



NOTICE OF MEETING

CABINET MEMBER FOR HOUSING

MONDAY, 20 JULY 2020 AT 4.30 PM

VIRTUAL REMOTE MEETING - REMOTE

Telephone enquiries to Joanne Wildsmith

Email: joanne.wildsmith@portsmouthcc.gov.uk

CABINET MEMBER FOR HOUSING

Councillor Darren Sanders (Liberal Democrat)

Group Spokespersons

Councillor Cal Corkery, Labour

Councillor Scott Payter-Harris, Conservative

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

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Deputations - A written deputation stating which agenda item it refers to must be received by the Local Democracy Officer named on the agenda by 12 noon two working days preceding the meeting. Any written deputation received by email will be sent to the Members on the relevant decision making body and be referred to and be read out at the meeting within permitted time limits.

AGENDA

- 1 Apologies for Absence**
- 2 Declaration of Interests**
- 3 Development of Affordable Housing - Highgrove Lodge Site (Pages 3 - 24)**

The purpose of the report by the Director of Housing, Neighbourhood and Building Services is to seek the necessary approvals for the delivery of a new

supported housing development of four, 4 bed flats and two, 4 bed bungalows on the redundant Highgrove Lodge site. This is for the delivery of 6 new properties, this in turn delivers new homes for 24 adults with either learning disabilities and/or physical disabilities within the Supported Housing Portfolio.

RECOMMENDED:

- (1) That the Cabinet Member for Housing approves Capital Expenditure of £5.1m, to deliver 6 new properties housing 24 adults with Learning disabilities and/or physical disabilities comprising of four, 4 bed shared flats and two, 4 bed shared bungalows to be held in the Supported Housing Portfolio within the Housing Revenue Account.**
- (2) That the Cabinet Member for Housing delegates authority to the Director Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources & S151 Officer to amend the composition and spending profile of the proposed schemes in order to meet planning and design requirements and also to agree the use of either Grant funding or 141 receipts whilst ensuring that the schemes remain financially viable following any necessary changes.**
- (3) That the Cabinet Member for Housing delegates the Director of Housing, Neighbourhood and Building to apply for any grant funding to support the scheme.**

This meeting is webcast (videoed), viewable via the Council's livestream account at <https://livestream.com/accounts/14063785>

Agenda Item 3



Portsmouth
CITY COUNCIL

Title of meeting:	Housing Cabinet
Date of meeting:	20 th July 2020
Subject:	Development of Affordable Housing - Highgrove Site
Report by:	James Hill - Director of Housing, Neighbourhood and Building Services
Wards affected:	Drayton & Farlington
Key decision:	Yes
Full Council decision:	No

1. Purpose of report

- 1.1 To seek approval from Cabinet Member for Housing to instruct Housing, Neighbourhood and Building's Design Team to deliver a new supported housing development of four, 4 bed flats and two, 4 bed bungalows on the redundant Highgrove Lodge site.
- 1.2 To seek approval of the financial appraisal delivering 6 new properties, this in turn delivers new homes for 24 adults with either learning disabilities and/or physical disabilities within the Supported Housing Portfolio.

2. Recommendations

- 2.1 That the Cabinet Member for Housing approves Capital Expenditure of £5.1m, to deliver 6 new properties housing 24 adults with Learning disabilities and/or physical disabilities comprising of four, 4 bed shared flats and two, 4 bed shared bungalows to be held in the Supported Housing Portfolio within the Housing Revenue Account.
- 2.2 That the Cabinet Member for Housing delegates authority to the Director Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources & S151 Officer to amend the composition and spending profile of the proposed schemes in order to meet planning and design requirements and also to agree the use of either Grant funding or 141 receipts whilst ensuring that the schemes remain financially viable following any necessary changes.
- 2.3 That the Cabinet Member for Housing delegates the Director of Housing, Neighbourhood and Building to apply for any grant funding to support the scheme.

