



# NOTICE OF MEETING

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**CABINET MEMBER FOR HOUSING AND PREVENTING HOMELESSNESS**

**MONDAY, 25 JANUARY 2021 AT 3.30 PM**

**VIRTUAL REMOTE MEETING**

Telephone enquiries to Anna Martyn Tel 023 9383 4870  
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## **Membership**

Councillor Darren Sanders (Cabinet Member)

Councillor Cal Corkery

Councillor Scott Payter-Harris

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

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

**Deputations by members of the public may be made on any item where a decision is going to be taken. 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 will be sent to the Members on the relevant decision making body and be referred to and be read out at the meeting. Email requests are accepted.**

## **AGENDA**

- 1 Apologies for absence**
- 2 Declaration of interests**
- 3 Council Housing Budget (including rents) 2021 / 2022 (Pages 9 - 46)**

## Purpose

1. The law requires that all income and expenditure relating to Council Housing is accounted for separately in the Housing Revenue Account (HRA). All other Council income and expenditure is accounted for together in a separate account called the General Fund. This report deals solely with the HRA.
2. The City Council has delegated the function of setting rents, charges and revenue budgets for Council Housing to the Cabinet Member for Housing and Preventing Homelessness. Following consultation with residents and leaseholders, this report seeks to deal with all HRA budget issues.
3. The purpose of this report is to seek the Cabinet Member's decisions on Council Housing budgets, rents and other charges and to give authority for managers to incur expenditure in 2021/22.
4. The report also seeks to:
  - Note the Forecast Revenue Outturn for 2020/21 and give authority to the Director of Housing, Neighbourhood and Building Services & the Director of Finance and Resources to amend the budgets to reflect the latest available information prior to finalising budgets for 2021/22.
  - Note the Forecast Revenue Budgets for 2022/23 to 2023/24 arising from the proposals set out in this report.
  - Set rents in accordance with Central Government's social rent setting policy.

## **RECOMMENDED that the Cabinet Member approves the following**

- (i) The Forecast Revenue Outturn for 2020/21 arising from monitoring discussions with Managers, as set out at Appendix 3, be noted.**
- (ii) All rents and charges to be effective from 1st April 2021 or such other date as determined by the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources.**
- (iii) Dwelling Rents for 2021/22 to be set in accordance with Central Government's Social Rent Policy.**
- (iv) General Service Charges for 2021/22 to be set at this meeting, as set out in this report, and in accordance with Appendix 5.**
- (v) Sheltered Housing Service Charges for 2021/22 to be set at this meeting, as set out in this report, and in accordance with Appendix 6.**

- (vi) **Laundry Charges for 2021/22 to be set at this meeting, as set out in this report, and in accordance with Appendix 7.**
- (vii) **Heating Charges for 2021/22 to be set in accordance with Appendix 8.**
- (viii) **Garages and Parking Site Rents for 2021/22, as shown in Appendix 9, be approved and authority to let garages at reduced rents where demand is low be delegated to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources.**
- (ix) **The Revenue Budget for 2021/22, as set out in Appendix 3, be approved and authority given to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources to amend the budgets to reflect the latest available information prior to finalising budgets for 2021/22.**
- (x) **The relevant Managers be authorised to incur expenditure in 2021/22.**
- (xi) **The Forecast Revenue Budgets for 2022/23 and 2023/24 arising from the proposals contained in this report, as set out in Appendix 3, be noted.**

#### **4 Cabbagefield Row Housing Development (Pages 47 - 50)**

##### **Purpose**

1. To ask that the Cabinet Member for Housing and Preventing Homelessness notes that the Cabbagefield Row development scheme is now ready to proceed to outline planning consent.
2. That the Cabinet Member for Housing and Preventing Homelessness notes that the planned development is for circa 150 council housing dwellings to be held within the Housing Revenue Account on the land known as Cabbagefield Row, Havant.
3. To seek approval of a capital spend of £260,000 to deliver outline planning consent for a development of circa 150 council housing dwellings on the land known as Cabbagefield Row, Havant.

