
NOTICE OF MEETING

CABINET MEMBER FOR HOUSING

TUESDAY, 12 MARCH 2019 AT 5.00 PM

EXECUTIVE MEETING ROOM - THE GUILDHALL (FLOOR 3)

Telephone enquiries to Joanne Wildsmith, Democratic Services Tel: 9283 4057

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 Darren Sanders (Liberal Democrat)

Group Spokespersons

Councillor Tom Coles, Labour

Councillor Luke Stubbs, Conservative

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

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Deputations by members of the public may be made on any item where a decision is going to be taken. The request 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.

A G E N D A

- 1 Apologies for Absence**
- 2 Declaration of Interests**
- 3 Financial Assistance to enter private sector housing (Pages 5 - 24)**

The purpose of the report by the Director of Housing, Neighbourhood and Building Services is to outline financial assistance currently offered to access

private sector accommodation to those that qualify. To outline options for extending financial support to others who do not currently qualify.

RECOMMENDED

- (1) That the Cabinet Member for Housing notes the current forms of provision and the criteria under which residents can access this.**
- (2) That the Cabinet Member for Housing instructs officers to update the information published by the council outlining the current offer of assistance with rent deposits, as part of a plan to update the information we provide online to tenants and landlords.**
- (3) That the Cabinet Member for Housing stresses the administration's desire to expand access to the private rented sector beyond the current offer, to help more residents secure affordable and sustainable tenancies.**
- (4) That officers review the potential options, and risks, in expanding financial support beyond the current schemes and return to councillors with a detailed options paper regarding the expansion of financial support to access the private rental sector. In order to expand provision beyond the current schemes, the Cabinet Member for Housing will identify and make available a source of funding, in agreement with the Director for Housing, Neighbourhood and Building Services and the Section 151 officer.**

4 Empty Private Property Strategy (Pages 25 - 56)

The report by the Director of Housing, Neighbourhood and Building Services presents the updated Empty Private Property Strategy which outlines the council's approach to reducing the number and impact of empty homes.

RECOMMENDED that the Cabinet Member for Housing approves the council's Empty Private Property Strategy 2019-2024.

5 Purchasing Property for Homeless Accommodation (Pages 57 - 68)

The report by the Director of Housing, Neighbourhood and Building Services seeks approval from the Cabinet Member for Housing to instruct the purchase a £1m portfolio of properties providing a portfolio of temporary homeless accommodation.

RECOMMENDED that:

- (1) the Cabinet Member for Housing approves a Capital Expenditure of £1m provided by Portsmouth City Council to enable the delivery of a portfolio of properties to address homelessness, which will be held within the Housing Revenue Account.**

- (2) the Cabinet Member for Housing delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance & S151 Officer to decide the composition of the portfolio.**
- (3) the Cabinet Member for Housing delegates the Director of Housing, Neighbourhood and Building to apply for any available grant funding to support the scheme.**

6 Council Housing Maintenance & Improvements and Housing IT Business Software 2019/20 (Pages 69 - 110)

The report by the Director of Housing, Neighbourhood and Building Services informs 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 that

- (1) the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
- (2) the capital budgets listed in Appendix B and Appendix C commencing in 2019/2020 be approved and the Director of Housing, Neighbourhood and Building Services be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.**
- (3) The Director of Finance and Section 151 Officer's financial appraisal be approved for the capital programme - global provision.**

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Agenda Item 3

Agenda item:

Title of meeting: Cabinet Member for Housing

Date of meeting: 12th March 2019

Subject: Financial assistance to access private sector housing

Report by: James Hill, Director of Housing, Neighbourhood and Building Services

Wards affected: All

Key decision: No

Full Council decision: No

1. Purpose of report

- 1.1. To outline financial assistance currently offered to access private sector accommodation to those that qualify. To outline options for extending financial support to others who do not currently qualify.

2. Recommendations

- 2.1. That the Cabinet Member for Housing notes the current forms of provision and the criteria under which residents can access this.
- 2.2. That the Cabinet Member for Housing instructs officers to update the information published by the council outlining the current offer of assistance with rent deposits, as part of a plan to update the information we provide online to tenants and landlords.
- 2.3. That the Cabinet Member for Housing stresses the administration's desire to expand access to the private rented sector beyond the current offer, to help more residents secure affordable and sustainable tenancies.
- 2.4. That officers review the potential options, and risks, in expanding financial support beyond the current schemes and return to councillors with a detailed options paper regarding the expansion of financial support to access the private rental sector. In order to expand provision beyond the current schemes, the Cabinet Member for Housing will identify and make available a source of funding, in agreement with the Director for Housing, Neighbourhood and Building Services and the Section 151 officer.

3. Background

- 3.1. Upfront costs are a significant barrier to lower income households seeking to secure private rented sector (PRS) accommodation in Portsmouth. Most PRS landlords require a rent deposit and / or rent in advance to be paid before granting a tenancy. There are some differences in how rent deposits and rent

in advance are treated, but for the purposes of this report, both will be referred to as 'rent deposits'.

3.2. Prospective tenants may also face other over-riding barriers, including:

- 3.2.1 High demand for PRS housing, including student housing, which increases costs and competition for homes;
- 3.2.2 High rental costs, with over three quarters of PRS lets in the city at rents above the cap for Housing Benefit and Universal Credit assessments (the Local Housing Allowance rate);
- 3.2.3 Income and credit check requirements applied by many landlords exclude low income and indebted households;
- 3.2.4 Guarantor requirements which mean that a prospective tenant must find someone willing to accept liability for any unpaid rent, and the guarantor must meet the landlord's specific criteria, which can include income, home ownership and credit checks.

3.3. Portsmouth City Council does not currently have a rent deposit scheme available to the general public, but provides financial assistance to specific groups of people to secure PRS housing under the schemes listed in section 5 below.

3.4. Because there is no open access scheme, the council does not hold data on demand for rent deposits, or unmet need for this in the city.

4. **Legislative requirements**

4.1. Homelessness prevention and relief

4.1.1 The council has a range of duties under the Housing Act 1996 (as amended by the Homelessness Act 2002 and the Homelessness Reduction Act 2017) to prevent people at risk of homelessness from becoming homeless, and to relieve homelessness for those who have already lost their home.

4.1.2 These duties allow the council to use the general consent under section 25 of the Local Government Act 1988 to provide financial assistance in the form of rent deposits.

4.2 Discretionary Housing Payments

4.2.1 The Discretionary Financial Assistance Regulations 2001 enable a local authority to make payments to persons who are in receipt of Housing Benefit (or Universal Credit Housing Costs Element), who require further financial assistance to meet housing costs.

4.3 Section 2 of the Local Government Act 2000 gives the council the power to give financial assistance to any person, to promote the economic or social wellbeing of all or any persons present or resident in this area.

5 Current council rent deposit assistance schemes

5.1 Housing Options homelessness prevention fund

- 5.1.1 The council uses funding from its Flexible Homelessness Support Grant (FHSG) to provide financial assistance to prevent homelessness.
- 5.1.2 There is no application form; Housing Options Officers assess customers' need for financial assistance and provide information on the help available.
- 5.1.3 Assistance can be in the form of a loan or a grant, depending on an assessment of affordability for the customer. Most assistance is by grant, and where loans are made, many are not repaid in full, therefore only a small proportion of the annual spend is currently recycled.
- 5.1.4 The number of customers assisted has increased significantly this year, from an average of 1.8 per week in 2017/18 to 3.5 in 2018/19:

Period	Number of deposit / rent in advance payments	Total value of awards (£)	Of which:		Average value of awards (£)
			Grant	Loan	
Apr 17 - Mar 18 (52 weeks)	88	110,043.89	76,327.68	33,716.21	1,250.50
Apr 18 - Nov 18 (35 weeks)	120	138,248.52	104,704.06	33,544.46	1,152.07

5.2 Housing Options single person's bond scheme

- 5.2.1 This scheme provides a guarantee to PRS landlords of up to one month's rent to cover the costs of any damage, theft or loss to the property incurred during the first 12 months of a tenancy. It does not provide protection against rent arrears.
- 5.2.2 37 people were assisted to secure a home using the bond in 2017/18.
- 5.2.3 The bond is used to secure accommodation in houses in multiple occupancy (HMOs). Demand for one bedroom flats locally means people are unable to secure a self-contained flat using the bond scheme.
- 5.2.4 More HMO landlords may be willing to accept the bond if it gave protection against rent arrears. However, adding protection against arrears could significantly increase the cost of the scheme, and may reduce the incentive for a landlord to ensure all rent is collected from their tenant, if they can claim against the bond for payment.

5.3 Housing Benefit Discretionary Housing Payments (DHP)

5.3.1 DHPs are only available to those currently in receipt of Housing Benefit, so can only assist those needing to move from one rented property to another, including tenants who are:

- Overcrowded or otherwise in unsuitable housing
- Unable to afford their current rent
- Threatened with homelessness
- In temporary or supported housing and needing to move on

5.3.2 The number of DHPs awarded for rent deposits has significantly increased in the last year, with a greater number and higher value of DHPs granted in the six months from April to September 2018 than in the 12 months from April 2017 to March 2018. This has increased the average number of DHPs for rent deposits per week from 1.8 to 3.7, with a 13% increase in the average value of an award:

Period	Number of deposit / rent in advance awards	Number of deposit / rent in advance requests refused	Total value of awards (£)	Average value of awards (£)
Apr 17 - Mar 18	91	13	95,541.74	1,049.91
Apr 18 - Sep 18	95	7	112,998.28	1,189.46

5.3.3 Central Government funding for DHPs is lower for 2019/20 than for 2018/19. Portsmouth's maximum allocation has reduced by 8.5% to £617,464.00 for 2019/20.

6 Communicating the current offer of rent deposit assistance

6.1 The council's website does not currently have a page dedicated to rent deposit assistance.

6.2 The council's Rent It Right website provides guidance for tenants on legal rights, but does not include advice on options for securing a rent deposit.

6.3 Providing clear information on the assistance that is available will help people to quickly identify whether they qualify for the help the council offers, and how to access it.

7 Expanding the bond guarantee scheme

7.1 The bond scheme currently offered to landlords provides less protection than a rent deposit, because it is time limited to claims made within one year, and it cannot be used to cover rent arrears.

7.2 A bond scheme has advantages over a rent deposit scheme, both for landlords and for the council, and could therefore enable more tenants to access PRS homes.

- 7.3 For landlords, accepting a bond rather than a deposit means that they do not need to put it in a tenancy deposit scheme. For the council, no upfront payment is made, and if there is no claim against the bond, no action is required to recover it at the end of a tenancy.
- 7.4 Giving officers flexibility to negotiate the term of a bond, and the level of protection it gives the landlord, could help to reduce the upfront costs of rent deposits.
- 7.5 Exploring options for the council to develop the current bond scheme into a rent guarantor scheme could open up access to parts of the rental market for residents who are currently excluded, but this would require a detailed analysis of the potential costs and legal implications.
- 7.6 The impact of extending the bond scheme should be monitored to understand how it affects the cost of securing PRS homes and tenancy sustainment.

8 Options for expanding rent deposit assistance

- 8.1 The administration has indicated that it wishes to extend financial support to access PRS housing beyond that outlined above. Two options are proposed for consideration
- 8.2 Option 1 - Partner with a credit union to provide rent deposit loans
 - 8.2.1 By providing assistance in the form of loans, the funds can be recycled, enabling more people to be assisted.
 - 8.2.2 Wessex Community Bank (WCB) is a not-for-profit, local credit union, based on Fratton Road in Portsmouth offering saving and loan products.
 - 8.2.3 The cost of borrowing from WCB will depend on the amount borrowed and the loan risk assessment, but a rent deposit loan could typically charge interest of around 20% APR.
 - 8.2.4 WCB assess affordability before lending and do not lend to anyone whose total debt would be more than 10 times their net monthly income, which could exclude some people who need a rent deposit.
 - 8.2.5 For those who do not need to move urgently, WCB could offer a savings and loan product, so that the customer would save up part of the amount required, before borrowing the rest.
 - 8.2.6 WCB would require additional funding if the rent deposit scheme was open to people whose repayment risk assessment was higher than the current WCB customer profile.

8.3 Option 2 - Expand the grants available from PCC

- 8.3.1 Current provision serves two specific groups; those at risk of homelessness, and those in rented housing receiving help with their housing costs who need to move.
- 8.3.2 To expand provision beyond these groups, measures will be put in place to identify unmet need and the administration will be guided by the evidence on who should be supported, for example:
- 8.3.2.1 Low income working households - extended provision could be focused on those who will need Housing Benefit or Universal Credit Housing Costs Element to meet their housing costs, but are not currently in rented housing and / or those who need to move but do not qualify for Housing Benefit or Universal Credit Housing Costs Element.
- 8.3.2.2 Adults who were previously in local authority care - the council provides support to access housing via the leaving care pathway, which includes the option of assistance to access the private rented sector, but further work is required to understand whether there are people with a history of being looked after by the council who need additional help to access PRS housing.
- 8.3.3 There is currently no evidence of demand from these groups. Demand will not come solely from those who are currently unable to move; it is likely to also come from those who would previously have used less desirable options for borrowing, such as high cost lenders, or who would have turned to friends or family if no other help was available to meet their need.
- 8.3.4 The standard amount required by landlords is one month's rent in advance plus one month's rent deposit. At the Local Housing Allowance rates for 2019/20 this would equate to:
- One bed: £1,043.00
 - Two bed: £1,292.00
 - Three bed: £1,545.00
 - Four bed: £2,085.00
- 8.3.5 If the council was to provide the full cost outlined above, and to help an equal number of people across each property size, £50,000.00 in funding would assist around 33 households. Providing only part funding, or focussing on smaller households, would enable funding to go further.
- 8.3.6 There would also be the cost to the service of managing the provision. Because this would be a non-statutory service there is currently no resource in place to deliver it within any team within the council.

- 8.4 There is currently no funding available within the general fund budget to provide or administer additional rent deposit assistance, and therefore the administration would need to identify a source of funding to deliver this provision.

9 Reasons for recommendations

- 9.1 To ensure residents can find accurate and relevant information on the current help available from the council towards rent deposits.
- 9.2 To ensure the proposed options for extending rent deposit assistance are considered and decided upon, and appropriate funding is allocated as required.

10 Equality Impact Assessment (EIA)

- 10.1 A preliminary EIA has been completed and is attached at Appendix 2. It identifies no potential negative impacts on any of the protected characteristics as a result of this report, and recommends completion of a full EIA in the event of a decision to extend support, in order to ensure that where possible the policy helps to promote equality for the equality groups.

11 City Solicitor's comments

- 11.1 The report sets out clearly the legal basis for making relevant payments (section 4), additionally it also sets out the basis for potentially accessing the discretionary benefit in the sense of how applicants may be able to obtain assistance. This mitigates risk of challenge from any particular group or those with a relevant protected characteristic.