3. Background

- 3.1 The was a desire in 2016 to deliver a general needs housing scheme on this site, outlining plans and a cost estimate of £2,585,000 were completed and the scheme was detailed in the capital budget from 1st April 2017.
- 3.2 This site then stalled due to it being within flood zone 3 and the original proposal was shelved. The Environment agency have since redrawn their maps and the flood zone has reduced, this alongside the development on the old dairy site gives confidence to a new development going forward. The scheme was reappraised in late 2018 and was identified as an ideal location for a supported housing development.
- 3.3 The location and site are ideally suited to a supported housing development and following the completion of the feasibility study, permission is sought to progress the scheme to deliver supported housing for adults with learning disabilities and/or physical disabilities. As this build delivers new homes across both PCC and the Clinical Commissioning Group (CCG), a working group has been set up comprising of Housing, Neighbourhood and Building Services and colleagues from Adult Social Care and the Clinical Commissioning Group (CCG).
- 3.4 Consultation with ward councillors and portfolio members was completed in March 2020 prior to the Covid-19 pandemic, at this briefing all parties were made aware of the scheme and all expressed support.
- 3.5 A financial appraisal has been completed showing the scheme will deliver savings to the general fund of £96,256 per annum, plus £412,000 to the CCG. The savings are estimated to deliver at 80% in 2023/24 as the supported housing business partner allows a six month building occupation, as it is not viable to move 24 adults simultaneously, therefore the full savings being realised in 2024/25. The building also generates a yearly rental yield of £144,000 to the Housing Revenue Account, based on current rent charges. The savings are generated through reduced care costs, these can be from no longer paying hotel charges by moving to supported living or from the economies of providing care to a number of people within the same home.
- 3.6 In December 2018, Cabinet approved a Housing and Social Care Scrutiny report supporting the delivery of alternative models of accommodation beyond the initial learning and disability group, working with the Director of Adult Services and other Directors as appropriate.
- 3.7 The demand for high quality, bespoke housing which is suitable for 24/7 wheelchair users and bariatric bed users including those with the additional need arising from having a learning disability is high. Some of the current provision, which ASC and CCG use, is high cost, out of city residential care homes. The ability to repatriate people back into the city and provide homes to meet needs is a key priority for ASC.

- 3.8 The housing business partner will seek to secure grant funding from Homes England to support the scheme. It should be noted that this funding cannot be used alongside 141 receipts.

4. Reasons for recommendations

- 4.1 These homes will provide much needed homes for residents and support 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 schemes 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 scheme will improve the living environment for residents moving in.
- 4.4 The scheme will allow both Adult Social Care and CCG to move adults into better quality and more suitable homes, designed rather than adapted to meet need, but also for these homes to within the Portsmouth City Council boundary.

5. Integrated Impact Assessment

- 5.1 An Integrated Impact Assessment has been completed, this report seeks to obtain permission to develop new additional housing situated in Farlington. No adverse integrated implications were identified.

6. Legal implications

- 6.1 The recommendations are within the power of the Cabinet Member for Housing to adopt, and for the City Council to approve, and raise no immediate notable legal implications. The delegations recommended in the report are supportable and focus upon the scheme delivery within the HRA.

7. Director of Finance's comments

- 7.1 Highgrove Lodge is already included in the HRA approved Capital Programme. The Council have to date spent around £50,000 of the approved budget. There remains a budget of £2.24m of the current approved budget. This report asks to increase this budget by a further £2.91m. Bringing the total budget to £5,150,000. The increased amount is due to the fact that the original appraisal was based on a general needs type of development where, as referenced in the main body of the report, the new development is designed to meet tenants with much higher needs and space requirements.
- 7.2 A financial appraisal has been carried out that demonstrates that the Council

could build these properties within the Housing Revenue Account using unsupported borrowing and that it would be financially viable to rent the at affordable rent levels after taking account of borrowing costs and maintenance. The development will be funded from a combination of unsupported borrowing and, either 141 receipts or other external grant funding the exact combination will be decided once the true cost of the development is known.

