sheltered Housing Service Charge, is made up of a landlord related charge which is eligible for Housing Benefits, and a care related charge, which is not eligible for Housing Benefits but is part funded through Supporting People Grant.

4.6 The proposals for 2018/19 are shown below, with a more detailed breakdown of these charges in Appendix 6.

Category	2017/18 Combined Sheltered Housing Charges (per week)	2017/18 Combined Sheltered Housing Charges (per week)
Cat 1	£14.98	£15.42
Cat 2	£45.36	£48.69
Cat 2.5	£81.06	£85.45

Laundry Charges

- 4.7 The Council provides a number of laundry facilities that operate from within blocks and sheltered housing schemes. Although the charges for both washing and drying facilities are reviewed each year, they continue to remain much lower than the commercial market price. In addition, following a review of the cost of running the service, it was evident that the charges continue to recover the cost of running the service. The current charge does not make provision for the cost of replacing the machines. A review of the machines and their current life will be undertaken in 2018/19 with a view to ensuring future charges accounts for the replacement of the machines.
- 4.8 The proposal for 2018/19 to freeze laundry charges continues to maintain full cost recovery, whilst still remaining much cheaper than alternative commercial providers. The proposed charges are as follows:

Token Type	2017/18 Laundry Token Charge	2018/19 Laundry Token Charge
Wash	£1.50	£1.50
Dry	£1.50	£1.50

Heating Charges

- 4.9 Heating charge calculations are based on the usage data from previous years. This data is used to calculate the estimated cost of heating the relevant dwellings.
- 4.10 Housing Management continue to undertake work to both reduce energy consumption and negotiate better tariffs with our energy providers. This proactive approach has resulted in the heating charge remaining in line with 2017/18 charges, whilst still maintaining full cost recovery.
- 4.11 Appendix 8 breaks down the proposed charges for 2018/19.

Garages and Parking Sites

- 4.12 The way that the HRA garages and parking sites are marketed and managed continues to evolve in response to changes in demand whilst maintaining the underlying Budget Principle to “Get the best return possible from non-core activities”. Income is still rising steadily, although charges still remain very competitive when compared to other parking providers in the city and Leigh Park.

4.13 It is proposed that the 2018/19 budget continues to assist the marketing of the park and ride scheme, by offering 'local/non-local' parking rates. Whilst maintaining the ethos of charging more for high-demand areas, all parking spaces irrespective of location will be charged at two rates, a lower rate for those people who live near to where they park, and a higher rate for those who do not live within easy walking distance from where they park. This aims to encourage those who drive into the city to consider using the Council's park and ride facility.

4.14 A summary of the proposed charges for next year can be found in Appendix 9. It is recommended that authority to let garages at reduced rents where demand is low be delegated to the Director of Property and Housing Services in consultation with the Director of Finance and Information Services.

5. Budget for next year 2018/19

5.1 The budget sheets attached as Appendix 3 shows the outturn position for 2016/17 as well as the original and revised estimate for 2017/18 and the original estimates for 2018/19. Also shown for comparative purposes are the estimated budgets through to 2020/21 both as they were following the decisions made at last year's budget meeting in January 2016 compared to as they are now estimated for this report.

6 Future years budgets and the level of balances

6.1 The law requires that a budget be set to avoid a deficit on the council housing account (Housing Revenue Account). It is forecast that the level of balances will be approximately £17.5 million at 31st March 2019, excluding earmarked capital reserves.

7 Authority to incur revenue expenditure

7.1 It is recommended that Directors and their service managers be authorised to incur expenditure in accordance with the City Council Constitution. The only exceptions would be those items Members consider should be the subject of a separate report before expenditure is incurred.

8 Duty to involve - Resident involvement in the budget process

8.1 Consultation meetings have been held with resident groups across the City and in the Borough of Havant, where the proposals set out in this report were discussed, including the proposals for rents, service charges etc and other proposed charges as shown on the attached Appendices 4 to 9.