12 Director of Finance's comments

- 12.1 A detailed financial appraisal of the options in this report has not been carried out given the number of different initiatives that there are and the uncertainty around the likely volume of additional support that the Council may have to provide.
- 12.2 It is clear from this report that the demand for support is increasing and that currently the increase in this support is being met by Flexible Homeless Support Grant and other sources of finance. Additional funding has yet to be identified that can support any new initiatives outside of the current scheme.

Signed by:

.....
James Hill, Director of Housing, Neighbourhood and Building Services

Appendices:

Appendix 1- Report - rent deposit schemes in Portsmouth

Appendix 2 - Preliminary Equality Impact Assessment

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

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

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

Report, January 2019

Mark Sage, Tackling Poverty Coordinator

Recommendations

1. Continue to use funding from the Flexible Homelessness Support Grant and Discretionary Housing Payments (DHP) to provide rent deposit assistance to residents meeting the criteria for those budgets
2. Publish clear information on when and how the council can provide rent deposit assistance, and other options available to residents
3. To extend rent deposit provision in the city, explore the following:
 - a. When the council is notified of its DHP allocation for 2019/20, consider all demands on this budget and whether there is scope to increase rent deposit provision
 - b. Consider where there may be areas of unmet need (for example, keyworkers not in receipt of Housing Benefit and not threatened with homelessness), and explore the costs of extending provision, and whether this should be delivered by the council or a partner such as Wessex Community Bank

Background

Upfront costs are a significant barrier to low income households seeking to secure private rented sector (PRS) accommodation in Portsmouth. However, there may be other over-riding barriers, including:

- High demand for PRS housing, including student housing, which increases costs and competition for homes;
- High rental costs, with over three quarters of PRS lets in the city at rents above the cap for Housing Benefit and Universal Credit assessments (the Local Housing Allowance rate);
- Income and credit check requirements applied by many landlords exclude low income and indebted households;
- Guarantor requirements which mean that a prospective tenant must find someone willing to accept liability for any unpaid rent, and that person must meet the landlord's specific criteria, which can include income, home ownership and credit checks.

Portsmouth City Council does not currently have a 'rent deposit scheme' available to the general public, but provides financial assistance to specific groups of people to secure PRS housing under the schemes listed below. Because there is no open access scheme, the council does not have data on demand for rent deposits, or unmet need for this in the city.

Council rent deposit assistance schemes

1. Housing Options homelessness prevention fund

The council uses funding from its Flexible Homelessness Support Grant (FHSG) to provide financial assistance to prevent homelessness. Since FHSG was introduced in 2017/18, there has been a large increase in the use of bed and breakfast accommodation for homeless households, putting pressure on this budget.

There is no application form; Housing Options Officers assess customers' need for financial assistance and provide info on the help available.

Assistance can be in the form of a loan or a grant, depending on an assessment of affordability for the customer. Most assistance is by grant, and where loans are made, many are not repaid in full, therefore only a small proportion of the annual spend is currently recycled.

The number of customers assisted has increased significantly this year, from an average of 1.8 per week in 2017/18 to 3.5 in 2018/19:

Period	Number of deposit / rent in advance payments	Total value of awards (£)	Of which:		Average value of awards (£)
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Reasons for the increase this year include:

- Implementation of the Homelessness Reduction Act duties from April 2018, which increase the council's responsibilities to assist anyone homeless or at risk of homelessness (this contributes to the 7.9% reduction in the average value of awards; more households without children are being assisted, whose rent and deposit costs are lower);
- Insufficient availability of social housing to meet the needs of homeless households in Portsmouth;
- Increase in number of households in temporary accommodation requiring rehousing.

2. Housing Options single persons bond scheme

This scheme provides a guarantee to PRS landlords of up to one month's rent to cover the costs of any damage, theft or loss to the property incurred during the first 12 months of a tenancy. It does not provide protection against rent arrears.

37 people were assisted to secure a home using the bond in 2017/18.

The bond is used to secure accommodation in houses in multiple occupancy (HMOs). Demand for one beds locally means people are unable to secure a self-contained flat using the bond scheme. However, many HMO landlords are unwilling to accept the

bond, because it gives no protection against rent arrears. However adding protection against arrears could significantly increase the cost of the scheme, and may reduce the incentive for a landlord to ensure all rent is collected from their tenant, if they can claim against the bond for payment.

3. Housing Options Access scheme

Housing Options lease homes from PRS landlords which are then managed by PCC and let to households to prevent homelessness or to fulfil a homelessness duty. A bond of one month's rent is provided to cover the costs of any damage, theft or loss to the property during the first 24 months of the tenancy. 16 tenancies were secured under the Access scheme in the first 8 months of 2018/19, but only 5 of these were self-contained homes, 11 were in HMOs.

4. Housing Benefit Discretionary Housing Payments (DHP)

DHPs are only available to those currently in receipt of Housing Benefit, so can only assist those needing to move from one rented property to another, including tenants who are:

- Overcrowded or otherwise in unsuitable housing
- Unable to afford their current rent
- Threatened with homelessness
- In temporary or supported housing and needing to move on

The number of DHPs awarded for rent deposits has significantly increased in the last year, with a greater number and higher value of DHPs granted in the six months April to September 2018 than in the 12 months April 2017 to March 2018. This has increased the average number of DHPs for rent deposits per week from 1.8 to 3.7, with a 13% increase in the average value of an award:

Period	Number of deposit / rent in advance awards	Number of deposit / rent in advance requests refused	Total value of awards (£)	Average value of awards (£)
Apr 17 - Mar 18	91	13	95,541.74	1,049.91
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A small team of Housing Benefit Officers make all DHP decisions. A new process implemented in 2018 ensures anyone coming in to the Civic Offices to request a DHP for rent in advance or deposit is seen on the day by a DHP decision-maker. This has helped to speed up decision-making and reduce the number of unsuccessful DHP requests.

A DHP request cannot be accepted until a property has been found, because the decision is based on the specific deposit amount and rent costs.

The council is due to be notified of its DHP allocation for 2019/20 by the Department of Work and Pensions at some point in January.

Credit union loans

Wessex Community Bank (WCB) (previously Hampshire Credit Union) is based on Fratton Road and provides affordable loans for a range of people, including many who are financially excluded due to debt or low income. Around 40% of the loans made by WCB are to people whose sole source of income is social security benefits.

In the year to 31 October 2018, 17 WCB loans were recorded as being made to provide a rent deposit (but the reason given in the application may not always correspond with how the money is used). This represents a very small proportion of their loans.

WCB assess affordability, based on an income and expenditure check, reviewing the customer's last bank statement, and a credit check. Anyone with gambling expenditure is declined. WCB look at the type of debt as well as the amount outstanding, but will not lend to anyone whose total outstanding debt would be more than 10 times their net monthly income.

WCB have previously discussed working with Housing Options to deliver a rent deposit scheme, but because this would entail higher risk lending than currently; WCB indicated that they would require funding for 25% of each loan as a provision for non-payment. Interest rates would be around 19-20% APR, depending on the level of risk and the amount borrowed.

WCB also encourage schemes where customers save before they borrow, to reduce the amount borrowed, and to develop the habit of putting a bit aside each month to ensure a loan can be repaid.

Other borrowing

Many residents will borrow from friends and family, but for those who cannot, the most readily available and 'cheapest' borrowing is via credit card. No data is available on the number of rent deposits paid by credit card, and some landlords will not accept this form of payment.

Credit card borrowing enables people on low incomes to only pay the minimum payment each month, so they are not clearing any of the balance of the debt. No enforcement action will be taken by the lender because they are meeting the borrowing terms, but if only the interest is paid each month, the debt will continue indefinitely, greatly increasing the total cost of borrowing.

Information for residents

Searching for 'rent deposit' on the council's website gives two results: [Discretionary housing payments](#) and [Housing, Neighbourhood and Building Services](#).

The first page provides details about DHPs; eligibility, how to apply and decisions. It notes that people whose housing is unaffordable due to the welfare reforms could apply for rent in advance or a deposit for a more affordable home.

The second page has a section on private rented accommodation, which gives details of the Housing Options Access scheme.

Searching for rent in advance also directs people to the council's [money advice page](#), which includes the [directory of help for people in financial hardship](#). This does not specifically refer to rent deposits or rent in advance, but includes details of charitable organisations who offer grants to people in hardship, and options for low cost loans.

Rent It Right is the council's private sector housing website. It provides some information for tenants, and a searchable list of accredited homes for rent, but does not include any information or advice on obtaining a rent deposit.

The national housing organisation Crisis has a [Help to rent database](#). Searching for schemes in Hampshire shows that local authorities and partner agencies have a range of rent deposit and bond schemes across the county. The only entry for Portsmouth is the Housing Options Access scheme.

Summary and conclusions

- Portsmouth does not have a 'rent deposit scheme' available to the general public, but the council provides help with rent deposits through Housing Options schemes and Discretionary Housing Payments (DHPs)
- The number of people assisted and the total amount of financial help provided by the council for rent deposits has roughly doubled between 2017/18 and 2018/19; reasons for this include rising demand, new Homelessness Reduction Act duties and new processes to expedite decision-making
- The council is expected to provide rent deposit help to over 350 households in 2018/19, compared to 183 in 2017/18. Assisting a greater number of people would require additional funding; Portsmouth's 2019/20 DHP allocation from DWP has not yet been announced
- The budgets used to fund rent deposits and bonds face high demand and are dependent on fluctuating annual grants
- DHPs are non-repayable, while Housing Options can offer both loans and grants; however, repayment of loans is low
- The council also provides bonds, but only a small number of homes are secured with this help, mostly houses in multiple occupancy
- An individual who is not currently either in receipt of Housing Benefit (or Universal Credit housing costs element) or threatened with homelessness, is unable to access rent deposit assistance from the council
- The council does not provide information on its websites of all the different options to assist people with rent deposits

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Equality Impact Assessment

Preliminary assessment form 2018

www.portsmouthccg.nhs.uk

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
 - How are going to mitigate or remove any potential negative impacts
 - 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, neighbourhood & building services

Service, function:

Tackling poverty

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

Report on financial assistance to secure private sector housing

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?

To outline the assistance currently provided by the council and options for extending financial support to others who do not currently qualify.

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

If a decision is made to extend assistance, it will benefit those who do not currently qualify for help, but who meet the criteria for extended support.

The current schemes assist those who are either (1) threatened with homelessness, or (2) receiving help with their rent from Housing Benefit or Universal Credit, need to move and are unable to afford the cost of securing another home. Therefore the current scheme serves members of excluded groups who are at risk of homelessness and / or facing housing deprivation and financial disadvantage.

The schemes assisted 216 households to secure a new home in 2017/18, with an initial cost to the council of £205,585.63 (the final cost will depend on the level of repayment, where assistance was provided as a loan, and on the value of claims against bonds, where assistance was provided as a guarantee against a fixed maximum level of costs).

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 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"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<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"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Other excluded groups examples includes, Homeless, rough sleeper and unpaid carers. Many forms of exclusion are linked to financial disadvantage. How will this change affect people on low incomes, in financial crisis or living in areas of greater deprivation?

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

If there are any potential negative impacts on any of the protected characteristics, What have you put in place to mitigate or remove the negative impacts/barriers?

There are no potential negative impacts because the report does not propose any actions that would reduce assistance to individuals or groups who already qualify, but if assistance is extended it will have a positive impact on recipients who are financially disadvantaged by the cost of securing private rented sector accommodation, which may include members of any of the equality groups. None of the nine statutory equality groups has been specifically targeted for additional support, however if a decision is made to extend support, a full EIA would help to identify how those with protected characteristics would be affected, and whether any mitigation is required to promote equality.

Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups? e.g. A new service has been created for people with a disability to help them gain employment this would mean that this helps promote equality for the protected characteristic of disability only.

Group	Yes	No	Unclear
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Race	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pregnancy or maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other excluded groups	<input checked="" type="checkbox"/>	<input 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?

Please add in the text boxes below what feedback / meetings you have attended for each specific protected characteristic

Group	Positive or negative feedback
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Page 21

Age	The Staying Close team have indicated that care leavers could benefit from additional assistance to secure private rented housing, as could other young people ready to live independently who cannot afford the up front costs to secure a home.
Disability	None
Race	None
Sex	None
Gender reassignment	None
Sexual orientation	None
Religion or belief	None
Pregnancy and maternity	None
Marriage & civil partnership	None
Other excluded groups	Feedback from welfare advice, family support and homelessness services has indicated that financially excluded and vulnerably housed people would benefit from additional assistance to secure private rented housing.

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

PCC staff-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

CCG staff-If you have to complete a full EIA please email: sehccg.equalityanddiveristy@nhs.net if you require help

Q7 - How have you come to this decision? Summarise your findings and conclusion below

At this stage, no decision has been made on whether to provide additional financial assistance to enable people to secure private rented sector housing. If a decision is made to extend support, a full EIA should be completed in order to ensure that where possible the policy helps to promote equality for the equality groups.

Q8 - Who was involved in the EIA?

Mark Sage, Gina Perryman

This EIA has been approved by:

Contact number:

Date:

PCC staff-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

CCG staff-Please email a copy of your completed EIA to the Equality lead who will contact you with any comments or queries about your preliminary . Email: sehccg.equalityanddiversity@nhs.net

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Agenda Item 4

Agenda item:

Title of meeting: Cabinet Member for Housing

Date of meeting: 12th March 2019

Subject: Empty Private Property Strategy

Report by: James Hill, Director of Housing, Neighbourhood and Building Services

Wards affected: All

Key decision: No

Full Council decision: No

1. Purpose of report

1.1. To present the updated Empty Private Property Strategy which outlines the council's approach to reducing the number and impact of empty homes.

2. Recommendations

2.1. That the Cabinet Member for Housing approves the council's Empty Private Property Strategy 2019-2024.

3. Background

3.1. The strategy focuses on privately owned residential premises which is defined as having the following characteristics:

- The dwelling is wholly unoccupied.
- It has been empty for more than a 6 month period. This time frame has been set by Portsmouth City Council because the longer a property is left empty the increased likelihood of a negative impact on the local community. The greater the risk of decline to the fabric of the building and the harder it may be, potentially, to work with the owner. It is felt that 6 months is a reasonable time frame for an owner to bring a property back into use themselves without encouragement by the city council.
- Privately owned dwellings

3.2. There are many reasons why a property owner leaves their property empty. These include:

- Lack of affordability to carry out repairs to the property.
- Lack of a decision as to whether to sell or rent the property.
- Desire to rent, but lack of knowledge on how best to rent the property
- Sentimental attachment to the property
- The owners are not local and are not contactable, therefore effectively abandoning the property.
- Part of a larger portfolio of properties, where one empty property does not

- affect their overall income.
- Dispute over ownership because the property was never registered with land registry, deeds go missing or inheritance process is stalled.