##### **RECOMMENDED that the Cabinet Member**

1. **Approves Housing Revenue Account (HRA) Capital Expenditure of £260,000 to deliver outline planning consent for a development of circa 150 council housing dwellings on the land**

known as Cabbagefield Row, Havant.

2. **Notes that a further report will be brought once outline planning consent is achieved to detail the consent and to request permission for the build and future capital spend. The build standard and make up of units will also be included in the future paper as they are not yet decided.**

## **5 Private Rental Sector Strategy (Pages 51 - 160)**

### **Purpose**

1. The purpose of the report is to present the City Council's strategy for the Private Rental Sector (PRS) in the city for approval.
2. The report provides an executive summary, objectives and actions as outlined in the strategy document.
3. The report contains the outcome of the consultation undertaken during September 2020 - November 2020 of the draft Private Rental Sector Strategy.

### **RECOMMENDED that the Cabinet Member**

1. **Notes the consultation feedback on the draft Private Rental Sector Strategy amounting to 458 responses.**
2. **Approves the Private Rental Sector Strategy 2021- 2026 for Portsmouth. (Appendix 1) and agrees the final strategy will be published on the PCC website.**
3. **Approves the implementation of the actions within the strategy and delegates to the Director for Housing Neighbourhood and Building Services the ability to deliver those actions within existing resources or to provide necessary information to allow the Cabinet Member to make decisions in relation to any requirement for additional resources necessary to implement these actions.**
4. **Approves that the following actions that were included in the 2020 PRS consultation are prioritised as they received the highest level of support. These actions are outlined in sections 6.7 & 7.3 of this report but are summarised below.**
  - I. **Unlicensed HMOs: To continue to deal proactively when an unlicensed HMO is reported (88% of consultation respondents said very high or high priority) and Professional standards of regulation: Ensure that officers responsible for regulating the PRS are trained to a professional standard and capable of meeting the needs of the strategy (84% of respondents said very high or high priority). These actions are expected to be achieved in year one of the strategy.**



**6 Pathway for rough sleepers and purchase of associated property (Pages 161 - 182)**

Purpose

1. To present and seek approval for the long-term change in the pathway model of support for rough sleepers to leave the streets and find accommodation.
2. To seek approval to use government grants to procure support services needed to safely and efficiently operate the accommodation.
3. To seek approval to use government grants to support the acquisition of a portfolio of accommodation (formerly student accommodation) which will be repurposed for use within the pathway.

**RECOMMENDED that the Cabinet Member**

1. **Approves the new pathway model to support rough sleepers in the city, as outlined in section 4 of the report.**
2. **Approves the use of the Next Step Accommodation Programme (NSAP) grant to procure support services for the pathway for 2021-2024, as outlined in section 4 of this report.**
3. **That the Cabinet Member for Housing and Preventing Homelessness approves capital expenditure of £7,311,200 in addition to the NSAP grant funding of £2,152,100 to purchase a portfolio of accommodation (formerly student accommodation) comprising three properties, known as The Registry, St Michaels Road; 155-157 Elm Grove and Kingsway House, Elm Grove, creating accommodation for 110 self-contained rooms (bed spaces) for rough sleepers.**
4. **That the Cabinet Member for Housing and Preventing Homelessness delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources & S151 Officer to negotiate the acquisition of the portfolio of accommodation and to commission the necessary works to ensure the buildings are fit for purpose to accommodate rough sleepers, whilst ensuring that the schemes remain financially viable.**

**7 Full Fibre to Home - City Fibre (Pages 183 - 188)**

Purpose

The report is for information only and provides the Cabinet Member for Housing and Preventing Homelessness with an update on the progress of the Full Fibre to the Home installation project by CityFibre in Portsmouth and detail the impact on HRA communal blocks.

Date Not Specified