8.2 In addition to obtaining feedback from these meetings, a consultation supplement was published with the December edition of Housetalk magazine, which aimed to inform all residents and leaseholders of the issues, and encouraged them to respond with their views on the matters raised.

8.3 The Cabinet Member for Housing has attended the Residents Consortium meetings, listened to the details of residents' responses and reviewed the feedback from the Housetalk supplement in time to take them into account when making his decisions at this meeting.

8.4 Both the Director of Property and Housing Services and the Director of Finance and Information Services would like to place on record their thanks for the continued support and contribution given by our resident representatives, tenants and leaseholders.

9. Reasons for recommendations

9.1 To set budgets, rents and charges for council housing for 2018/19.

10. Equality impact assessment (EIA)

10.1 A preliminary EIA has been carried out which indicates that the requirement for a full EIA is low.

10. Legal Implications

10.1 The body of the report contains a discussion of the key legal issues, and the Council is empowered to approve the recommendations.

11. Director of Finance comments

11.1 The Director of Finance and Information Service has been consulted and is in agreement with the recommendations to this report.

Signed by:

.....
James Hill – Director of Property and Housing Services

.....
Chris Ward – Director of Finance and Information Services

Appendices:

- 1 Council Housing Accounts – The Law
- 2 Budget Principles 2016/17 – 2019/20
- 3 Revenue budget sheets 2016/17 to 2020/21
- 4 Average Rents 2018/19
- 5 General Service Charges 2018/19
- 6 Sheltered Housing Charges 2018/19
- 7 Laundry Charges 2018/19
- 8 Heating Charges 2018/19
- 9 Garages and Parking Sites Rents 2018/19

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
1 Budget files	Housing and Regeneration Finance

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

.....
Signed by:

COUNCIL HOUSING ACCOUNTS - THE LAW

The Council Housing accounts are termed the "Housing Revenue Account" in the following notes. The rest of the City Council's accounts are termed the "General Fund".

LOCAL GOVERNMENT AND HOUSING ACT 1989

This Act has provided the main framework for Housing Finance since 1 April 1990. In summary the Housing Revenue Account provisions are as follows:

- 1 Local Housing Authorities must keep a separate Housing Revenue Account (HRA).
- 2 Amounts to be credited or debited to the Housing Revenue Account can only be in respect of items detailed in the Act or covered by regulations issued by the Secretary of State.
- 3 Budgets must be prepared each year for the Housing Revenue Account which will avoid a debit balance on the account. Action must be taken if in any year it appears a debit balance may arise.
- 4 An authority should maintain a separate Housing Repairs Account.
- 5 A transfer must be made between the General Fund and the Housing Revenue Account in respect of amenities provided by the Housing Revenue Account but shared by the whole community.
- 6 With the exception of 5 above no contribution can be made by the General Fund to the Housing Revenue Account except for certain items detailed in regulations issued by the Secretary of State.

In addition, the Act provides the main framework for the Capital Finance of Local Authorities

LEASEHOLD REFORM, HOUSING & URBAN DEVELOPMENT ACT 1993

The above Act came into force in 1993 and gave Housing Authorities the power to provide Welfare Services and to account for them within either the Housing Revenue Account or the General Fund at the Authorities discretion.

The Act also gave the Secretary of State wide powers to amend this provision and regulations have been made which prevent "personal services" such as regular feeding or bathing or cooking of meals from being accounted for within the Housing Revenue Account. Accordingly the net costs relating to the element of personal services provided by staff in sheltered accommodation are funded by the General Fund.