3.3. Benefits of returning an empty property to being a residential dwelling for the community include:

- Reduced risk of Anti-Social Behaviour
- Less vermin
- Less unsightly properties
- Better house value

3.4. Benefits of returning an empty property to being a residential dwelling for the owner include:

- Decreased costs and/or increased income
- Peace of mind
- Avoid enforcement

4. Legislative requirements

4.1. There is no statutory requirement for the council to have an empty private property strategy. However, the council does have a number of obligations which result from empty properties and therefore it is sensible that the council has a coordinated approach to dealing with this issue.

5. Draft strategy

5.1. The Empty Private Property Strategy 2019-2024 is in Appendix 1 of this report.

It sets out three main aims as follows:-

5.1.1. Strategic Aim 1 - Tackle the problems that empty properties cause local residents, particularly focusing upon:

- Environmental issues, and
- Anti-Social Behaviour

5.1.2. Strategic Aim 2 - Minimise the blight that empty private properties can cause on property prices.

5.1.3. Strategic Aim 3 - Maximise the usable housing stock in the city by supporting owners of empty private properties to return them to functional homes.

5.2. This will be achieved through a focus on the following areas

5.2.1. Communications:

Making the options clear to property owners to bring properties back into use before they have been empty for more than 6 months. This communication should be in a range of formats and methods.

5.2.2. Advice and Support:

Ensure advice & support is available to empty property owners to enable them to bring their properties back into use.

5.2.3. Working with stakeholders:

Encouraging the neighbouring community, landlord groups, and local agents to positively engage in identifying and working with the city council to bring properties back into use.

5.2.4. Enforcement:

The use of enforcement action where necessary, and in the event that engagement with the property owner is not possible or does not result in the property being brought back into use. Enforcement options include (interim & final) Empty Dwelling Management Orders (where the local authority take on the management of the property) and Compulsory Purchase Orders (where the city council would purchase the property). This can help with the housing needs pressure in the city and alleviate the nuisance that empty properties can cause to the local community.

6. Reasons for recommendations

6.1. To ensure that the council's Empty Private Property Strategy is up to date and meets the needs of the customers and residents of Portsmouth.

7. Equality Impact Assessment (EIA)

7.1 A preliminary equality impact assessment has been completed. The recommendations do not have a negative impact on any of the protected characteristics as described in the Equality Act 2010 as the strategy relates to the management of empty properties in the City and it is not related to people.

8. City Solicitor's comments

8.1. The Empty Private Property Strategy report outlines the current issues and statistics which map the number of relevant properties. Appendix 2 sets out the key primary legislation that can be used to deal with potential enforcement or compulsory acquisition.

9. Director of Finance comments

9.1. There are no direct financial implications as a result of approving the Empty Private Property Strategy.

9.2. Any initiatives that are required to implement the strategy will be met from existing cash limited resources.

Signed by:

.....
James Hill, Director of Housing, Neighbourhood and Building Services

Appendices:

Appendix 1 - Empty Private Property Strategy 2019-2024

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

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

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

PORTSMOUTH CITY COUNCIL Empty Private Residential Property Strategy 2019-2024

"Bringing properties back into use"

Executive Summary

Empty private properties in Portsmouth have a significant impact upon their local environment and the community. They also are a waste of valuable housing resource which could be used to provide a home. Therefore, it is vital that the council works to identify empty private properties and, wherever possible, bring them back to full use.

This strategy identifies the legislation around empty properties, the reasons why properties become empty and the impact that they can cause. Putting this in a local context shows the impact that this issue has in Portsmouth and leads to the suggestion of three strategic aims as follows:

Strategic Aim 1

Tackle the problems that empty properties cause local residents, particularly focusing upon:

- **Environmental issues, and**
- **Anti-Social Behaviour**

Strategic Aim 2

Minimise the blight that empty private properties can cause on property prices.

Strategic Aim 3

Maximise the usable housing stock in the city by supporting owners of empty private properties to return them to functional homes.

1. Overview

1.1. This strategy focuses on privately owned residential premises which have not been occupied for more than 6 months. For the purpose of this strategy it is considered irrelevant if the property is 'substantially unfurnished' as per the definition provided for by council tax categorisation. The issues which arise from the property being empty are largely unaffected by the level of internal furnishing.

1.2. For the purpose of this strategy an empty private residential property is defined as having the following characteristics:

1.2.1. The dwelling is wholly unoccupied. If owners are returning on an ad-hoc basis to the property it may be that this strategy could still apply with regard to enforcement action on environmental issues, and the council will continue to want the property to be 'properly' brought back to use as a dwelling.

1.2.2. Empty for more than a 6 month period. The Housing Act 2004 has stated that a property has to be empty for more than two years before an Empty Dwelling Management Order can be applied for. However, although the Council cannot use enforcement measures prior to this time frame, it is felt that we should be able to still approach and work with empty property owners in relation to providing support and help with bringing an empty property back into use. If an empty property is causing an environmental impact on the local community the local authority should not wait until the property is empty for two years before we react and request action to be carried out. It is felt that 6 months is a reasonable time frame for an owner to bring a property back into use themselves without encouragement by the Council.

1.2.3. Privately owned residential dwellings

1.3. There may be justifiable reasons for a property to be empty, as defined by the council tax legislation;

1.3.1. Property undergoing major refurbishments

1.3.2. Person liable is in prison

1.3.3. Person liable is in care home or hospital

1.3.4. Property is a deceased estate and is awaiting probate

1.3.5. Property prohibited by law

1.3.6. Person liable receiving care but not in a care home / hospital

1.3.7. Person liable giving care elsewhere

1.3.8. Property repossessed.

1.3.9. Property left empty by bankrupt trustee.

1.3.10. This strategy will not include properties which are on the market for sale / going through the sale process.

1.4. This strategy does not apply to;

1.4.1. Commercial properties. The Housing Act 2004 very clearly defines that it applies to "make provision about housing conditions, to regulate houses in multiple occupation and certain other residential accommodation" The Empty Dwelling Management Order (EDMO) legislation can be found under section 133 of the Housing Act 2004 and, only applies to residential properties. This is also the case with Compulsory Purchase Order under Section 17 of the Housing Act 1984. This power is to be applied to the acquisition of a house or land for the purpose of providing housing. It is important to note that there are other provisions available under a Compulsory Purchase Order to carry out the function of acquiring commercial buildings for housing use.

1.4.2. Social Housing. The purpose of social landlords is to provide housing for people to live in and therefore will be actively managing void properties to fill them, renovate or sell. To date no evidence has been seen of social landlords deliberately keeping properties void with no plans to do one of the options mentioned. If this were to change then this strategy would need to be reviewed.

2. Government approach to empty properties

Whilst there is no statutory requirement for an Empty Private Property strategy, the issue has been a key part of government policy for a number of years. The following events have occurred over the past 10 years that have shaped the process of bringing empty properties back into use:

2.1. The government approach 2010 - 2015;

The coalition's government included a commitment to "explore a range of measures to bring empty homes into use". Specific funding was made available for this purpose, including £156 million allocated between 2012 and 2015 under two rounds of the Empty Homes Programme (part of the Affordable Homes Programme). An additional £60 million was allocated as part of the Clusters of Empty Homes Programme, which aimed to tackle concentrations of poor quality empty homes in areas of low housing demand¹.

2.2. Housing Act 2004 and amendments;

The Housing Act 2004 previously defined a long-term empty property as one which has been empty for more than 6 months. An Empty Dwelling Management Order (EDMO) could not be applied for without proof that the property had not been used for this length of time.

¹ Empty Housing (England) Briefing Paper Number 3021, 13 June 2018, Page 3

Significantly the legislation for empty properties was changed in 2011 where the length of time a property has to be empty was changed from 6 months to two years before enforcement under this legislation could be actioned. This did not stop action being carried out to ensure that the property was not causing a nuisance and safe guarded whilst working with the freeholder to bring it back into use. However, it does prevent an EDMO being used as an option for enforcement action until this time frame has been completed.

2.3. The New Homes Bonus;

In 2011, the Government confirmed that councils could attract additional funding under the New Homes Bonus scheme for bringing empty properties back into use. Under the scheme, the government matched the council tax raised for each property brought back into use for a period of six years. Following consultation in 2015, the government introduced a national baseline for housing growth of 0.4%, below which the New Homes Bonus is not paid. The number of years over which payments are made was reduced from six to five in 2017/18 and further reduced to four years from 2018/19.²

2.4. Council Tax Changes;

From 1st April 2016, unless the dwelling is undergoing significant repair and renovation to make the property habitable, the level of council tax charged on an empty property is typically the same as an occupied property (attracting no discounts), aside from dwellings that attract a premium of 50% as they have been empty and unfurnished for two years or more. The premium essentially increases the amount of council tax that is charged.

It was agreed at full council on 12/02/2019 that Portsmouth City Council, in accordance with the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018, Local Government Finance Act 1992, amend and set Council Tax premiums for long term empty properties in its area for the council tax years commencing 1 April 2019, 1 April 2020 and 1 April 2021.

Long term empty properties – Under Section 11B of the Local Government Finance Act 1992 the premium charged to long term empty properties will increase to the relevant maximum as follows:

From 1 April 2019, the premium for properties unoccupied and substantially unfurnished for two calendar years or more will be 100%.

From 1 April 2020, the premium for properties unoccupied and substantially unfurnished for two to five calendar years will be 100%, and

² Ibid

for properties unoccupied and substantially unfurnished for five calendar years or more the premium will be 200%.

From 1 April 2021, the premium for properties unoccupied and substantially unfurnished for two to five calendar years will be 100%, for properties unoccupied and substantially unfurnished for five to ten calendar years the premium will be 200% and for properties unoccupied and substantially unfurnished for ten calendar years or more, the premium will be 300%.

2.5. Funding;

In September 2013, the government provided funding for the Empty Homes Loan Fund. A joint initiative between the charity Empty Homes, Ecology Building Society, and participating local authorities, under which loans were provided to owners of empty properties. The fund was abolished in August 2014 because of low take-up.³

2.6. Current government plans 2016 - 2021;

The Shared Ownership and Affordable Homes Programme 2016-21 does not include separate funding for empty homes. In 2015 the government said that the £216 million of funding provided between 2012 and 2015 was intended to “provide a push in the right direction” and that there were no plans to provide additional funding. The New Homes Bonus scheme is still in operation.⁴ However, as this is linked to the national baseline for housing growth it is difficult for Local Authorities to qualify for this funding.

There are currently no other government funding schemes to assist Local Authorities with tackling Empty Properties.

³ Empty Housing (England) Briefing Paper Number 3021, 13 June 2018, Page 3

⁴ Ibid, Page 4

3. National and local picture

- 3.1.** Statistics published by the Ministry of Housing, Communities and Local Government (MHCLG) have stated that there were 605,891 empty properties in England in October 2017, with 205,293 of these classified as long-term empty properties (empty for longer than six months).
- 3.2.** Areas throughout the UK are affected differently by empty properties. Liverpool and Manchester suffer with whole streets of properties being left empty. In Liverpool alone there are 11,000 properties that have been empty for more than a decade. Schemes such as buy a property for a £1 have been implemented by the Local Authority to try and tackle the situation.
- 3.3.** In Scotland there are 37,000 empty properties and the Empty Home Partnership (created by the Scottish Government) is designed to help local authorities tackle empty properties in their area.
- 3.4.** In Wales there are 40,000 empty properties and the Welsh Government have started schemes such as the Home Ownership Plus, which renovates empty properties and then sells them to first time buyers.
- 3.5.** In July 2018 the Local Government Association petitioned to increase council tax to empty properties to reflect the length of time they are empty. This includes changes in rates from 200% to 300%. The reason being that the money could be used to invest in property and will also encourage empty property owners to do something with their property. Local data (shown on page 11) indicates that the current 150% Council Tax charge has not reduced the number of empty properties.
- 3.6.** Portsmouth City Council are a member of the Empty Homes Network (EHN), which is the successor to the National Association of Empty Property Practitioners (NAEPP). NAEPP was established in May 2001 and replaced by EHN in 2005. It was launched by empty property practitioners with the support of government ministers, the Housing Corporation and the Empty Homes Agency. It provides valuable advice and support as well as providing links to other empty property practitioners.
- 3.7.** Statistics from 2017 data have shown that there has been an increase in empty properties nationally and the EHN have provided reasons for this increase as follows⁵:
- 3.7.1.** The housing market stalling in some areas, having previously picked up in many areas after the 2008 financial crisis.
- 3.7.2.** The slow sale of some new build properties in some areas in the last year (for the purpose of this strategy properties going through the sales process are not considered empty properties).

⁵ Empty Homes, Empty Homes in England, 2018, page 14

- 3.7.3.** The ending of any dedicated empty homes investment programmes funded by government in March 2015.
- 3.7.4.** Some local authorities cutting the number of staff they have working to tackle empty homes due to budget pressures. (Portsmouth City Council still employ a dedicated empty property officer).
- 3.7.5.** Local authorities worked to improve the accuracy of their empty homes data in previous years that led to reductions in the recorded level of empty homes in those years.

4. Reasons for empty properties, and benefits of return to use

4.1. There are many reasons why a property owner leaves their property empty.

These include:

- Lack of affordability to carry out repairs to the property.
- Lack of a decision as to whether to sell or rent the property.
- Desire to rent, but lack of knowledge on how best to rent the property.
- Sentimental attachment to the property.
- The owners are not local and are not contactable, therefore effectively abandoning the property.
- The property is part of a larger portfolio of properties, where one empty property does not affect their overall income.
- Dispute over ownership because the property was never registered with land registry, deeds go missing or inheritance process is stalled.

4.2. Benefits of returning an empty property to being a residential dwelling for the community.

4.2.1. Reduced risk of Anti-Social Behaviour;

Long term empty properties can become targeted as somewhere that can be used for anti-social behaviour, such as drug taking without fear of disturbance. They can also be vulnerable to graffiti and breaking and entering. This is especially the case when the garden is left to become overgrown and, therefore, offers a place which is not overlooked by other neighbours. The anti-social behaviour impacts on the neighbours and public services. By having a property in regular use, this risk is greatly reduced.

4.2.2. Less vermin;

Pests are attracted to food and warmth, which is provided by people living in properties. However, an empty property, especially one in disrepair, will allow access routes to neighbouring properties that are occupied. This is because they can easily access the fabric of the building. They are then able to freely move into the neighbouring properties through cavity walls and roofs or floating floorboards.

An empty front forecourt or garden will often attract waste which, in turn, attracts pests.

Homeowners have a duty to remove pests from their home. Therefore, a fully used home with occupants, and a landlord or owner/ occupier who will monitor the property and carry out necessary renovation works, will reduce the likelihood of pests entering the property.