- 7.3 As well as being financially viable in the Housing Revenue Account as stated in the main body of the report this is likely to reduce costs in Adult Social Care and the CCG by over £500,000 per annum.
- 7.4 The costs included in this report were estimated before the Covid-19 crisis so may change and will be dependent on how the market reacts in the aftermath of the crisis. If this causes the project to breach the approved expenditure limit within the recommendation of this report, a further report will be bought back to the Portfolio holder prior to awarding any contract.

.....
Signed by:

James Hill - Director of Housing, Neighbourhood & Building Services

Appendices:

- A - Integrated Impact Assessment
- B - Design drawings
- C - Supporting sustainability detail

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:

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Integrated Impact Assessment (IIA)

Integrated impact assessment (IIA) form December 2019

www.portsmouth.gov.uk

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

- identify those policies, projects, services, functions or strategies that could impact positively or negatively on the following areas:
 - Communities and safety
 - Regeneration and culture
 - Environment and public space
 - Equality & - Diversity This can be found in Section A5

Directorate:

Housing, Neighbourhood and Building Services

Service, function:

Business Relationships

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

Development of new affordable housing for adults with physical disabilities both with and without additional needs.
To be built on the redundant highgrove lodge site.

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

- ☐ Existing
- ☒ New / proposed
- ☐ Changed

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

To build 6 new bespoke properties housing 24 adults with a mixture of physical disabilities and learning disabilities.

Has any consultation been undertaken for this proposal? What were the outcomes of the consultations? Has anything changed because of the consultation? Did this inform your proposal?

Internal consultation with both ASC & CCG has taken place to establish the need & demand for these properties, the feasibility and design is based on this outcome.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A1-Crime - Will it make our city safer?

☐☒

In thinking about this question:

- How will it reduce crime, disorder, ASB and the fear of crime?
- How will it prevent the misuse of drugs, alcohol and other substances?
- How will it protect and support young people at risk of harm?
- How will it discourage re-offending?

If you want more information contact Lisa.Wills@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-spp-plan-2018-20.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA supports the proposal to deliver new homes, the existing site has had some bulk waste dumped on it, the delivery of the new homes should stop this in the future.

How will you measure/check the impact of your proposal?

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A2-Housing - Will it provide good quality homes?

☒☐

In thinking about this question:

- How will it increase good quality affordable housing, including social housing?
- How will it reduce the number of poor quality homes and accommodation?
- How will it produce well-insulated and sustainable buildings?
- How will it provide a mix of housing for different groups and needs?

If you want more information contact Daniel.Young@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/psh-providing-affordable-housing-in-portsmouth-april-19.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA supports the delivery of new affordable homes, designed by PCC design services, the development will deliver bespoke properties housing 24 adults with a mixture of physical disabilities and learning disabilities.

How are you going to measure/check the impact of your proposal?

Successful letting of the properties and the measured improvement to peoples lives

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A3-Health - Will this help promote healthy, safe and independent living?



In thinking about this question:

- How will it improve physical and mental health?
- How will it improve quality of life?
- How will it encourage healthy lifestyle choices?
- How will it create healthy places? (Including workplaces)

If you want more information contact Dominique.Letouze@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cons-114.86-health-and-wellbeing-strategy-proof-2.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

These properties will allow the residents to live more independently from the residential homes some are in, for others the move will be to a home designed specifically for wheelchair users rather than adapted.

How are you going to measure/check the impact of your proposal?

Social workers, nurses and named workers should see an improvement to residents well being, this is continually monitored so ascertain we are providing the right accommodation.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A4-Income deprivation and poverty-Will it consider income deprivation and reduce poverty?



In thinking about this question:

- How will it support those vulnerable to falling into poverty; e.g., single working age adults and lone parent households?
- How will it consider low-income communities, households and individuals?
- How will it support those unable to work?
- How will it support those with no educational qualifications?