BUDGET PRINCIPLES 2015/16 to 2019/20

Budgets to be driven by PCC Strategies to meet Corporate Priorities with particular emphasis on all forms of regeneration & creation of sustainable communities to achieve safe, secure, independent & healthy living for our residents, tenants & leaseholders with increased economic well-being, including the following:

- Offering access to respite care and other support for carers and service users
- Assessing individuals needs and developing care/support to those needs
- Contributing to effective rehabilitation for people leaving hospital
- Enabling and contributing to the provision of good quality low cost homes with well-planned infrastructure
- Delivering and promoting high quality house design combined with exceptional environmental performance.
- Tackling fuel poverty
- Working to reduce carbon emissions and to eliminate negative environmental impacts from all areas of work.

Budgets to be prepared in consultation with residents, tenants & leaseholders & reflect their views

Balanced budgets to be prepared for a minimum 3 years for revenue budgets & 5 years for capital budgets

Work with suppliers & partners, particularly the Health Service, to try & co-ordinate services in the best interests of residents, tenants & leaseholders.

Support effective preventive measures wherever possible.

Maintain & improve homes by:

- Tackling disrepair in private housing to ensure vulnerable people are housed in decent homes.
- Reducing the number of unfit and inaccessible private sector homes
- Maintaining the cycle of planned external inspection & repair of council dwellings.
- Improving the quality of council dwellings and maintaining decent homes.
- Working towards a “Decent Environment” for all council dwellings.
- Improving energy efficiency and opportunities for microgeneration.
- Encouraging the reduction, reuse and recycling of materials.

Maintain high management standards for council dwellings

To set rents, charges and Council Tax charges that avoid any unreasonable burden, and remain in accordance with Government Policy.

Get the best return possible from non-core activities i.e. provision of garages and parking

Achieve continuous improvement through systems thinking methods, designing services against customer demand

Comply with the law.

Housing Revenue Account Budget Sheets 2016/17 to 2020/21

Based on 1.0% rent decrease. Figures rounded to nearest £'000 (- equals income)

Description	2016/17	2017/18	2018/19	2019/20	2020/21
	Outturn	Forecast	Draft Budget	Draft Budget	Draft Budget
	£,000	Jan-18 £,000	Jan-18 £,000	Jan-18 £,000	Jan-18 £,000
EXPENDITURE					
GENERAL MANAGEMENT					
Housing Management	10,203	10,970	11,710	11,975	12,275
Admin. Buildings/Support Service Charges	3,254	3,513	2,859	2,930	3,003
Front Line Services	56	62	62	64	66
Legal Expenses	56	68	67	69	70
Insurances	126	64	123	127	130
Home Loss and Disturbance	25	46	45	46	47
Other General Expenses	343	169	261	268	274
Total General Management	14,063	14,892	15,127	15,479	15,865
SPECIAL MANAGEMENT					
Communal Heating	911	913	316	326	335
Communal Heating (Dwellings)	0	0	634	653	672
Communal Lighting	113	116	129	133	137
Estate Service Officers	782	1,011	1,147	1,176	1,205
Sheltered housing	2,502	2,635	2,739	2,808	2,878
Community Warden	432	444	455	466	478
Out of Hours	384	418	428	438	449
New Tenancy	345	388	398	408	419
Anti Social Behaviour	357	337	347	356	365
Resident Participation	468	538	643	659	675
Play Services	908	957	993	1,018	1,043
Youth Clubs	464	466	510	523	536
Hillside & Wymering Centre	91	145	89	91	93
Cleaning	3,131	3,711	3,813	3,908	4,006
Pest Eradication	97	86	86	88	90
Grounds Maintenance & Open Spaces	1,508	1,597	1,664	1,705	1,748
Positive Family Futures	50	0	0	0	0
Bulk Waste	11	0	0	0	0
TV Relay	8	2	6	6	6
Insurance of Flats	135	180	180	185	189
Centralised Communication	67	72	72	74	76
Landport Community Garden (HRA)	4	1	0	0	0
Total Special Management	12,768	14,017	14,649	15,021	15,400
OTHER EXPENDITURE					
Repairs & maintenance	23,206	24,702	24,500	24,500	24,990
Rent, Rates, Taxes and Other Charges	525	603	523	536	550
Rent Rebates Limitation	44	0	0	0	0
Bad Debt provisions	20	732	732	732	732
Supporting People Benefit	419	459	473	473	473
Healthcare Properties	-4	0	0	0	0
Supported living properties	96	147	102	105	108
Non-HRA Dwelling Expenditure	27	149	189	194	199
Debt Management Costs	66	118	121	125	128
Major Repairs Allowance/ Depreciation	14,489	17,894	19,864	20,361	20,870
RCCO Capital spending HRA Dwellings	3,876	471	0	0	0
Contingency Provision	0	100	100	100	100
City Government	377	404	400	410	420
Interest Payable	8,944	7,489	7,427	7,436	7,410
Premium on Loans	-1,368	101	100	98	97
Repayment of debt	2,954	0	0	0	2,954
Depreciation on other HRA assets	0	2,049	2,049	2,101	2,153
Impairment	-203	227	227	233	238
Year end pension adjustment	-876	-1,208	-1,238	-1,250	-1,263
Investment properties revaluation	-654	0	0	0	0
Accumulated absences	-18	0	0	0	0
Total Other Expenditure	51,920	54,437	55,569	56,153	60,159
SUMMARY OF EXPENDITURE					
General Management	14,063	14,892	15,127	15,479	15,865
Special Management	12,768	14,017	14,649	15,021	15,400
Other Expenditure	51,920	54,437	55,569	56,153	60,159
TOTAL EXPENDITURE	78,751	83,346	85,345	86,653	91,425