4.2.3. Less unsightly properties;

An empty property can often be neglected and deteriorate significantly. Peeling paint work, missing render, eroding stone work, over flowing or

broken guttering and over grown vegetation are all often the outcome of a property being left empty. When a property becomes a target to anti-social behaviour this often leads to windows and doors being boarded up or even having metal shutters attached to it.

4.2.4. Better house value;

An empty property in a street can decrease the value of the neighbouring properties. Many property websites actually advise buyers to be aware of empty properties in a street when buying a property.

Therefore, by removing empty properties in a street this can help to increase the likelihood of sale and, perhaps even the value of the neighbouring properties.

4.3. Benefits of returning an empty property to being a residential dwelling for the owner

4.3.1. Decreased costs and/or increased income;

An empty property is estimated to cost an owner approximately £300 a month⁶ as a result of them continuing to have a responsibility to pay for the following:

- Council tax. Increased to 150% after 2 years of being empty
- Utilities. Unless cut off, there is a standing charge for all the utilities even when not in use.
- Insurance. There will be a potentially higher insurance premiums because the property is empty.
- Maintenance. Garden clearance for cutting back vegetation, boarding up costs, repairs to the property to stop leaks occurring and decline setting in.

If an empty property is sold and occupied by the new owner these issues are resolved.

If the property was rented, the owner may become the landlord and would be able to focus on maintenance, knowing there is a regular income.

In Portsmouth, the rental market for domestic properties has been strong for a number of years and is not anticipated to change during the lifetime of this strategy.

4.3.2. Peace of mind;

By having a property occupied, either by the owner or tenants, a number of other concerns can be minimised.

The threat of squatting is an ongoing concern for many empty properties. Although the legislation regarding squatting has changed since 2012 and

⁶ <https://www.propertychecklists.co.uk/articles/empty-property-costs>

is now a criminal offence it is up to the freeholder to prove that they did not give permission for someone to live in their property. This means that their empty property will need to be monitored on a regular basis to ensure that no person has moved in without their permission.

If a property is empty for 10 years or more and is targeted by squatters the owner runs the risk of a claim for adverse possession. This is when a person, who does not have legal claim to the property, lives in it open and freely for more than 10 years and then applies to the land registry to become the legal owner. They do have to prove that they have been paying council tax and utilities but ultimately this is something that can, and does, happen.

4.3.3. Avoid enforcement;

Central government are encouraging all local authorities to create strategies that bring empty properties back into use. Although Local Authorities have enforcement powers available to tackle empty properties, this strategy hopes to prevent properties from becoming long term empty, and to establish other methods to tackle empty properties beyond the enforcement powers available. By willingly bringing an empty property back into use the owner avoids the possibility of legal action.

5. Portsmouth: Empty Private Properties IN CONTEXT- The Local Picture

5.1. Overview of tenure in Portsmouth

5.1.1. 24% of properties are owner occupiers compared with the national average of 31%. This data reflects the 2011 census information which showed that the number of owner occupied properties had decreased by 4.8% from the 2001 census.

5.1.2. 25% in privately rented accommodation (compared to 15% nationally.) Since the census in 2001 there has been a 10% increase in the number of rented properties in Portsmouth⁷. In 2011, 113,870 households were privately rented in Hampshire, of which 21,100 were located in Portsmouth.

5.1.3. 12% in Council owned properties (compared to 9% nationally)

5.1.4. 6% in Housing Association properties (compared to 8% nationally.)

5.1.5. The Council of Mortgage Lenders has conducted a survey in 2016 'The Profile of UK Private Landlords' which covered landlords across the UK. The majority of all the landlords (60%) owned only a single investment property. At the other end of the scale, only 7% of landlords owned five or more dwellings but they accounted for around 40% of the stock.⁸

5.2. Identification of empty private properties

Empty properties are identified by the following methods:

- Council tax data
- Reporting / complaints from the general public
- Information from other council departments or public services.
- Contacted by empty property owners

5.3. Number of empty private properties per year

5.3.1. The following data shows properties that are empty for more than 6 months for each year since 2009. In 2012 the introduction of charging long term empty property owners 150% council tax was brought in. Also this provides the data for those that have been empty for more than two years.

⁷ <http://documents.hants.gov.uk/population/HampshirePrivateRentedTenureProfile.pdf>

⁸ <file:///C:/Users/cho138/Downloads/the-profile-of-uk-private-landlords-20170118.pdf>

* The introduction to a higher charge of 150% for properties left empty for more than 2 years came into effect in 2012. Therefore prior to this date no data for properties empty for more than 2 years was held.

Year	6 months empty	2 years empty	Overall
2009	1812	not recorded *	4454
2010	1228	not recorded *	3113
2011	749	not recorded *	2822
2012	1331	9	2160
2013	1427	107	1936
2014	1548	90	2099
2015	1806	82	2861
2016	1530	120	2402
2017	1836	127	2725
2018	2355	156	3153

5.3.2. This data is reliant on the owners coming forward and advising the council tax department on the change in circumstances in their property. The Empty Property Network⁹ identifies reasons why, at a national level, relying on these figures alone may not give a wholly accurate picture. This includes:

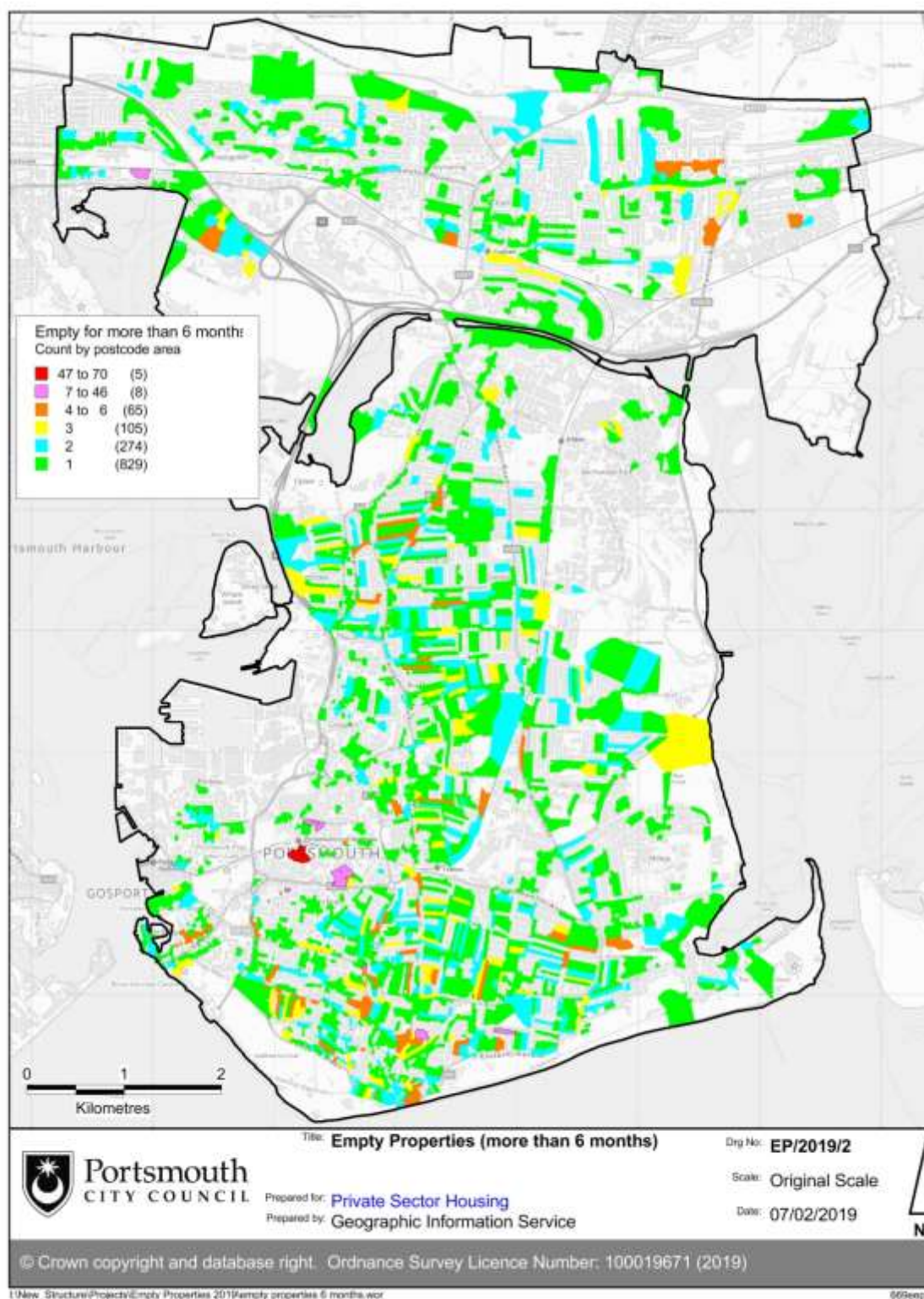
5.3.3. Derelict properties are not classed as dwellings for Council Tax purposes.

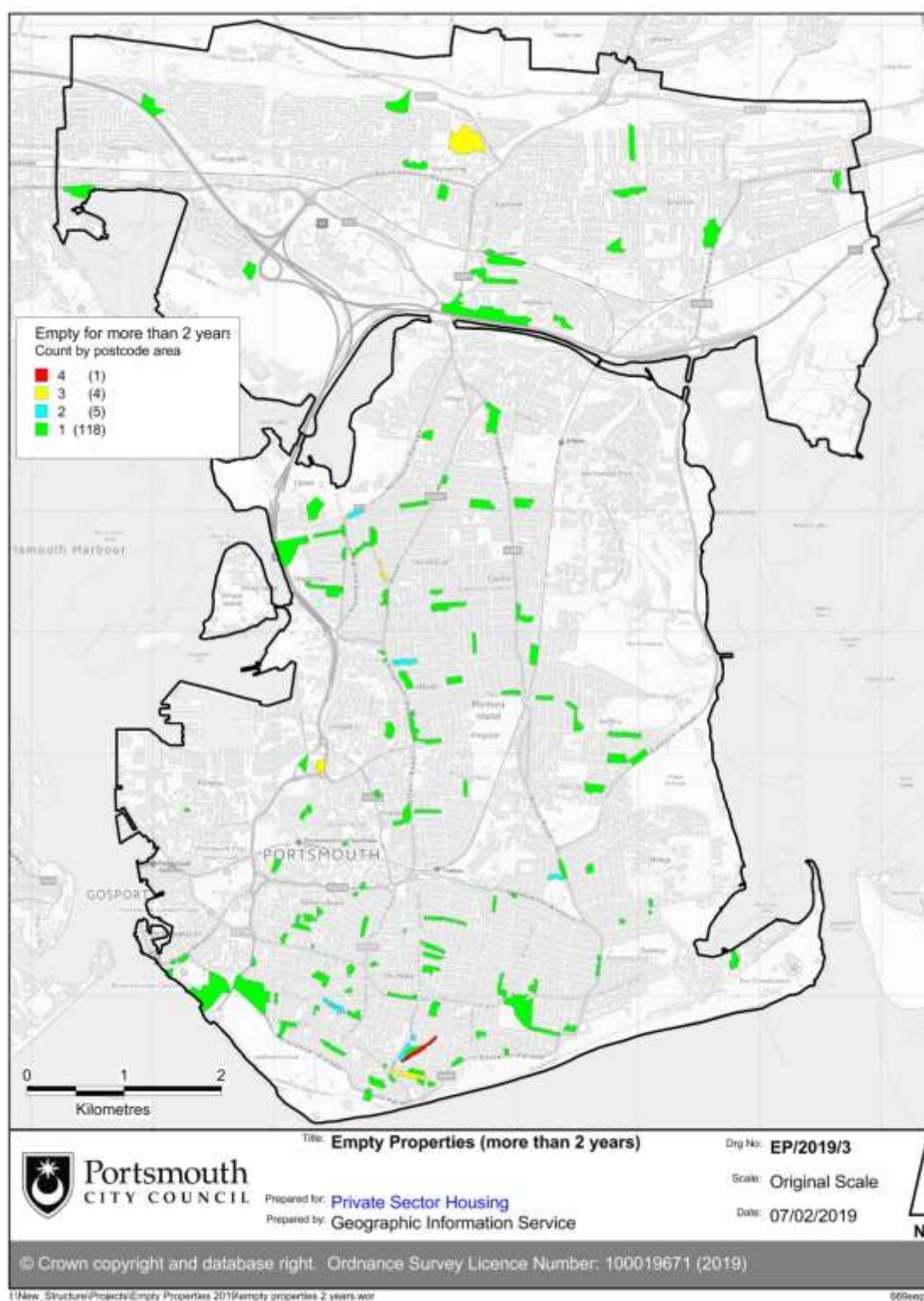
5.3.4. An owner may not inform the Local Authority that their property is empty, leading to undercounting. The point is made that owners who are still liable for Council Tax payments may have no reason to let their Local Authority know that the property is vacant.

5.3.5. The data does not include dwellings where there is an exemption from paying Council Tax. So, for example, it does not include unoccupied clergy dwellings or properties held in the possession of a mortgage lender or trustee in a bankruptcy.

⁹ Empty Homes, Empty Homes in England, 2018, page 10-13

5.4. Locality of known empty properties in Portsmouth





5.5. Impacts upon the community

5.5.1. Complaints.

In a five year period, the council's private sector housing team received complaints about 326 properties which were empty for more than 6 months and investigated. The nature of the complaints were as follows:

Complaining about pests from empty properties	19
The overgrown state of the garden	37
Empty property attracting anti-social behaviour	15
The property is causing disrepair to their property	11
Property looks unsightly	88
The property has been empty for a long time	184
Mixture of lots of concerns	14

5.5.2. Blight

The longer a property is left empty the more likely it is to deteriorate if it is not maintained. Overgrown gardens, broken gutters, broken windows, leaking roofs and an increased likelihood of squatting will all have a severe detrimental effect on a street. By ensuring that the length of time a property is empty is greatly reduced there will also be a reduction in blight upon the community.

5.5.3. Need for more housing

The housing market in Portsmouth is supply led, which means that the demand for properties of all tenure outweighs the supply available. The City Council has a range of strategies to help people into sustainable living and away from homelessness and increasing the overall housing stock. By minimising the number of long term empty properties it can only improve the housing situation.

6. Strategic approach

Based upon the evidence seen, this strategy outlines three main aims

Strategic Aim 1

Tackle the problems that empty properties cause local residents, particularly focusing upon:

- **Environmental issues, and**
- **Anti-Social Behaviour**

Strategic Aim 2

Minimise the blight that empty private properties can cause on property prices.

Strategic Aim 3

Maximise the usable housing stock in the city by supporting owners of empty private properties to return them to functional homes.