If you want more information contact Mark.Sage@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-homelessness-strategy-2018-to-2023.pdf>
<https://www.portsmouth.gov.uk/ext/health-and-care/health/joint-strategic-needs-assessment>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

When people move from residential care to supported living their disposable income increases as they are able to claim housing benefit for their housing.

How are you going to measure/check the impact of your proposal?

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A5-Equality & diversity - Will it have any positive/negative impacts on the protected characteristics?



In thinking about this question:

- How will it impact on the protected characteristics-Positive or negative impact (Protected characteristics under the Equality Act 2010, Age, disability, race/ethnicity, Sexual orientation, gender reassignment, sex, religion or belief, pregnancy and maternity, marriage and civil partnership,socio-economic)
- What mitigation has been put in place to lessen any impacts or barriers removed?
- How will it help promote equality for a specific protected characteristic?

If you want more information contact gina.perryman@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cmu-equality-strategy-2019-22-final.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing.

How are you going to measure/check the impact of your proposal?

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B1-Carbon emissions - Will it reduce carbon emissions?☐☒

In thinking about this question:

- How will it reduce greenhouse gas emissions?
- How will it provide renewable sources of energy?
- How will it reduce the need for motorised vehicle travel?
- How will it encourage and support residents to reduce carbon emissions?

If you want more information contact Tristan.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cmu-sustainability-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing. PCC will work towards delivering more energy efficient properties, Working alongside our energy services team using their expertise and building on lessons from previous developments the build we will look to improve on energy efficiency with each build.

How are you going to measure/check the impact of your proposal?

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B2-Energy use - Will it reduce energy use?☐☒

In thinking about this question:

- How will it reduce water consumption?
- How will it reduce electricity consumption?
- How will it reduce gas consumption?
- How will it reduce the production of waste?

If you want more information contact Triston.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

<https://democracy.portsmouth.gov.uk/documents/s24685/Home%20Energy%20Appendix%201%20-%20Energy%20and%20water%20at%20home%20-%20Strategy%202019-25.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing. As it adds properties to the national grid it will not reduce energy use, however working alongside our energy services team using their expertise and building on lessons from previous developments the build we will look to improve on energy efficiency with each build.

How are you going to measure/check the impact of your proposal?

We will be able to monitor energy consumption on completion

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B3 - Climate change mitigation and flooding-Will it proactively mitigate against a changing climate and flooding?

☐☒

In thinking about this question:

- How will it minimise flood risk from both coastal and surface flooding in the future?
- How will it protect properties and buildings from flooding?
- How will it make local people aware of the risk from flooding?
- How will it mitigate for future changes in temperature and extreme weather events?

If you want more information contact Tristan.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/env-surface-water-management-plan-2019.pdf>

<https://www.portsmouth.gov.uk/ext/documents-external/cou-flood-risk-management-plan.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This area was previously within the environmental agencies flood zone 3, however with the improvement to coastal sea defenses the EA have reduced this to flood zone 1 allowing for the development to deliver flats & bungalows.

How are you going to measure/check the impact of your proposal?

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B4-Natural environment-Will it ensure public spaces are greener, more sustainable and well-maintained?

☐☒

In thinking about this question:

- How will it encourage biodiversity and protect habitats?
- How will it preserve natural sites?
- How will it conserve and enhance natural species?

If you want more information contact Daniel.Young@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-solent-recreation-mitigation-strategy-dec-17.pdf>

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This development will allow for a large communal gardens for the residents to use, it will protect the existing tree's.

How are you going to measure/check the impact of your proposal?

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B5-Air quality - Will it improve air quality?

In thinking about this question:

- How will it reduce motor vehicle traffic congestion?
- How will it reduce emissions of key pollutants?
- How will it discourage the idling of motor vehicles?
- How will it reduce reliance on private car use?

If you want more information contact Hayley.Trower@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/env-aq-air-quality-plan-outline-business-case.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This development delivers much needed homes embraces the environment and aesthetics of the area.

How are you going to measure/check the impact of your proposal?

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B6-Transport - Will it improve road safety and transport for the whole community?