Description	2016/17 Outturn	2017/18 Forecast	2018/19 Draft Budget	2019/20 Draft Budget	2020/21 Draft Budget
<u>INCOME</u>					
Government Grants					
Supporting People Sheltered Housing Grant	-285	-150	-150	-150	-150
Rents					
Dwellings - Rent less void	-66,199	-65,427	-64,461	-63,469	-65,096
Garages, Parking sites	-1,471	-1,991	-2,005	-2,055	-2,106
Water					
Shops	-860	-888	-899	-922	-945
Land Rents	-129	-143	-141	-145	-148
Fees and Charges					
General Charge	-8,009	-8,460	-8,810	-8,872	-9,049
Heating Charges	-653	-634	-634	-653	-672
Sheltered Housing Service Charge	-1,848	-2,024	-2,114	-2,166	-2,220
Supporting People Service Charge	-479	-574	-584	-598	-613
Collection of Council Tax Income	-78	-84	-90	-92	-94
Sale of Electricity	-169	-194	-173	-177	-181
Other Commercial Property income	-5	-6	-7	0	0
Healthcare properties income	13	0	0	0	0
L/H Charges for Services & Facilities	-1,806	-1,770	-1,633	-1,649	-1,666
Other Charges for Services & Facilities	-509	-252	-265	-272	-278
Supported Living (PO Box) income	-146	-115	-113	-116	-119
Supported living properties income	-46	-549	-462	-469	-475
Ebay sales of unclaimed items from tenants	-4	0	0	0	0
Recharges to other services					
SS Wardens Welfare & Sheltered Costs	-163	-163	-164	-168	-172
Contribution fr HGF - Shared Amenities	-349	-355	-326	-335	-343
Interest	-273	-390	-344	31	51
TOTAL INCOME	-83,468	-84,170	-83,375	-82,277	-84,276
SUMMARY OF HRA					
Total Expenditure	78,751	83,346	85,345	86,653	91,425
Total Income	-83,468	-84,170	-83,375	-82,277	-84,276
Deficit (Surplus) for the year	-4,716	-824	1,970	4,376	7,148
BALANCE OF HRA					
General Balance					
Balance at 1st April	-13,909	-18,625	-19,449	-17,479	-13,103
Less Deficit or Add (Surplus)	-4,716	-824	1,970	4,376	7,148
Balance at 31st March - General	-18,625	-19,449	-17,479	-13,103	-5,955