It is not this strategy's aim to increase council tax revenue by finding more empty private properties which can be charged the increased rates. However, if council tax fraud is being committed the council has a duty to the taxpayer to ensure that this is resolved.

The following areas can all be developed to meet the strategic aims;

6.1. Communications

Ensuring owners of empty private properties are aware of the options available to them is the first step in solving the problem. This includes raising awareness before the property has been empty for 6 months.

Having the options available in a range of formats, with the City Council available for advice through a range of communications methods, will enable owners to make informed choices about the future of their property.

6.2. Advice and Support

Owners of empty private properties need to be able to access advice and support on the best way to bring their property back into full use.

6.3. Role for other stakeholders

6.3.1. Neighbouring community

Occasionally the issue that an empty property is causing to a neighbouring resident is a civil matter and not for the City Council to interfere in (e.g. a fence panel broken between the two properties). However, the City Council can signpost them to advice on how to take such action.

Residents can often provide information to the City Council about the current or former owner of an empty property. Therefore, the City Council needs to support residents who want to report information in a secure and sensitive way.

6.3.2. Landlord groups

Partnership working with landlords is important to gather information on properties, and the various housing markets, across the city. If there is a change in any particular market there may be an impact on the number and location of empty properties.

It is also possible that these groups may own empty properties, and require support and help in bringing them back into use, or be effected by an empty property and therefore need to report it.

6.3.3. Estate agents and letting agents

It is important that estate agents and letting agents have clear communications channels with the City Council so that they can do the following:

- Report properties that they believe could be empty
- Provide market information which will have an effect on the amount of empty properties in Portsmouth.

6.4. Enforcement

It is important that the City Council retain the ability to resort to the use of enforcement legislation in appropriate circumstances. The principle legislation used to deal with derelict and vacant properties is shown in Appendix 2. Most notable is the use of interim and final Empty Dwelling Management Orders (EDMOs).

If a property is empty for at least 2 years and is causing a nuisance for the community, (and local residents support the action) a Local Authority can apply for an interim EDMO. This gives the local authority legal possession of the property and they can work with the owner to agree a plan to bring the property back into use. If this fails after 12 months, a final EDMO can be applied for, and the local authority are able to find tenants to occupy the property without agreement of the property owner. This can therefore help with the housing pressures in the City and alleviate the nuisance caused to the local community.

7. Measures of the impact of this strategy

7.1. It is important the City Council can reliably determine the impact of this strategy on the empty properties across the city. Therefore, a robust set of data-derived measures needs to be established:

7.1.1. The number of empty properties known to the council.

7.1.2. The number of empty properties causing concern with issues such as blight, overgrown gardens and anti-social behaviour.

7.1.3. The number of empty properties that have been reported to the council that have been returned to full use.

7.1.4. The number of owners of empty properties who have been helped to bring their property back to full use.

7.1.5. The number of complaints made about empty properties.

8. Action plan to be developed to progress the priorities

This document proposes a number of actions that currently are, or could in the future, support the delivery of a successful strategy.

Proposed Action	Strategic Aim 1	Strategic Aim 2	Strategic Aim 3
1. Have a clear and joined up approach between the council and agencies towards the identification of empty private properties.			✓
2. Create a communications plan, including website information, on how to;	✓		
2a report empty properties, including signs of what is an empty property.	✓	✓	
2b help owners find uses for empty properties.	✓		
2c Support for letting & managing the property (links to rent it right).			✓
3. Report to councillors on a quarterly basis on the numbers of new empty private properties and the actions taken.			✓
4. Develop a suite of measures to report on empty properties.			✓
5. Implement support plan for owners to get their property back to use.		✓	✓
6. Develop Rent It Right as a support tool for owners to get properties back to being used.	✓		

Appendix 1 - References

<http://researchbriefings.files.parliament.uk/documents/SN02857/SN02857.pdf>

Information from central government for council tax and empty properties from 26th November 2018.

<http://researchbriefings.files.parliament.uk/documents/SN03012/SN03012.pdf>

Guidance document from central government for empty properties and the need for local authorities to have a strategy. Briefing paper to central government. June 2018

<https://www.gov.uk/government/publications/empty-dwelling-management-orders-guidance>

Guidance document for Empty Dwelling Management Order

<http://www.ehnetwork.org.uk/>

Website providing information, advice, guidance and support from the Empty Homes Network, which is an organisation that is designed to support empty property work nationally.

http://www.actiononemptyhomes.org/wp-content/uploads/2018/03/final_ehe_2018_web.pdf

Empty Homes in England Report 2018 by Empty Homes National Campaigning Charity.

<http://documents.hants.gov.uk/population/HampshirePrivateRentedTenureProfile.pdf>

Tenure Profile: Private Sector - 2011

Appendix 2 - List of enforcement legislation

The principle legislation used to deal with derelict and vacant properties can be summarised as follows:

Local Government (Miscellaneous Provisions) Act 1976 – Section 16	-	Power to require information in respect of the ownership of a property
Prevention of damage by Pests Act 1949 – Section 4	-	Power to require works to destroy pests
Local Government (Miscellaneous provisions) Act 1976 – Section 29	-	Power for premises to be secured against unauthorised entry
Environmental Protection Act 1990 - Section 80	-	Power to require abatement of statutory nuisances
Town and Country Planning Act – Section 215	-	Power to remedy land adversely affecting the amenity of a neighbourhood
Law of Property Act 1925 – Section 103	-	Power to force the sale of a property
Local Government (Miscellaneous Provisions) Act 1976 – Section 15	-	Power to enter the property to undertake a survey for Compulsory Purchase Order (CPO) purposes
Housing Act 1985 – Section 17	-	Power to acquire land and houses by CPO
Housing Act 2004 Part 4 Chapter 2 -	-	Power to make Empty Dwelling Management Orders (EDMO)
Planning and CPO Act 2004	-	Compulsory purchase procedures
Circulars 13/81, 5/93, 14/94 2/03	-	Guidance on compulsory purchase procedures
Housing Act 2004 – Section 133	-	Power to serve an Interim EDMO
Housing Act 2004 – Section 136 & Schedules 6 and 7	-	Notice of intention to serve a final EDMO

Equality Impact Assessment

Preliminary assessment form 2018

www.portsmouthccg.nhs.uk

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
 - How are going to mitigate or remove any potential negative impacts
 - 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, neighbourhood & building services

Service, function:

Private Sector Housing

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

Privately owned empty residential property strategy.

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?

To reduce the number of privately owned empty residential properties in Portsmouth.

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

Benefit - Neighbours of empty properties that are experiencing a negative impact as a result of the property being empty.

The local community will enjoy increased housing in Portsmouth and the associated benefits of providing housing when there is a housing shortage.

Decrease in potential crime such as squatting or anti social behaviour which empty properties can sometimes attract.

Detrimental effect -

On empty property owners who wish to leave their property empty and feel that the local authority have no right in telling them what to do with their asset. Potentially they could have their property taken from them and managed without their consent or compulsory purchased.

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 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"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<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"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note:Other excluded groups examples includes,Homeless, rough sleeper and unpaid carers. Many forms of exclusion are linked to financial disadvantage. How will this change affect people on low incomes, in financial crisis or living in areas of greater deprivation?

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

If there are any potential negative impacts on any of the protected characteristics, What have you put in place to mitigate or remove the negative impacts/barriers?

Some homeless people may use empty properties to squat in. As a result of this strategy they may lose the property that they have been living in illegally. Since 2012 squatting has been made illegal under Legal Aid, Sentencing and Punishment Act 2012. Therefore, it is the duty of the Council to ensure that the law is upheld. It would also be an opportunity to provide advise and support to the homeless people that are being removed from the property.

Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups? e.g. A new service has been created for people with a disability to help them gain employment this would mean that this helps promote equality for the protected characteristic of disability only.

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"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<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"/>
Marriage & civil partnership	<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?

Please add in the text boxes below what feedback / meetings you have attended for each specific protected characteristic

Group	Positive or negative feedback
Age	
Disability	
Race	
Sex	
Gender reassignment	
Sexual orientation	
Religion or belief	
Pregnancy and maternity	
Marriage & civil partnership	
Other excluded groups	We have collected much information on rough/street sleeping which is being addressed through the appropriate strategies and action plans.

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

PCC staff-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

CCG staff-If you have to complete a full EIA please email: sehccg.equalityanddiveristy@nhs.net if you require help

Q7 - How have you come to this decision? Summarise your findings and conclusion below

The privately owned empty property strategy will increase housing in Portsmouth which will benefit all equality groups. It does not discriminate against any group apart from the empty property owners who have their property removed from them through legislative measure which would be against their will. This, however, is a necessary requirement to ensure that the strategy is successful. All empty property owners will be given the opportunity to decide how they wish to use their property and, if there is a legitimate reason why their property is empty no enforcement measures will be considered. It is accepted that as a result of this strategy people who are rough sleepers / homeless may also be affected should they be squatting in an empty property. However, other strategies provided by Portsmouth City Council (such as the Homelessness strategy) will provide support for this minority group therefore they should then be provided with housing which they are legally allowed to live in.

Q8 - Who was involved in the EIA?

Lauren Bellamy (Empty Property Officer)

This EIA has been approved by: Clare Hardwick

Contact number: 02392 841583

Date: 28/2/2019

PCC staff-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

CCG staff-Please email a copy of your completed EIA to the Equality lead who will contact you with any comments or queries about your preliminary . Email: sehccg.equalityanddiversity@nhs.net

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Title of meeting: Housing Cabinet

Date of meeting: 12th March 2019

Subject: Purchasing property for homeless accommodation

Report by: Director of Housing, Neighbourhood and Building Services

Wards affected: All

Key decision: Yes

Full Council decision: No

1. Purpose of report

- 1.1 To seek approval from the Cabinet Member for Housing to instruct the purchase a £1m portfolio of properties providing a portfolio of temporary homeless accommodation.

2. Recommendations

- 2.1 **That the Cabinet Member for Housing approves a Capital Expenditure of £1m provided by Portsmouth City Council to enable the delivery of a portfolio of properties to address homelessness, which will be held within the Housing Revenue Account.**
- 2.2 **That the Cabinet Member for Housing delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance & S151 Officer to decide the composition of the portfolio.**
- 2.3 **That the Cabinet Member for Housing delegates the Director of Housing, Neighbourhood and Building to apply for any available grant funding to support the scheme.**

3. Background

3.1 Our duty to the Homeless

Portsmouth City Council has a duty to support those who present as homeless as per the updated Housing Allocations policy, which was presented for approval on 29th January. These are the key elements from that policy which relate to homelessness

The Homelessness Reduction Act 2017 places a duty on local authorities to intervene at earlier stages to prevent homelessness in their area. It also requires housing authorities to provide services to all those affected, not just those who have a priority need under the primary legislation - that is, Part 7 of the Housing Act 1996.

There is an enhanced prevention duty, meaning the council is required to work with people to prevent homelessness at an earlier stage, and there is a duty for those who are already homeless for the council to support households, for 56 days, to relieve their homelessness by helping them to secure accommodation.

If homelessness is not prevented or relieved, a main housing duty is owed to households who are eligible, have a priority need, and are not homeless intentionally.

The Housing Act 1996, Part 7, as amended by the Homeless Act 2002 provides the statutory guidelines for assessing whether a housing authority has a main housing duty to homeless households.

Where a main housing duty is owed, this authority will discharge its duty by either:

- An offer of a private sector tenancy, or
- An offer of a tenancy via the Allocation Scheme, or
- An offer of temporary accommodation until a settled home is available
- There will be no choice as to tenure type offered; it will be purely subject to availability, suitability and affordability.

Preference for specific areas will be taken into consideration, where possible, but cannot be guaranteed.

Homeless people whom the Housing Authority has no statutory duties to house are provided for within the banding scheme.

3.2 What is the current level of demand?

Rough sleepers within the city are supported to access emergency hostel bed spaces, where their needs are assessed and support is available. Currently we know of approximately 60 individuals sleeping rough in the city and, of those, approximately 45 use the night beds service. For full details of the assistance available for rough sleepers refer to the Street Homeless and Rough Sleeping Partnership Strategy. It should be recognised that the provision to have dogs within some of the accommodation is essential to this cohort of people.

Currently the Council has approximately 100 households per week in temporary accommodation, awaiting either assessment for a duty, or having been assessed as in need of a property and awaiting a suitable home.

The Housing waiting list currently holds approximately 2,000 households (families, couples and single people) who are waiting for a new home. 42% are current PCC tenants. 47% of all applications are due to overcrowding in their property, and 32% are requesting a property as a result of medical reasons. All applicants are placed into four bandings (low, medium, high and exceptional) as per the Allocations Policy. For more details on how the housing allocates social housing, see the allocations policy.

The demand for temporary accommodation currently outstrips supply with more people coming into the service than those that leave it. There is currently a 'backlog' of households waiting in temporary accommodation.

Working under the assumption that short term (crisis) temporary accommodation will always be needed our aim would be for this type of accommodation to be used as an exception and for PCC to have access to enough medium term or longer term accommodation with appropriate levels of support, to be able to operate within the agreed budget.

To be sustainable, the rate of people leaving temporary accommodation and moving into a permanent property needs to be equal to/greater than the rate of people coming into temporary accommodation.

3.3 How the properties purchased for this portfolio will be allocated

The greatest benefit to the temporary accommodation pathway would be the capacity to manage the properties proposed to be purchased under this scheme flexibly and to be able to adapt to the demand by allocating the properties in any of the following ways:

- Rough sleeper and Homeless Strategy allocation
- Short term crisis accommodation as part of the temporary accommodation service.
- Medium term temporary accommodation

Our biggest challenge at the moment is undoubtedly the provision of medium term temporary accommodation and the need to use short term crisis accommodation for longer than we would want to. When this need changes holding a portfolio of available property means we can adapt and tailor their use to any of the way noted above.

3.4 What property will we buy?

There are a number of different types of properties which could be purchased and there are varying risks, benefits and costs for each of the different types of property.

A feasibility study, survey and financial appraisal will be undertaken for any building or property that we purchase and this should include:

- Assessing the condition and age of the building elements
- Identifying any building defects
- Assessing the suitability of the building layout to meet demand
- Establish a 30 year maintenance plan
- Ensuring through financial appraisal that the building is affordable against the upfront costs and long term rental yield.

4. Reasons for recommendations

- 4.1 The recommendations meet Portsmouth City Councils corporate priority 1 " Make Portsmouth a city that works together, enabling communities to thrive and people to live healthy, safe and independent lives".
- 4.2 The portfolio will increase the overall number of homes in the HRA and will improve its viability to allow for continued maintenance and tenant services to residents.
- 4.3 The portfolio will reduce the use of high cost crisis accommodation

5. Equality impact assessment

- 5.1 A Preliminary Equality Impact Assessment has been completed, a copy of which is attached as Appendix A, no adverse equality implications were identified.