In thinking about this question:

- How will it prioritise pedestrians, cyclists and public transport users over users of private vehicles?
- How will it allocate street space to ensure children and older people can walk and cycle safely in the area?
- How will it increase the proportion of journeys made using sustainable and active transport?
- How will it reduce the risk of traffic collisions, and near misses, with pedestrians and cyclists?

If you want more information contact Pam.Turton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/travel/local-transport-plan-3>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing.

How are you going to measure/check the impact of your proposal?

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B7-Waste management - Will it increase recycling and reduce the production of waste?



In thinking about this question:

- How will it reduce household waste and consumption?
- How will it increase recycling?
- How will it reduce industrial and construction waste?

If you want more information contact Steven.Russell@portsmouthcc.gov.uk or go to:

<https://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing.

How are you going to measure/check the impact of your proposal?

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C1-Culture and heritage - Will it promote, protect and enhance our culture and heritage?

☐☒

In thinking about this question:

- How will it protect areas of cultural value?
- How will it protect listed buildings?
- How will it encourage events and attractions?
- How will it make Portsmouth a city people want to live in?

If you want more information contact Claire.Looney@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing.

How are you going to measure/check the impact of your proposal?

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C2-Employment and opportunities - Will it promote the development of a skilled workforce?

☐☒

In thinking about this question:

- How will it improve qualifications and skills for local people?
- How will it reduce unemployment?
- How will it create high quality jobs?
- How will it improve earnings?

If you want more information contact Mark.Pembleton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-regeneration-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing.

How are you going to measure/check the impact of your proposal?

Is your policy/proposal relevant to the following questions?

C3 - Economy - Will it encourage businesses to invest in the city, support sustainable growth and regeneration?

☐☒

In thinking about this question:

- How will it encourage the development of key industries?
- How will it improve the local economy?
- How will it create valuable employment opportunities for local people?
- How will it promote employment and growth in the city?

If you want more information contact Mark.Pembleton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-regeneration-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This IIA is to support the development of new affordable housing.

How are you going to measure/check the impact of your proposal?

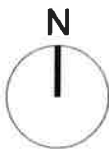
Q8 - Who was involved in the Integrated impact assessment?

Alison Cloutman

This IIA has been approved by: Jo Bennett

Contact number: x1039

Date: 17/02/2020



NOTE All dimensions to be checked on site prior to commencement of any work
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Area Key

- Plot 1**
1 No. 1 Bed Annexe (Learning Disabilities) = 58m²
- Plot 2**
1 No. 4 Bed Bungalow (Learning Disabilities) = 218m²
- Plot 3**
1 No. 4 Bed Bungalow (Physical Disabilities) = 233m²
- Plot 4**
1 No. 1 Bed Annexe (Physical Disabilities) = 62m²
- Plots 5-8**
4 No. 4 Bed Flats (Physical & Learning Disabilities) = 192m² each
- Communal & Plant Areas = 96m²
- Total Gross Internal Area = 1435m²**

Parking

- 15 No. Standard Parking Spaces
1 No. Enlarged Drop-off Space

Rev	Date	Revision Details (Amended By)	Approved By
P4	27/02/20	Updated for presentation	CG
P3	21/02/20	Changes following meeting	CG
P2	11/02/20	Areas reduced	CG