Existing HRA dwelling stock									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Grand Total
Bedsit / Studio	385								385
Bungalow		191	13	14					218
Flat		4,044	3,369	689	21	2			8,125
Supported living	52	33							85
House		1	1,218	2,553	321	30	1	1	4,125
Maisonette		2	545	1,330	23	4			1,904
Grand Total	437	4,271	5,145	4,586	365	36	1	1	14,842

Average rents in 2018/19 when decreased by 1%									
Property Type	Average weekly rent								
	0	1	2	3	4	5	6	7	Grand Total
Bedsit / Studio	66.83								66.83
Bungalow		81.92	93.30	100.47					83.79
Flat		74.93	83.07	92.32	95.31	99.96			79.83
Supported living	88.98	92.03							90.16
House		82.32	90.15	97.37	106.66	113.43	120.40	171.64	96.10
Maisonette		75.25	82.79	90.55	97.79	102.90			88.43
Average	69.47	75.37	84.74	94.64	105.45	111.51	120.40	171.64	85.24

Rent decreases (£) 2018/19 when 2017/18 rents decreased by 1%									
Property Type	Average weekly rent								
	0	1	2	3	4	5	6	7	Grand Total
Bedsit / Studio	(0.70)								(0.70)
Bungalow		(0.84)	(0.99)	(1.12)					(0.86)
Flat		(0.84)	(0.88)	(1.00)	(1.00)	(1.05)			(0.87)
Supported living	0.99	1.00							0.99
House		(0.84)	(0.96)	(1.06)	(1.13)	(1.25)	(1.26)	(1.82)	(1.04)
Maisonette		(0.84)	(0.88)	(0.98)	(1.02)	(1.12)			(0.95)
Average	(0.50)	(0.82)	(0.90)	(1.03)	(1.11)	(1.22)	(1.26)	(1.82)	(0.91)

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General Service Charges 2018/19

General Service Charges

Charge description	17/18 weekly charge £	18/19 weekly charge £	Change £	Change %
Lower Service Charge :	5.88	6.02	0.14	2.4%
Higher Service Charge :	14.14	14.42	0.28	2.0%

NOTES

General Service charges cover the following costs :

Lower Service Charge (mainly houses) :

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services

Higher Service Charge (most flats) :

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services
- Electricity for Communal Areas
- Cleaning and Bulk Refuse
- Grounds Maintenance

(Leaseholder contributions are taken into account when calculating resident General Service Charges)

Sheltered Housing Charges 2018/19

Weekly Sheltered Housing Service Charge	2018/19 Charges					2017/18 Charges		Increase year on year	
	Sheltered Housing Service Charge	Supporting People Charges	Sheltered Housing Discount	Total protected charges (see note 1)	Total unprotected charges	Protected	Not Protected	Protected	Not Protected
	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p

Proposed Charges for 2016/17									
Category 1	11.62	3.80	(6.49)	8.93	15.42	8.67	14.98	0.26	0.44
Category 2	35.94	12.75	(1.97)	46.72	48.69	45.36	45.36	1.36	3.33
Category 2.5	69.17	16.28	(21.62)	63.83	85.45	61.97	81.06	1.86	4.39

NOTES

Tenants who don't qualify for Housing Benefit but were in their tenancy at 1st March 2003 should pay no more in total for both the Supporting People & Sheltered Housing Service Charge than the amount they pay now plus an allowance for inflation. They will therefore have a credit posted to their accounts that reduces the full SP charge down to the protected level.