6. Legal implications

- 6.1 There is a general power of competence that enables a Local Authority to deal with a scheme of this nature (Localism Act sec 10(1) in that the LA has the same power to act as an individual would).The decision is a key one as recognised by the report.

7. Director of Finance's comments

- 7.1 On the 12th February 2019 the Council approved in the Capital Programme an amount of £1m to acquire properties to help with accommodation needs of those who are currently homeless.
- 7.2 In order for the Council to finance this initiative it needs to be able to demonstrate that the rental income generated from these properties is sufficient to meet the cost of borrowing and maintenance of these properties, or that savings can be made elsewhere that could justify the use of borrowing and therefore could meet this cost.
- 7.3 The Council are currently housing clients in temporary Bed and Breakfast style accommodation if you take the average that it is costing for the Council to house a family in temporary accommodation the cost is around £490 per week the client is able to claim Housing benefit to contribute to the cost which is limited to the LHA rate of £103 per week, the Council is subsidising the rest of this cost using the Flexible Homeless Support Grant. The rental income from purchasing a property for this client group is sufficient to cover the cost of borrowing and maintenance of a property within the HRA and also provides a significant cost avoidance with the General Fund.
- 7.4 Those who are rough sleepers are currently not accessing services from the Council and therefore there is no current direct accommodation cost, therefore when considering the financial consequence of housing these clients we are unable to incorporate any savings into our viability calculation.

The nature of the rough sleeper clients that will be housed means that these properties could have a high turnover of tenants and therefore longer void periods where the Council are unable to collect rents, but the Council will still be required to service this borrowing.

- 7.5 The Council have considered many options given the varying level of needs and circumstances of those in need to temporary accommodation and a financial appraisal has been completed to look at all of following options.

Purchase a one bed unit for rough sleepers

Purchase a two bed unit for two rough sleepers to share

Purchase a two bed unit for two individuals to use as short term crisis temporary accommodation and an alternative to B&B

Purchase a two bedroom unit for a couple or single person with children to use as short term crisis temporary accommodation and an alternative to B&B

Purchase a two bedroom unit for a couple or single person with children to use as medium term temporary accommodation while they wait for a new home.

- 7.6 Not all options considered are financially viable alone, however in order to meet the needs of all client groups the Council will consider a portfolio approach to the acquisition of properties for the homeless whereby arrangements that generate income in excess of the cost of borrowing could subsidise those where financial viability cannot be achieved.

The options that tend to work financially are those who are currently accessing temporary accommodation that is funded from the flexible homeless support grant.

As part of this initiative the Council are also considering the option to involve the third sector who can offer additional support for clients as well as accommodation.

.....
Signed by:

Director of Housing, Neighbourhood and Building Services

Appendices:

A - Preliminary Equality Impact Assessment

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

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

.....
Signed by:

Equality Impact Assessment

Preliminary assessment form 2018

www.portsmouthccg.nhs.uk

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
 - How are going to mitigate or remove any potential negative impacts
 - 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, neighbourhood & building services

Service, function:

Business Relationships

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

Purchasing properties to provide accommodation for temporary homeless.

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?

To purchase properties generating a portfolio of properties to be used as homes for temporary homeless accomodation.

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

This portfolio will benefit homeless people who require temporary accommodation,

Portsmouth City Council has a duty to support those who present as homeless as per the updated Housing Allocations policy approved at housing cabinet 29th January 2019.

Portsmouth City Council currently has approximately 100 households per week in temporary accommodation, awaiting either assessment for duty or having been assessed as in need and awaiting a suitable home.

The demand for temporary accommodation currently outstrips supply.

These properties will be managed flexibly, adapting to the current demands at the time of allocation.

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 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"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<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"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note:Other excluded groups examples includes,Homeless, rough sleeper and unpaid carers. Many forms of exclusion are linked to financial disadvantage. How will this change affect people on low incomes, in financial crisis or living in areas of greater deprivation?

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

If there are any potential negative impacts on any of the protected characteristics, What have you put in place to mitigate or remove the negative impacts/barriers?

Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups? e.g. A new service has been created for people with a disability to help them gain employment this would mean that this helps promote equality for the protected characteristic of disability only.

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"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<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"/>
Marriage & civil partnership	<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?
Please add in the text boxes below what feedback / meetings you have attended for each specific protected characteristic

Group	Positive or negative feedback
Age	no specific information was gathered regarding the purchasing of properties.
Disability	no specific information was gathered regarding the purchasing of properties.
Race	no specific information was gathered regarding the purchasing of properties.
Sex	no specific information was gathered regarding the purchasing of properties.
Gender reassignment	no specific information was gathered regarding the purchasing of properties.
Sexual orientation	no specific information was gathered regarding the purchasing of properties.
Religion or belief	no specific information was gathered regarding the purchasing of properties.
Pregnancy and maternity	no specific information was gathered regarding the purchasing of properties.
Marriage & civil partnership	no specific information was gathered regarding the purchasing of properties.
Other excluded groups	no specific information was gathered regarding the purchasing of properties.

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

PCC staff-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

CCG staff-If you have to complete a full EIA please email: sehccg.equalityanddiveristy@nhs.net if you require help

Q7 - How have you come to this decision? Summarise your findings and conclusion below

This EIA covers the proposal to purchase a £1m portfolio of properties to alleviate homelessness.

Q8 - Who was involved in the EIA?

Alison Cloutman

This EIA has been approved by: Jo Bennett

Contact number:

1039

Date:

11.02.2019

PCC staff-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

CCG staff-Please email a copy of your completed EIA to the Equality lead who will contact you with any comments or queries about your preliminary . Email: sehccg.equalityanddiversity@nhs.net

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Title of meeting: CABINET MEMBER FOR HOUSING

Date of meeting: 12th MARCH 2019

Subject: COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS
AND HOUSING IT BUSINESS SOFTWARE 2019/2020

Report by: JAMES HILL - DIRECTOR OF HOUSING, NEIGHBOURHOOD
AND BUILDING SERVICES

Wards affected: ALL

Key decision: Yes - Over £250,000

Full Council decision: No

1. Purpose of report

The revised 2018/19 and 2019/20 Housing Investment Programme budgets together with the proposed programmes for 2020/21 to 2024/25 were approved by the City Council on 12 February 2019.

The Council Housing Repairs & Maintenance Budgets for 2018/19 and 2019/20 were approved at the Housing Cabinet Decision meeting on 29 January 2019.

The purpose of this report 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.

2. Recommendations

- I. That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
- II. That the capital budgets listed in Appendix B and Appendix C commencing in 2019/2020 be approved and the Director of Housing, Neighbourhood and Building Services be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.**
- III. That the Director of Finance and Section 151 Officer financial appraisal be approved for the capital programme - global provision.**

3. Background

Area office Budget Programmes have been prepared, which outline all programmed capital and revenue, maintenance and Improvement expenditure to the housing stock.

4. Revenue Budgets - Repair and Maintenance of Dwellings Budget

The main summary for all areas showing the headings for the allocation of the £24,500,000 budget is attached to this report as Appendix A along with the analyses of each individual Area Office work programme.

Capital Budgets - Various Schemes

A summary of this *£21,914,00 budget is shown in Appendix B. There are several areas within this programme for 2019 / 2020 where the budget shown represents a global provision from which a number of smaller schemes are financed. (*total including professional fees)

5. Equality impact assessment

The preliminary Equality Impact Assessment is contained in Appendix D. A full impact assessment is not required for this report.

6. Legal implications

There are no legal implications arising directly from the recommendations in this report.

7. Director of Finance's comments

Financial Rules Section B14 states that expenditure cannot be incurred unless a full report and financial appraisal has been prepared and approved. The financial appraisal is included on Appendix B.

8. Background list of documents - Section 100D of the Local Government Act 1972

The Information used in preparing this report has been made available from within the Repairs and Maintenance team of the Housing, Neighbourhood and Building Services.

.....
Signed by:

James Hill - Director of Housing, Neighbourhood and Building Services

Appendices:

Appendix A - Revenue Budget

Appendix B - 2019/20 HRA Capital Budget All Areas

Appendix C - IT Capital Schemes

2019-2020 - Budget Book

Appendix D - Preliminary EIA

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

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet member of Housing on 12th March 2019.

.....
Signed by:

Councillor Darren Sanders

APPENDIX B

**COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS - 2019/2020
CAPITAL BUDGETS - VARIOUS**

COSTS CENTRE	DESCRIPTION	TOTAL SCHEME COST IN 2019/2020
	Major Repairs (Dwellings)	£
ZH4BMC	Asbestos Removal	£1,100,000
ZH4BMC	Disabled Facilities Grants	£1,300,000
ZH4BMC	New Bathroom	£1,600,000
ZH4BMC	New Kitchen	£4,000,000
ZH4BMC	New Over Bath Shower	£700,000
ZH4155	Roof Replacement	£500,000
ZH4161	Fire Doors	£1,500,000
ZH4111	Environmental Improvements	£800,000
ZH4121	Fire Upgrade Works	£400,000
ZH4121	Sprinklers	£1,000,000
ZH4076	Digital TV Aerial Upgrade	£100,000
ZH4048	Electrical Improvements -Emergency Lighting	£500,000
ZH400N	Passenger Lift Installations & Refurbishments	£900,000
ZH400L	New Heating Installations	£2,000,000
ZH400L	Mechanical & Electric Plant Upgrades	£200,000
ZH4107	Major Asset Improvements	£1,664,000
	HNB Professional Fees for above schemes	£1,600,000
		£19,864,000
	HRA Assets (Non Dwellings)	
ZH2006	Review of Business software (Hardware)	£100,000
ZH200P	Review of Business software	£100,000
		£20,064,000
A number of the above schemes such as the replacement of heating systems are likely to achieve savings through reduced maintenance costs, although these savings cannot be quantified		

Property & Housing fees in the order of £1,600,000 will be incurred and are included on the schemes detailed above. If approval is given for the individual schemes, approval will also be deemed to have been given to the incurring of fees on those schemes.

Capital expenditure can be financed from capital receipts and any borrowing allowed for the financial year. For the purposes of this financial appraisal it is assumed that these sources of funding will be used for schemes in progress and that new schemes will be financed by Revenue Contributions. The revenue effects on the HRA which will result from implementation of the above schemes are detailed below:

	2019-2020
	£
Revenue contributions	£20,064,000
	£20,064,000

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET TOTAL - 2019 / 2020

APPENDIX A

REPAIRS AND MAINTENANCE		HELD	SUMMARY
COST CENTRE	HEADING	BY	2019/20
	Response Repairs		
HR3BM	General Repairs	HBM	£ 12,750,000
HR3BM	Dwelling Electrical Inspections (EICR)	HBM	£ 750,000
HR3BM	Small Disabled Adaptations	HBM	£ 230,000
HR3BM	Special Decorations	HBM	£ 170,000
			£ 13,900,000
HR3BM	General Void Works	HBM	£ 1,700,000
	TOTAL FOR RESPONSE REPAIRS		£ 15,600,000
	Planned & Cyclical Work		
HR3AC	Asbestos Surveys And Sampling	HBM	£ 25,000
HR3AC	Fire Risk Assessment Surveys	HBM	£ 25,000
HR3AC	High Rise Structural Inspections	HBM	£ 350,000
HR3AC	EPC Lodgement Fees	HBS	£ 10,000
HR3PR	External Decoration, Repair and Improvement	HBM	£ 3,785,000
HR3BS	Gas Safety Inspection And Repair	HBS	£ 2,800,000
HR3BS	Mechanical & Electrical Plant	HBS	£ 420,000
HR3BS	Passenger Lift Repairs	HBS	£ 300,000
HR3BS	Communal Electrical Inspections (EICR)	HBS	£ 500,000
HR3BS	Stairlift Servicing and Repairs	HBS	£ 100,000
HR3BS	Central Communications System	HBS	£ 70,000
HR3BS	Legionella Testing	HBS	£ 125,000
HR3BS	Fire Alarm Maintenance	HBS	£ 100,000
HR3BS	CCTV Installation & Maintenance	HBS	£ 290,000
	TOTAL FOR PLANNED & CYCLICAL		£ 8,900,000
	TOTAL FOR REPAIRS & MAINTENANCE		£ 24,500,000

HBM - Head of Building Maintenance
HBS - Head of Building Services

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME - 2019 / 2020

APPENDIX B

LOCAL COST CENTRE	HEADING	HELD BY	2019/2020
	Planned & Cyclical Works		
ZH4BMC	Asbestos Removal	HBM	£ 1,100,000
ZH4BMC	Disabled Facilities Grants	HBM	£ 1,300,000
ZH4BMC	New Bathroom	HBM	£ 1,600,000
ZH4BMC	New Kitchen	HBM	£ 4,000,000
ZH4BMC	New Over Bath Shower	HBM	£ 700,000
ZH4155	Roof Replacements	HBM	£ 500,000
ZH4161	Fire Doors	HBM	£ 1,500,000
ZH4111	Environmental Improvements	HBM	£ 800,000
ZH4121	Fire Upgrade Works	HBM	£ 400,000
ZH4121	Sprinklers	HBM	£ 1,000,000
ZH4076	Digital TV Aerial Upgrade	HBS	£ 100,000
ZH4048	Electrical Improvements - Emergency Lighting	HBS	£ 500,000
ZH400N	Passenger Lift Installations & Refurbishments	HBS	£ 900,000
ZH400L	New Heating Installations	HBS	£ 2,000,000
ZH400L	Mechanical & Electrical Plant Upgrades	HBS	£ 200,000
ZH4101	Louis Flagg House & Frank Miles House	HBM	£ 1,250,000
ZH4173	Ashe Road Site - Window Replacement	HBM	£ 800,000
ZH4107	Major Asset Improvements	HBM	£ 1,664,000
	HNB Professional Fees for above schemes		£ 1,600,000
	TOTAL CAPITAL		£ 21,914,000

APPENDIX C**IT Capital Schemes – 2019/20 HIP Expenditure Plan**

Total provision - £200,000

1. Hardware**£100,000**

This allocation is used to enhance and develop the infrastructure required to host systems used by Housing, Neighbourhood and Building Services staff. This includes server upgrades and improvements to the security architecture necessary to keep data safe and secure.

The forward plan this year will also include connectivity upgrades to some HRA sites.

2. Software**£100,000**

This allocation is used to fund both system development work within Housing, Neighbourhood and Building Services and to contribute towards corporate initiatives and projects. The forward plan for this year includes :

- Additional reporting capability for existing systems such as Lettings.
- Performance improvements to the Housing Year End system
- Re-development of the Reserve Fund Database to improve security and enhance reporting capability
- Extension of the Housing Document Management solution, in order to store tenancy files
- Upgrades required to make software compatible with Windows 10
- Contribution towards replacement of the mobile connectivity solution

Appendix D

Preliminary Equality Impact Assessment



Portsmouth
Clinical Commissioning Group

Equality Impact Assessment

Preliminary assessment form 2018

www.portsmouthccg.nhs.uk

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
 - ☐ How are going to mitigate or remove any potential negative impacts
 - ☐ 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:

Service, function:

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

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?

