

NOTICE OF MEETING

CABINET MEMBER FOR HOUSING AND PREVENTING HOMELESSNESS

MONDAY, 8 MARCH 2021 AT 4.30 PM

VIRTUAL REMOTE MEETING

Telephone enquiries to Anna Martyn Tel 023 9283 4870
Email: democratic@portsmouthcc.gov.uk

Membership

Councillor Darren Sanders (Cabinet Member)

Councillor Cal Corkery

Councillor Scott Payter-Harris

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

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

Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon two working days before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.

AGENDA

- 1 Apologies for absence**
- 2 Declarations of interests**
- 3 Improved Energy Efficiency Standards for New Build Council Homes
(Pages 7 - 36)**

Purpose

1. The Cabinet Member for Housing and Preventing Homelessness has asked the PCC Design Team to consider ways in which a formalised approach for building homes may be developed and applied to dwellings built for retention by the Housing Revenue Account (HRA) the report sets out the response to that request.
2. The report presents a draft set of principles to be tested to understand the financial and technical impact of their application, through a pilot scheme for two council housing development.
3. The pilot will allow the draft principles to be tested and evaluated prior to a further decision to consider the incorporation of the principles to social housing developments, where appropriate to do so.

RECOMMENDED that the Cabinet Member

- 1. Notes the draft Low Energy and Social Housing Design Requirements.**
- 2. Approves the pilot to apply and test the attainment of the Passive House standard and the use of the Low Energy and Social Housing Design Requirement to two HRA council housing developments; Wecock Farm and Strouden Court.**
- 3. Requests a study evaluating the pilot to be brought back for decision to determine the application to further council housing developments.**

4 Wecock Farm Development (Pages 37 - 82)

Purpose

1. To seek approval from the Cabinet Member for Housing and Preventing Homelessness to deliver a mix of 28 new council house dwellings within the Wecock Farm estate, Havant.
2. To seek approval of a capital spend of £8.1m delivering 28 new council housing dwellings to be held in the Housing Revenue Account.

RECOMMENDED that the Cabinet Member

- 1. Approves Housing Revenue Account (HRA) Capital Expenditure of £8.1m, to deliver 28 new council housing dwellings.**
- 2. Notes that the Capital Expenditure of £8.1m requested for this scheme is based on estimated costs from industry cost analysis of a Passive house model.**
- 3. Notes that this development will be a pilot scheme designed and built adopting the principles of the Improved Energy Efficiency Standards**

For New Build Council Homes this will include bringing a report to this meeting at the completion of the following phases to report on progress and learning; design phase, construction phase and operational phase.

- 4. Delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources to amend the composition, design standard and spending profile of the proposed scheme in order to meet planning and design requirements whilst ensuring that the scheme remains financially viable following any necessary changes.**
- 5. Delegates the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources to apply for any grant funding to support the scheme and also to agree the use of either Grant funding or 141 receipts to support the scheme**

5 Strouden Court Development (Pages 83 - 124)

Purpose

- 1. To seek approval from the Cabinet Member for Housing and Preventing Homelessness to deliver a mix of 63 new council house dwellings within the Strouden Court area of Havant.**
- 2. To seek approval of a capital spend of £18.7m delivering 63 new council housing dwellings to be held in the Housing Revenue Account.**

RECOMMENDED that the Cabinet Member

- 1. Approves Housing Revenue Account (HRA) Capital Expenditure of £18.7m, to deliver 63 new council housing dwellings.**
- 2. Notes that the Capital Expenditure of £18.7m requested for this scheme is based on estimated costs from industry cost analysis of a Passive house model.**
- 3. Notes that this development will be a pilot scheme designed and built adopting the principles of the Improved Energy Efficiency Standards For New Build Council Homes this will include bringing a report to this meeting at the completion of the following phases to report on progress and learning; design phase, construction phase and operational phase.**
- 4. Delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources to amend the composition, design standard and spending profile of the proposed scheme in order to meet planning and design requirements whilst ensuring that the scheme remains financially**

viable following any necessary changes.

5. **Delegates the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources to apply for any grant funding to support the scheme and also to agree the use of either Grant funding or 141 receipts to support the scheme.**

6 Council Housing Maintenance and Improvements and Housing IT Business Software 2021/2022 (Pages 125 - 188)

Purpose

1. The revised 2020/21 and 2021/22 Housing Investment Programme budgets together with the proposed programmes for 2022/23 to 2026/27 were approved by the City Council on 9th February 2021.
2. The Council Housing Repairs & Maintenance Budgets for 2020/21 and 2021/22 were approved at the Housing Cabinet Decision meeting on 25th January 2021.
3. 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 for the City Councils retained housing stock 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 the Cabinet Member approves

1. **That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
2. **That the capital budgets listed in Appendix B and Appendix C commencing in 2021/2022 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. **That the Director of Finance & Resources and Section 151 Officer financial appraisal be approved for the capital programme - global provision.**

7 HRA Fire Safety Improvement Programme (Pages 189 - 198)

Purpose

1. The Cabinet Member for Housing and Preventing Homelessness has requested a summary of the fire safety improvement programme and investment that is planned for Council owned HRA block of flats.

2. The report provides an update on work already agreed and new work planned. The report notes the impact of the pandemic on the progress of the programme and sets out the plan to take the work forward.