Laundry Charges 2018/19

Current laundry charges

<i>Year</i>	Charge for wash	Charge for dry
2017/18	£1.50	£1.50

Proposed Laundry Charges for Full Cost Recovery

<i>Year</i>	Charge for wash	Charge for dry	£ Increase Wash	£ Increase dry	Deficit
2018/19	£1.50	£1.50	£0.00	£0.00	£0

Heating Charges 2018/19
WEEKLY HEATING CHARGES

Electric Heating

1 BED DWELLINGS

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
8.68	8.68	0.00	0.00%
8.68	8.68	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
12.04	12.04	0.00	0.00%
12.04	12.04	0.00	0.00%

EDGBASTON HOUSE
TIPTON HOUSE

Gas Heating

BEDSITS

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

Sheltered Housing

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	%
6.02	6.02	0.00	0.00%
5.46	5.46	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
8.26	8.26	0.00	0.00%
7.42	7.42	0.00	0.00%
7.42	7.42	0.00	0.00%
6.30	6.30	0.00	0.00%
8.54	8.54	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
9.52	9.52	0.00	0.00%
9.38	9.38	0.00	0.00%
8.26	8.26	0.00	0.00%
8.96	8.96	0.00	0.00%
16.66	16.66	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
14.14	14.14	0.00	0.00%
9.38	9.38	0.00	0.00%

ARTHUR DANN COURT
HALE COURT*
IAN GIBSON COURT
JOHN MARSHALL COURT
NICHOLSON GARDENS

*This property will be receiving individual meters.

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Non-sheltered high rise

HORATIA / LEAMINGTON

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
7.84	7.84	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
10.22	10.22	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
11.48	11.48	0.00	0.00%

Combined Heat & Power

BEDSITS

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

PICKWICK/COPPERFIELD
WELLER & CHEERYBLE
BLACKWOOD/BRISBANE
NICKLEBY/BARKIS HSE

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	%
6.86	6.86	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
7.56	7.56	0.00	0.00%
7.56	7.56	0.00	0.00%
7.56	7.56	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
9.80	9.80	0.00	0.00%
9.80	9.80	0.00	0.00%
9.80	9.80	0.00	0.00%
9.80	9.80	0.00	0.00%

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2017/18 £	2018/19 £	£	
11.48	11.48	0.00	0.00%
11.48	11.48	0.00	0.00%

Proposed weekly rents for garages and parking sites	17/18 weekly rent	18/19 weekly rent	£ Change	% Change
<u>Proposed weekly garage rents</u>	£ p	£ p	£ p	%
Buckland & Landport				
Local Tenant / Leaseholder	14.15	14.70	0.55	4.0%
Other Locals (including VAT)	16.98	17.64	0.66	4.0%
Non-Local Tenant / Leaseholder (including VAT)	18.84	19.62	0.78	4.0%
Other Non-Locals (including VAT)	18.84	19.62	0.78	4.0%
Leigh Park				
Local Tenant / Leaseholder	10.90	11.35	0.45	4.0%
Other Locals (including VAT)	13.08	13.62	0.54	4.0%
Non-Local Tenant / Leaseholder (including VAT)	13.08	13.62	0.54	4.0%
Other Non-Locals (including VAT)	13.08	13.62	0.54	4.0%
Paulsgrove				
Local Tenant / Leaseholder	10.90	11.35	0.45	4.0%
Other Locals (including VAT)	13.08	13.62	0.54	4.0%
Non-Local Tenant / Leaseholder (including VAT)	13.68	14.22	0.54	4.0%
Other Non-Locals (including VAT)	13.68	14.22	0.54	4.0%
City South				
Local Tenant / Leaseholder	14.65	15.25	0.60	4.0%
Other Locals (including VAT)	17.58	18.30	0.72	4.0%
Non-Local Tenant / Leaseholder	21.24	22.08	0.84	4.0%
Other Non-Locals (including VAT)	21.24	22.08	0.84	4.0%
Portsea				
Local Tenant / Leaseholder	15.15	15.75	0.60	4.0%
Other Locals (including VAT)	18.18	18.90	0.72	4.0%
Non-Local Tenant / Leaseholder (including VAT)	22.44	23.34	0.90	4.0%
Other Non-Locals (including VAT)	22.44	23.34	0.90	4.0%
Leasehold & Commercial				
Local Tenant / Leaseholder	14.65	15.25	0.60	4.0%
Other Locals (including VAT)	17.58	18.30	0.72	4.0%
Non-Local Tenant / Leaseholder (including VAT)	20.04	20.82	0.78	4.0%
Other Non-Locals (including VAT)	20.04	20.82	0.78	4.0%