Inform members and all Council House residents of the Housing Revenue Account (HRA) building maintenance spending proposed for the next financial year

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

All residents who occupy and use Housing Revenue Account (HRA) properties will benefit from the budget spending proposals

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 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"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<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"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Other excluded groups examples includes, Homeless, rough sleeper and unpaid carers. Many forms of exclusion are linked to financial disadvantage. How will this change affect people on low incomes, in financial crisis or living in areas of greater deprivation?

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

If there are any potential negative impacts on any of the protected characteristics, What have you put in place to mitigate or remove the negative impacts/barriers?

N/A - None

Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups? e.g. A new service has been created for people with a disability to help them gain employment this would mean that this helps promote equality for the protected characteristic of disability only.

Group	Yes	No	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy or maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input checked="" type="checkbox"/>	<input 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?

Please add in the text boxes below what feedback / meetings you have attended for each specific protected characteristic

Group	Positive or negative feedback
Age	Demand received for special decorations
Disability	Demand received for disabled adaptations to HRA dwellings from Occupational Therapists
Race	N/A - no specific data collected
Sex	N/A - no specific data collected

Gender reassignment	N/A - no specific data collected
Sexual orientation	N/A - no specific data collected
Religion or belief	N/A - no specific data collected
Pregnancy and maternity	N/A - no specific data collected
Marriage & civil partnership	N/A - no specific data collected
Other excluded groups	N/A - no specific data collected

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

PCC staff-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

CCG staff-If you have to complete a full EIA please email: sehccg.equalityanddiveristy@nhs.net if you require help

Q7 - How have you come to this decision? Summarise your findings and conclusion below

The report details wide ranging revenue and capital expenditure for the HRA budget allocation to maintain and improve our properties. The budgets are based on previous demand for the repairs service, statutory compliance requirements, servicing and assessments of the condition of the assets. The budgets include an allocation for disabled adaptations and special decorations demand. There will be further reports on major capital schemes, for which a preliminary EIA assessment will be undertaken

Q8 - Who was involved in the EIA?

Meredydd Hughes - Assistant Director Building Services

This EIA has been approved by: James Hill - Director Housing, Neighbourhood and Building Services

Contact number: 023 9268 8606

Date: 19 February 2019

PCC staff-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

CCG staff-Please email a copy of your completed EIA to the Equality lead who will contact you with any comments or queries about your preliminary . Email: sehccg.equalityanddiversity@nhs.net



Portsmouth
CITY COUNCIL

Housing, Neighbourhood and Building Services

Maintaining and Improving Our Properties

Budget Plan 2019/20



COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET TOTAL - 2019 / 2020

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HBM - Head of Building Maintenance

HBS - Head of Building Services

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME - 2019 / 2020

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	Planned & Cyclical Works		
ZH4BMC	Asbestos Removal	HBM	£ 1,100,000
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ZH4111	Environmental Improvements	HBM	£ 800,000
ZH4121	Fire Upgrade Works	HBM	£ 400,000
ZH4121	Sprinklers	HBM	£ 1,000,000
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	HNB Professional Fees for above schemes		£ 1,600,000
	TOTAL CAPITAL		£ 21,914,000

HBM - Head of Building Maintenance
HBS - Head of Building Services



MAINTENANCE & IMPROVEMENTS

OFF-ISLAND AREAS

PROGRAMME 2019/2020

Leigh Park Area Housing Office

Planned Maintenance 2019/20



Portsmouth
CITY COUNCIL

PROSPECT LANE

Planned Maintenance scheme evaluated with works to commence in 2019/20.

Type of Work
Flat Roofing (New)
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement
Window (Dwelling) (New)
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	1
Flats	8
Leaseholder	1
Total Dwellings included in Site	8

Addresses Included
PROSPECT LANE (62-76 EVENS)

WEST LEIGH SITE

Planned Maintenance scheme to be evaluated with works to commence in 2019/20

Type of Work
Flat Roofing (New)
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement
Window (Dwelling) (New)
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	7
Flats	56
Leaseholder	4
Total Dwellings included in Site	56

Addresses Included
ASHE ROAD (1-15 ODDS)
BLACKMOOR WALK (9-23 ODDS)
FROXFIELD ROAD (13-27 ODDS)
FROXFIELD ROAD (29-43 ODDS)
SHALDON ROAD (1-15 ODDS)
TANGLEY WALK (2-16 EVENS)
WILDMOOR WALK (26-40 EVENS)



LEIGH PARK - FIRE SAFETY SITE 1

Planned Maintenance scheme on site with works to complete in 2019/20.

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Electrical (Communal)	

Type of Assets	
Block of Flats	13
Studios	11
Flats	51
Maisonettes	19
Leaseholder	8
Total Dwellings included in Site	81

Addresses Included	
ASHLETT LAWN (1-15 ODDS)	
ASHLETT LAWN (10-24 EVENS)	
LINKENHOLT WAY (74-90 EVENS)	
MARLANDS LAWN (1-8)	
MARLANDS LAWN (9-16)	
PARK HOUSE FARM WAY (120-128A EVENS)	
RHINEFIELD CLOSE (10-16 EVENS)	
SUNWOOD ROAD (34-40 EVENS)	
SUNWOOD ROAD (42-48 EVENS)	
SUNWOOD ROAD (50-56 EVENS)	
WHEATLEY GREEN (23-37 ODDS)	
WINCHFIELD CRESCENT (49-55 ODDS)	
WINCHFIELD CRESCENT (65-71 ODDS)	

**Planned Maintenance 2019/20****HAWTHORN CRESCENT PH3**

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

Type of Work
External Decoration, Repair or Improvement
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	10
Flats	68
Maisonettes	86
Leaseholders	44
Total Dwellings included in Site	154

Addresses Included
HAWTHORN CRESCENT (266-296 EVENS)
HAWTHORN CRESCENT (298-320 EVENS)
HAWTHORN CRESCENT (321-367 ODDS)
HAWTHORN CRESCENT (322-388 EVENS)
HAWTHORN CRESCENT (369-391 ODDS)
HAWTHORN CRESCENT (426-444 EVENS)
HAWTHORN CRESCENT (429-455 ODDS)
HAWTHORN CRESCENT (446-462 EVENS)
HAWTHORN CRESCENT (457-473 ODDS)
HAWTHORN CRESCENT (464-490 EVENS)

**Planned Maintenance 2019/20****PAULSGROVE FIRE SAFETY SITE 1**

Planned Maintenance scheme on site with works to complete in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Electrical (Communal)	

Type of Assets	
Block of Flats	14
Studios	14
Flats	56
Maisonettes	21
Leaseholders	11
Total Dwellings included in Site	91

Addresses Included	
ALLAWAY AVENUE (153-169 ODDS)	
ALLAWAY AVENUE (5-7A)	
ALLAWAY AVENUE (26-30A)	
ALLAWAY AVENUE (32-36A EVENS)	
ALLAWAY AVENUE (64-70A EVENS)	
ALLAWAY AVENUE (72-78A)	
ALLAWAY AVENUE (183-193 ODDS)	
ALLAWAY AVENUE (203-213 ODDS)	
ALLAWAY AVENUE (237-251 ODDS)	
ALLAWAY AVENUE (253-267 ODDS)	
ALLAWAY AVENUE (269-283 ODDS)	
ALLAWAY AVENUE (285-295 ODDS)	
ALLAWAY AVENUE (3A-3D)	
ARTILLERY CLOSE (11-14)	

Paulsgrove Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2019/20

PAULSGROVE FIRE SAFETY SITE 2

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Electrical (Communal)	

Type of Assets	
Block of Flats	9
Flats	93
Leaseholders	14
Total Dwellings included in Site	93

Addresses Included	
ALMONDSBURY HOUSE (1-6)	
DEERHURST HOUSE (1-9)	
FOXCOTE HOUSE (1-12)	
KINGSCOTE HOUSE (1-12)	
LEOMINSTER HOUSE (1-12)	
MILBURY HOUSE (1-6)	
OAKLANDS HOUSE (1-12)	
PARKFIELD HOUSE (1-12)	
THORNBURY HOUSE (1-12)	

Paulsgrove Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2019/20

PAULSGROVE FIRE SAFETY SITE 3

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Electrical (Communal)	

Type of Assets	
Block of Flats	23
Flats	184
Maisonette	10
Leaseholders	28
Total Dwellings included in Site	194

Addresses Included	
ARTILLERY CLOSE (7-10)	
BUTTERMERE HOUSE (1-9)	
CONISTON HOUSE (1-9)	
COTSWOLD HOUSE (1-7 & 9-33 ODDS)	
DOWNTON HOUSE (1-12)	
DURSLEY CRESCENT (4-6A EVENS)	
DURSLEY CRESCENT (8-10A EVENS)	
DURSLEY CRESCENT (12-14A EVENS)	
DURSLEY CRESCENT (16-18A EVENS)	
DURSLEY CRESCENT (20-22A EVENS)	
DURSLEY CRESCENT (24-26A EVENS)	
DURSLEY CRESCENT (28-30A EVENS)	
ESKDALE HOUSE (1-9)	
GRASMERE HOUSE (1-12)	
HEMPSTED ROAD (4-18 EVENS)	
LOWESWATER HOUSE (1-9)	
PATTERDALE HOUSE (1-12)	
RYDAL HOUSE (1-12)	
SEATHWAITE HOUSE (1-12)	
THIRLMERE HOUSE (1-12)	
ULLSWATER HOUSE (1-9)	
WASTWATER HOUSE (1-6)	
WINDERMERE HOUSE (1-12)	

Wecock Farm Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2019/20

EAGLE AVENUE

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

Type of Assets	
Blocks of Flats	1
Flats	6
Maisonettes	12
Leaseholders	5
Total Dwellings included in Site	18

Addresses Included	
EAGLE AVENUE (109-143)	

MAGPIE WALK

Planned Maintenance scheme being evaluated with works commencing in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

Type of Assets	
Blocks of Flats	5
Flats	65
Maisonettes	14
Leaseholders	10
Total Dwellings included in Site	79

Addresses Included	
MAGPIE WALK (11-32)	
MAGPIE WALK (33-53)	
MAGPIE WALK (54-65)	
MAGPIE WALK (66-77)	
MAGPIE WALK (78-89)	



Planned Maintenance 2019/20

WECOCK FARM - FIRE SAFETY SITE 1

Planned Maintenance scheme evaluated with works commencing in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Electrical (Communal)	

Type of Assets	
Blocks of Flats	20
Flats	325
Maisonettes	42
Leaseholders	41
Total Dwellings included in Site	367

Addresses Included	
BUNTING GARDENS (36-53)	
CHAFFINCH GREEN (23-34)	
CHAFFINCH GREEN (35-52)	
CHAFFINCH GREEN (77-107)	
CHAFFINCH GREEN (108-125)	
DOVE CLOSE (4-21)	
DOVE CLOSE (22-55)	
FULMER WALK (19-33)	
FULMER WALK (34-45)	
FULMER WALK (46-57)	
FULMER WALK (58-72)	
GREBE CLOSE (1-31)	
GREBE CLOSE (32-37)	
GREBE CLOSE (38-46)	
KITE CLOSE (8-25)	
SPARROW CLOSE (1-9)	
SPARROW CLOSE (10-40)	
SPARROW CLOSE (41-52)	
THRUSH WALK (8-31)	
THRUSH WALK (32-55)	



Planned Maintenance 2019/20

WECOCK FARM - FIRE SAFETY SITE 2

Planned Maintenance scheme evaluated with works commencing in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Electrical (Communal)	

Type of Assets	
Blocks of Flats	16
Flats	257
Maisonettes	26
Leaseholders	42
Total Dwellings included in Site	283

Addresses Included	
EAGLE AVENUE (109-143 ODDS)	
LINNET CLOSE (40-51)	
MAGPIE WALK (11-32)	
MAGPIE WALK (33-53)	
MAGPIE WALK (54-65)	
MAGPIE WALK (66-77)	
MAGPIE WALK (78-89)	
PARTRIDGE GARDENS (15-45)	
PARTRIDGE GARDENS (66-83)	
PARTRIDGE GARDENS (95-116)	
PUFFIN WALK (1-12)	
PUFFIN WALK (13-24)	
PUFFIN WALK (25-36)	
PUFFIN WALK (37-58)	
ROBIN GARDENS (49-75)	
ROBIN GARDENS (76-93)	



MAINTENANCE & IMPROVEMENTS

ON-ISLAND AREAS

PROGRAMME 2019/2020

Buckland Area Housing Office

Planned Maintenance 2019/20



Portsmouth
CITY COUNCIL

BUCKINGHAM GREEN

Planned Maintenance scheme being evaluated with works to commence in 2019/20

Type of Work
Internal Stairwell & Corridor Decoration, Repair or Improvement

Type of Assets	
Block of Flats	7
Maisonettes	66
Leaseholders	11
Total Dwellings included in Site	66

Addresses Included
BUCKINGHAM GREEN (1-3 & 34-36)
BUCKINGHAM GREEN (4-8 & 37-41)
BUCKINGHAM GREEN (9-13 & 42-46)
BUCKINGHAM GREEN (14-19 & 47-52)
BUCKINGHAM GREEN (20-24 & 53-57)
BUCKINGHAM GREEN (25-29 & 58-62)
BUCKINGHAM GREEN (30-33 & 63-66)

BUCKLAND PATH

Planned Maintenance scheme to be evaluated with works to commence in 2019/20

Type of Work
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	1
Flats	6
Maisonettes	18
Leaseholders	6
Total Dwellings included in Site	24

Addresses Included
BUCKLAND PATH (1-24)

Buckland Area Housing Office

Planned Maintenance 2019/20



Portsmouth
CITY COUNCIL

LAKE ROAD

Planned Maintenance scheme being evaluated with works to commence in 2019/20

Type of Work
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	1
Flats	6
Leaseholders	0
Total Dwellings included in Site	6

Addresses Included
LAKE ROAD (199-209 ODDS)

Landport Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2019/20

WIMPEY COURTS LIFT TOWERS DECORATION

Planned Maintenance scheme to be evaluated with works to commence in 2019/20

Type of Work
External Decorations, Repair or Improvement

Type of Assets	
Block of Flats	16
Flats	56
Maisonettes	225
Leaseholders	30
Total Dwellings included in Site	281