Project
**Highgrove Lodge Site
Proposed Supported
Living Housing**

Drawing Title
Preliminary Site Plan

Date February 2020 Scale @ A2 1 : 500

Housing, Neighbourhood & Building Services

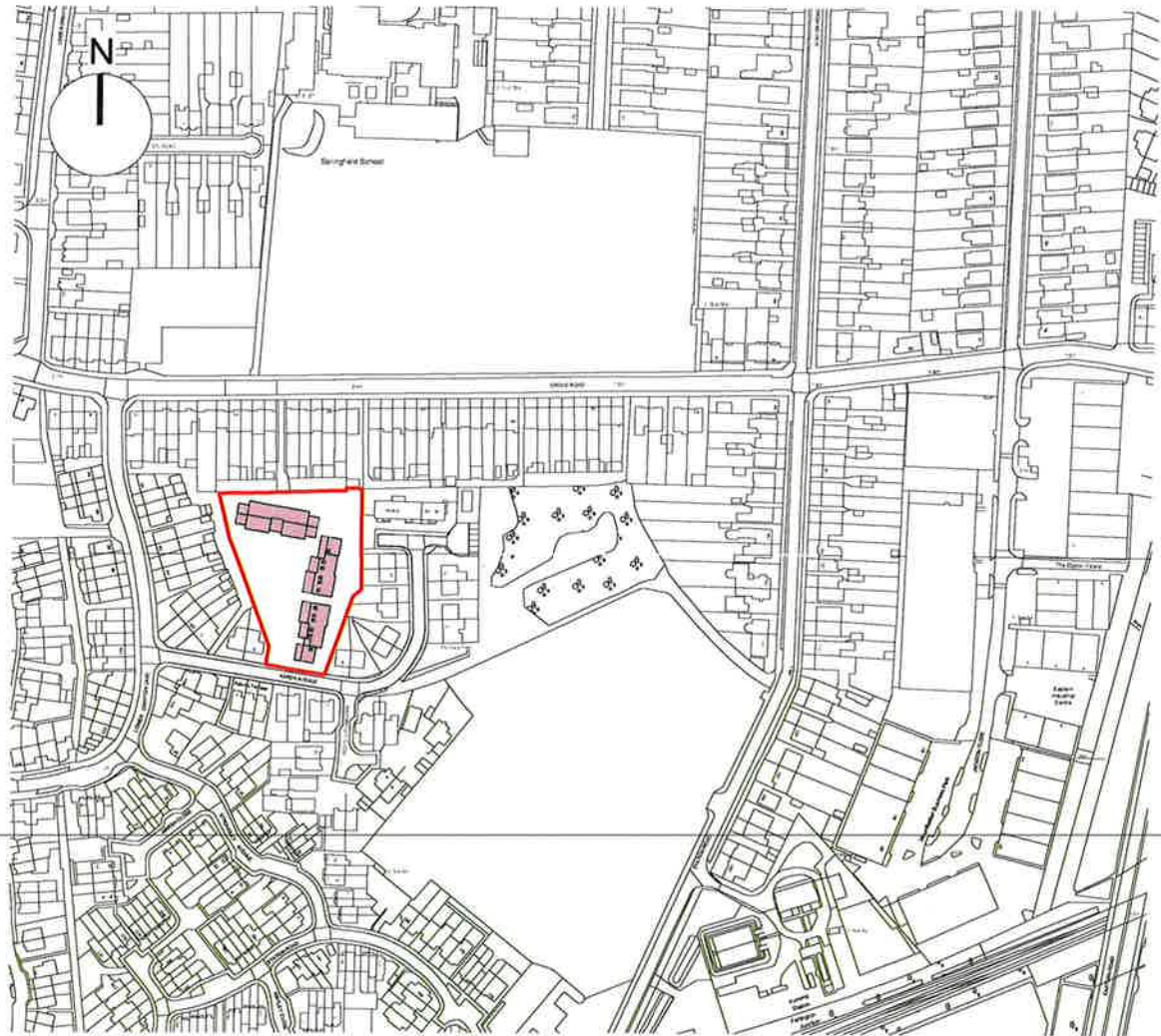
 **Portsmouth
CITY COUNCIL** JAMES HILL
Head of Service

DEPARTMENTAL SECTION: Tel No: 023 92 841516
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Fax No: 023 92 834755

Design/ Survey By CG	Drawn By SJ	Checked By CG
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Drawing No
1428 / 1007 / P4

SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	



OS Plan | 1:2500



Arial View | Google Maps



01 Looking East along Karen Avenue



02 Looking North East along Karen Avenue




03 Looking North along Karen Avenue



04 Continuing North along Karen Avenue

Street Views | Google Maps

NOTE: All dimensions to be checked on site prior to commencement of any work
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P1	02/03/20	Updated for presentation	CG
Rev	Date	Revision Details (Amended By)	Approved By
Project Highgrove Lodge Site Proposed Supported Living Housing			
Drawing Title Location Plan			
Date	March 2020	Scale @ A2	1 : 2500
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION: Tel No: 023 92 841611			
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Fax No: 023 92 834731			
Design/ Survey By	CG	Drawn By	SJ
		Checked By	CG
Drawing No 1428 / 1011 / P1			
SURVEY		DESIGN	WORKING DRAWING
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INFORMATION		CONTRACT	A.I.

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Birds Eye View | Looking North East



View from Karen Avenue | Looking North



View towards Karen Avenue | Looking South East

P3	27/02/20	Updated for presentation	CG
P2	11/02/20	Updated for presentation	CG
Rev	Date	Revision Details (Amended By)	Approved By

Project
**Highgrove Lodge Site
Proposed Supported
Living Housing**

Drawing Title
Preliminary 3D View

Date February 2020 Scale @ A2

Portsmouth City Council
JAMES HILL
Head of Service

DEPARTMENTAL SECTION: Tel No: 023 92 841511
ARCHITECTS GROUP - Susan Whitehouse Dip L.A. M.L.I. Design Group Head Fax No: 023 92 834736

Design/ Survey By CG	Drawn By SJ	Checked By CG
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Drawing No
1428 / 1010 / P3

SURVEY	DESIGN	WORKING DRAWING
FEASIBILITY	TENDER	AS BUILT
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APPENDIX C - Development of Affordable Housing - Highgrove site

Proposed Supported Living Housing at the Highgrove Lodge Site Sustainable Development Standards.

1. Current Legislative and Planning Authority Requirements:

Portsmouth City Council is keen to ensure that new dwellings are of exemplary energy efficiency standards. As such the Council aims to reduce the impact of new developments wherever possible in terms of carbon emissions and air quality; whilst keeping energy bills low for the end users.

Despite the withdrawal of the Code for Sustainable Homes in 2015; the Council have continued to build homes above and beyond national standards. Locally, the Council have sought to impose a requirement that new homes be built to be at least 19% more energy efficient than mandated by Part L1A of the Building Regulations.

2. Current Proposed Measures:

The design is at an early stage, and will be developed further during the pre-construction design development process. The initial budget cost estimate was based on adopting a similar build specification to that used at the recent supported living housing project at 415-425 Eastern Road. The as built energy efficiency calculations for the project demonstrated a 28% improvement in CO₂e emissions over national building regulations.

The current proposals for the Highgrove Lodge site include these same measures. However the project team are committed to exploring additional technological interventions to reduce energy and carbon consumption, as well as keeping energy bills low for the end users.

As the scheme is taken forward the current design and cost estimates will be firmed up, and there will be an ongoing review of the measures and technologies employed.

3. How does this help our residents?

The measures described above in practical terms means that the occupiers will benefit from:

- **Solar PV and battery storage:** The maximum possible amount of solar PV will be installed upon the development's roof for direct use by the residents. This will be coupled with battery storage. The battery allows excess clean power to be stored and used at times of high demand; as well as storing low-cost power at night time rates, and discharging during the day to keep bills low.
- **Low carbon, high-efficiency heating system:** Heating systems will be designed to reduce carbon emissions and air pollution; including heat pumps and micro-CHP

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- **High thermal efficiency:** Very high levels of floor, wall and roof insulation, air tightness and thermal mass to reduce heating bills to a minimum. Mechanical ventilation and heat recovery to ensure that properties stay warm in winter and cool in summer. High efficiency glazing throughout.
- **Highly efficient LED lighting:** To ensure that electricity bills are kept low for tenants with high levels of occupancy
- **Landlords communal services:** Access through to low cost, green power and utilities from the Council's corporate contracts to keep communal heating and electricity services charges to a minimum