Proposed weekly rents for garages and parking sites	16/17 weekly rent	17/18 weekly rent	£ Change	% Change
<u>Proposed weekly parking site rents</u>				
<u>Buckland</u>				
Underground for local tenants / leaseholders	5.05	5.25	0.20	4.0%
Underground for other locals (including VAT)	6.06	6.30	0.24	4.0%
Underground for non-local tenants / leaseholders (including VAT)	15.18	15.78	0.60	4.0%
Underground for other non-locals (including VAT)	15.18	15.78	0.60	4.0%
Above ground for local tenants / leaseholders	3.80	3.95	0.15	4.0%
Above ground for other locals (including VAT)	4.56	4.74	0.18	4.0%
Above ground for non-local tenants / leaseholders (including VAT)	10.32	10.74	0.42	4.0%
Above ground for other non-locals (including VAT)	10.32	10.74	0.42	4.0%
<u>City South</u>				
Underground for local tenants / leaseholders	5.30	5.51	0.21	4.0%
Underground for other locals (including VAT)	6.36	6.60	0.24	4.0%
Underground for non-local tenants / leaseholders (including VAT)	15.18	15.78	0.60	4.0%
Underground for other non-locals (including VAT)	15.18	15.78	0.60	4.0%
Open air spaces for local tenants / leaseholders	3.80	3.95	0.15	4.0%
Open air spaces other locals (including VAT)	4.56	4.74	0.18	4.0%
Open air spaces for non-local tenants / leaseholders (including VAT)	10.32	10.74	0.42	4.0%
Open air spaces other non-locals (including VAT)	10.32	10.74	0.42	4.0%
<u>Landport</u>				
Above ground for local tenants / leaseholders	3.80	3.95	0.15	4.0%
Above ground for other locals (including VAT)	4.56	4.74	0.18	4.0%
Above ground for non-local tenants / leaseholders (including VAT)	10.32	10.74	0.42	4.0%
Above ground for other non-locals (including VAT)	10.32	10.74	0.42	4.0%
<u>Leigh Park</u>				
Above ground for local tenants / leaseholders	2.00	2.08	0.08	4.0%
Above ground for other locals (including VAT)	2.40	2.50	0.10	4.0%
Above ground for non-local tenants / leaseholders (including VAT)	4.74	4.92	0.18	4.0%
Above ground for other non-locals (including VAT)	4.74	4.92	0.18	4.0%
<u>Paulsgrove</u>				
Above ground for local tenants / leaseholders	2.00	2.08	0.08	4.0%
Above ground for other locals (including VAT)	2.40	2.50	0.10	4.0%
Above ground for non-local tenants / leaseholders (including VAT)	4.74	4.92	0.18	4.0%
Above ground for other non-locals (including VAT)	4.74	4.92	0.18	4.0%
<u>Portsea</u>				
Underground for local tenants / leaseholders	5.60	5.82	0.22	4.0%
Underground for other locals (including VAT)	6.72	6.96	0.24	4.0%
Underground for non-local tenants / leaseholders (including VAT)	15.18	15.78	0.60	4.0%
Underground for other non-locals (including VAT)	15.18	15.78	0.60	4.0%
Above ground for local tenants / leaseholders	4.05	4.20	0.15	4.0%
Above ground for other locals (including VAT)	4.86	5.04	0.18	4.0%
Above ground for non-local tenants / leaseholders (including VAT)	10.32	10.74	0.42	4.0%
Above ground for other non-locals (including VAT)	10.32	10.74	0.42	4.0%