Addresses Included
CROWN COURT (25-40)
CROWN COURT (59-74)
CROWN COURT (86-101)
CROWN COURT (1-24)
CROWN COURT (75-85)
CROWN COURT (41-58)
KING ALBERT COURT (31-44)
KING ALBERT COURT (1-30)
LORDS COURT (19-32)
LORDS COURT (1-18)
LORDS COURT (49-66)
LORDS COURT (67-78)
LORDS COURT (33-48)
WIMPOLE COURT (25-42)
WIMPOLE COURT (1-24)
WIMPOLE COURT (43-58)

REIGATE HOUSE

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work
External Decorations, Repair or Improvement
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	1
Flats	18
Leaseholders	3
Total Dwellings included in Site	18

Addresses Included
REIGATE HOUSE (1-18)



NO PLANNED MAINTENANCE SCHEMES PROPOSED



Planned Maintenance 2019/20

WILMCOTE HOUSE (Decoration)

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	1
Flats	11
Maisonettes	100
Total Dwellings included in Site	111

Addresses Included	
WILMCOTE HOUSE (1-113)	

WILMCOTE HOUSE (Landscaping)

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work	
Landscaping and Environmental Works	

Type of Assets	
Block of Flats	1
Flats	11
Maisonettes	100
Total Dwellings included in Site	111

Addresses Included	
WILMCOTE HOUSE (1-113)	

LADYWOOD HOUSE & HANDSWORTH HOUSE

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

Type of Work	
Door (Dwelling Entrance) (New)	
Door (Communal) (New)	

Type of Assets	
Block of Flats	2
Flats	289
Leaseholders	1
Total Dwellings included in Site	289

Addresses Included	
LADYWOOD HOUSE (1-136)	
HANDSWORTH HOUSE (1-153)	



Planned Maintenance 2019/20

LOUIS FLAGG HOUSE & FRANK MILES HOUSE

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Windows (Dwelling) (New)	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	2
Flats	8
Maisonettes	48
Leaseholders	16
Total Dwellings included in Site	56

Addresses Included	
LOUIS FLAGG HOUSE (1-24)	
FRANK MILES HOUSE (1-24)	

HIGH STREET (45A-45J)

Planned Maintenance evaluated with works to commence in 2019/20

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Windows (Communal) (New)	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	1
Flats	9
Leaseholders	9
Total Dwellings included in Site	9

Addresses Included	
HIGH STREET (45A-45J)	



Planned Maintenance 2019/20

DUNSMORE CLOSE

Planned Maintenance scheme to be evaluated in 2019/20 with works to commence in 2020/21

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	3
Flats	9
Maisonettes	42
Leaseholders	11
Total Dwellings included in Site	51

Addresses Included	
DUNSMORE CLOSE (2-24)	
DUNSMORE CLOSE (26-44)	
DUNSMORE CLOSE (46-102)	

HARROW ROAD

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	1
Flats	8
Leaseholders	1
Total Dwellings included in Site	8

Addresses Included	
HARROW ROAD (2-16 EVENS)	



MAINTENANCE & IMPROVEMENTS

BUILDING SERVICES & SUPPORT

PROGRAMME 2019/2020

**Planned Maintenance 2019/2020****COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2019/2020

BUCKLAND BLOCKS of FLATS
BERRY HOUSE (1-9)
BRISBANE HOUSE (1-30)
CHEERYBLE HOUSE (1-17)
CONSORT HOUSE (1-9)
DOMBEY COURT (1-12)
DUKE CRESCENT (40-46 EVENS)
ESTELLA ROAD (BLOCK H 106-133)
ESTELLA ROAD (BLOCK J 162-189)
KINGSTON ROAD (75-79 ODDS)
KILMISTON CLOSE (1-5 & 22-26)
KILMISTON CLOSE (6-11 & 27-32)
KILMISTON CLOSE (16-21 & 33-38)
KINGSTON ROAD (163 & 165 & 167A-167F)
LAKE ROAD (199-209 ODDS)
MAYO CLOSE (14-48 EVENS)
MICAWBER HOUSE (1-27)
NELSON COURT (1-12)
NEWCOMEN ROAD (65-81 ODDS)
PEGGOTTY HOUSE (1-20)
PRINCES COURT (1-12)
REGENT COURT (1-9)
ST JOHN'S COURT (1-44)
SULTAN ROAD (130-140 & 152-162 EVENS)
SULTAN ROAD (164-174 & 184-194 EVENS)
THORROWGOOD HOUSE (1-25)
VICTORIA COURT (1-9)
WATTS ROAD (1-35 ODDS)
WATTS ROAD (2-20 EVENS)
WELLER HOUSE (1-17)
WESTMINSTER PLACE (1-78)
WINGFIELD STREET (1-71 ODDS)
BUCKLAND AREA HOUSING OFFICE

LANDPORT BLOCKS of FLATS
BEATTY HOUSE (1-14)
BOXGROVE HOUSE (1-24)
CHATFIELD HOUSE (1-12)
CORHAMPTON HOUSE (1-12)
CORNWALL ROAD (33-39)
DURBAN HOMES (9-12)
GEORGE STREET (24-34 EVENS)
JELICOE HOUSE (1-14)
NICHOLSON GARDENS (1-41)
PERTH HOUSE (1-34)
SOBERTON HOUSE (1-14)

Building Services & Support



Portsmouth
CITY COUNCIL

Planned Maintenance 2019/2020

COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2019/2020

LEIGH PARK BLOCK of Flats
ALDRSHOT HOUSE (1-18)
BADDESLEY GARDENS (14-34 EVENS)
BADDESLEY GARDENS (36-56 EVENS)
BAYBRIDGE ROAD (34-48 EVENS)
BOURNEMOUTH HOUSE (1-30)
CALSHOT ROAD (1-21 ODDS)
GORLEY COURT (34-54 EVENS)
HEYWOOD GARDENS (15-25)
HIGH LAWN WAY (165-187 ODDS)
LARKWHISTLE WALK (34-54 EVENS)
MILLBROOK DRIVE (33-47 ODDS)
PROSPECT LANE (62-76 EVENS)
SHALDON ROAD (1-15 ODDS)
SHARPS ROAD (25-35 ODDS)
SHARPS ROAD (38-48 EVENS)
SHARPS ROAD (54-64 EVENS)
SOUTHAMPTON HOUSE (1-40)
SOUTHFIELD WALK (2-22 EVENS)
SWANMORE ROAD (85-105 ODDS)
TANGLEY WALK (1-11 ODDS)
WILDMOOR WALK (26-40 EVENS)
WINCHESTER HOUSE (1-47)
WOOLSTON ROAD (54-74 EVENS)

PAULSGROVE BLOCK of FLATS
ALLAWAY AVENUE (26-30A)
ALLAWAY AVENUE (32-36A EVENS)
ALLAWAY AVENUE (64-70A EVENS)
ARTHUR DANN COURT (1-50)
ASHURST ROAD (64-69)
ASHURST ROAD (70-80)
ASHURST ROAD (12-17)
ASHURST ROAD (1-11)
ASHURST ROAD (18-23)
ASHURST ROAD (24-40)
ASHURST ROAD (41-46)
ASHURST ROAD (47-63)
CHIPSTEAD HOUSE (1-18)
DYMCHURCH HOUSE (1-23)
FOXCOTE HOUSE (1-12)
GERARD HOUSE (1-20)
HALSTEAD ROAD (1-21 ODDS)
HALSTEAD ROAD (86-108 EVENS)

Building Services & Support

Planned Maintenance 2019/2020



Portsmouth
CITY COUNCIL

COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2019/2020

PAULSGROVE BLOCK of FLATS continued
HALSTEAD ROAD (110-120 EVENS)
HALSTEAD ROAD (122-144 EVENS)
HALSTEAD ROAD (146-156 EVENS)
HALSTEAD ROAD (2-12 EVENS)
HALSTEAD ROAD (14-36 EVENS)
HALSTEAD ROAD (38-48 EVENS)
HALSTEAD ROAD (50-72 EVENS)
HALSTEAD ROAD (74-84 EVENS)
HEMPSTED ROAD (4-18 EVENS)
HERNE ROAD (1-17)
HERNE ROAD (18-29)
KINGSCOTE HOUSE (1-12)
LORING HOUSE (1-20)
MARSHFIELD HOUSE (1-24)
NORTHERN PARADE (411-439 ODDS)
OAKLANDS HOUSE (1-12)
OLD WYMERING LANE (19-29)
OLD WYMERING LANE (62-84 EVENS)
PARKFIELD HOUSE (1-12)
THORNBURY HOUSE (1-12)
PAULSGROVE AREA HOUSING OFFICE
HAWTHORN CRESCENT (457-473 ODDS)
COSHAM COMMUNITY CENTRE
HILLSIDE AND WYMERING CENTRE

PORTSEA BLOCK of FLATS
CHARLES NORTON-THOMAS COURT (4-5)
CUMBERLAND HOUSE (1-36)
JOSEPH NYE COURT (8-12)
MILL GATE HOUSE (1-76)
PRIVETT HOUSE (1-64)
THREE TUN CLOSE (2-18 EVENS) & KENT STREET (55-83)
WILLIAM BOOTH HOUSE (1-31)

Building Services & Support

Planned Maintenance 2019/2020



Portsmouth
CITY COUNCIL

COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2019/2020

SOMERSTOWN BLOCK of FLATS
ASTLEY STREET (62-76 EVENS)
FURZE LANE (2-32 EVENS)
HALESOWEN HOUSE (1-8)
LOCKSWAY ROAD (251-289 ODDS)
LONGBRIDGE HOUSE (1-22)
OLDBURY HOUSE (1-24)
STRATFORD HOUSE (1-48)
EDGBASTON HOUSE (1-136)
IAN GIBSON COURT (1-45)
ST JAMES'S ROAD (29-51 ODDS)
ST JAMES'S ROAD (53-75 ODDS)
WATERLOO STREET (20-76 EVENS)
WILMCOTE HOUSE (1-113)
SOMERSTOWN ADVENTURE PLAYGROUND
HOUSING DEPOT (GREEN & CLEAN)
COMMUNITY HUB BUILDING SOMERSTOWN CENTRAL

WECOCK FARM BLOCK of FLATS
BUNTING GARDENS (36-53)
CHAFFINCH GREEN (35-52)
CHAFFINCH GREEN (77-107)
CHAFFINCH GREEN (108-125)
GREBE CLOSE (1-31)
KITE CLOSE (8-25)
MAGPIE WALK (11-32)
PARTRIDGE GARDENS (15-45)
PARTRIDGE GARDENS (66-83)
PUFFIN WALK (1-12)
PUFFIN WALK (13-24)
PUFFIN WALK (25-36)
PUFFIN WALK (37-58)
ROBIN GARDENS (49-75)

Building Services & Support

Planned Maintenance 2019/2020



Portsmouth
CITY COUNCIL

BOOSTER PUMP REPLACEMENT

Planned Maintenance to undertake cold water pumps and/or ancillaries replacement in 2019/2020

BUCKLAND BLOCK of FLATS
WINGFIELD STREET

LANDPORT BLOCK of FLATS
CROWN COURT
DARWIN HOUSE
KING ALBERT COURT
LORDS COURT
WIMPOLE COURT

SOMERSTOWN BLOCK of FLATS
EDGBASTON HOUSE
TIPTON HOUSE
OMEGA HOUSE

PORTSEA BLOCK of FLATS
MILL GATE HOUSE

Building Services & Support

Planned Maintenance 2019/2020



Portsmouth
CITY COUNCIL

EMERGENCY LIGHTING INSTALLATIONS

Planned Maintenance to undertake communal emergency lighting installations in 2019/2020

BUCKLAND BLOCK OF FLATS
ARNAUD CLOSE (27-43)
BUCKLAND PATH 1-24
CHEERYBLE HOUSE (1-17)
MAYO CLOSE (14-48)
SEYMOUR CLOSE 16-22 & 28-34
SEYMOUR CLOSE 86-92 & 102-108
SEYMOUR CLOSE 87-93 & 103-109
SEYMOUR CLOSE 94-100 & 110-116
SULTAN ROAD 120-128 & 142-150
SULTAN ROAD 130-140 & 152-162
SULTAN ROAD 164-174 & 184-194
SULTAN ROAD 176-182 & 196-202
WASHINGTON ROAD(113-121 &123-131)
WELLER HOUSE (1-17)
LANDPORT BLOCK of FLATS
ARUNDEL STREET (167-177 ODDS)
ARUNDEL STREET (179-189 ODDS)
ARUNDEL STREET (191-219 ODDS)
BURITON HOUSE
FIFTH STREET 2-32B
FOURTH STREET 1-53
FROXFIELD HOUSE (1-12)
KNOLLYS HOUSE (1-9)
LAKE ROAD (60-82)
MONSON HOUSE (1-9)
REIGATE HOUSE (1-18)
RUSTINGTON HOUSE (1-14)
LEIGH PARK BLOCK of FLATS
SHALDON ROAD (1-15)
STROUDEN COURT (1-10)
TANGLEY WALK (2-16)
TROJAN WAY (45-53)
ZEUS LANE (42-50)
PAULSGROVE BLOCK of FLATS
HAWTHORN CRESCENT 298-320
HAWTHORN CRESCENT 369-391
HAWTHORN CRESCENT 426-444
HAWTHORN CRESCENT 429-455
HAWTHORN CRESCENT 464-490

**Planned Maintenance 2019/2020****EMERGENCY LIGHTING INSTALLATIONS**

Planned Maintenance to undertake communal emergency lighting installations in 2019/2020

BLOCKS of FLATS PORTSEA

CALDER HOUSE 1-10

CODRINGTON HOUSE 1-10

BLOCKS of FLATS SOMERSTOWN

ALHAMBRA ROAD 9-19

BROOM CLOSE 1-6

BROOM CLOSE 19-24

BROOM CLOSE 7-18

BROOM SQUARE 1-11

BROOM SQUARE 2-24

BROOM SQUARE 25-35

BROOM SQUARE 37-59

FURZE LANE 34-44

GAINSBOROUGH HOUSE 1-11

HIGH STREET 45A -45J

HYDE PARK HOUSE (1-20)

KENT ROAD 42-48

MORECAME COURT 1-18

SOMERS ROAD 168-196

THE CASEMENTS 23

VENTNOR ROAD 2-6

Building Services & Support



Portsmouth
CITY COUNCIL

Planned Maintenance 2019/2020

LIFT REFURBISHMENT & IMPROVEMENT

Planned Maintenance to improve passenger lifts in 2019/2020

BUCKLAND

BARKIS HOUSE

NICKLEBY HOUSE

WESTMINSTER HOUSE

LANDPORT

HIGHFIELD ROAD

DARWIN HOUSE

LEIGH PARK

ST CLARES COURT

TWEED COURT

WECOCK FARM

CONNORS KEEP

SOMERSTOWN

LADYWOOD HOUSE

TIPTON HOUSE
