



# 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](mailto: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](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. 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.

This page is intentionally left blank

# Agenda Item 3



<b>Title of meeting:</b>	Cabinet Member for Housing & Preventing Homelessness
<b>Date of meeting:</b>	8 <sup>th</sup> March 2021
<b>Subject:</b>	Improved Energy Efficiency Standards for New Build Council Homes
<b>Report by:</b>	James Hill - Director for Housing, Neighbourhood and Building
<b>Author:</b>	Susan Whitehouse - Head of Design Services Andrew Waggott - Energy Services Manager
<b>Wards affected:</b>	N/A Housing Revenue Account (HRA) land held in Havant
<b>Key decision:</b>	No
<b>Full Council decision:</b>	No

---

## **1. Purpose of report**

- 1.1 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.
- 1.2 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.
- 1.3 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.

## **2. Recommendations**

- 2.1 **That the Cabinet Member for Housing and Preventing Homelessness notes the draft Low Energy and Social Housing Design Requirements.**
- 2.2. **That the Cabinet Member for Housing and Preventing Homelessness 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.**



- 2.3 That the Cabinet Member for Housing and Preventing Homelessness requests a study evaluating the pilot to be brought back for decision to determine the application to further council housing developments.**

### **3. Background**

- 3.1 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)
- 3.2 The environmental impact of new homes is of key concern to the council, in the context of the climate emergency and issues of air quality in the city.
- 3.3 The Council is committed that any new developments reduce energy costs for their tenants; wishing to ensure that new homes are financially affordable for households to heat and run.
- 3.4 The Council is keen to encourage new skills in low-carbon construction to be developed within the internal team; and wider supply chain within the area
- 3.5 Local Context:
- 3.5.1. The Council has a need to continue to build council housing homes to meet the demand from the housing waiting list. It also needs to deliver homes that are not only affordable to residents but also that are energy efficient and sustainable.
- 3.5.2. The environmental impact of these homes, from a carbon and air quality perspective, is a key concern to the Council. The Council's declaration of a climate emergency in March 2019, obligating a net zero carbon position for the city by 2030, means that new housing must have the lowest practicable embedded and operational carbon emissions.
- 3.5.3. As set out in the *Portsmouth Energy and Water at Home Strategy 2020-25*, the Council wants to ensure the lowest possible rate of fuel poverty within its housing portfolio. Significant work has been done off the back of this strategy, set out in Switched On Portsmouth's *Home Energy Support Service* paper (2021) to ensure that the retrofitting of existing homes is being considered. This *Low Energy Buildings* paper sets out the low energy considerations for homes which are yet to be built.
- 3.5.4. The Council is also keen to encourage new skills and jobs to be created in Portsmouth within the low-carbon-sector as well as to promote social value in all the projects it commissions. It is envisaged that the construction of low-carbon homes helps to further develop this supply chain within the Portsmouth area; this is aligned with areas of skills development highlighted within the *Skills and Labour Market Strategy 2020-25*.

### 3.6 National Context:

- 3.6.1. The government sets out Building Regulations (Part L), the minimum energy efficiency standards to which homes in the UK are to be built. Local planning authorities have some freedom to increase these minimum standards to suit local conditions; though this figure is capped at a 19% uplift for energy efficiency standards.
- 3.6.2. In recent months, the government has consulted on these minimum standards, through the Future Homes Standard Consultation. From the summary of responses, published in October 2020; it is anticipated that this will result in a requirement for an improvement of 31% on the current regulations.
- 3.6.3. The UK government is additionally obligated to legislate for the creation of nearly zero energy buildings (nZEB) under the EU's *Energy Performance of Buildings Directive*. The government are currently reviewing the building regulations in light of this. However current indications are that it is likely that any standards that are adopted, under nZEB, will set a lower energy efficiency standard than is being achieved by the Council already.
- 3.6.4. In November 2020, the government outlined a "10 point plan for a green industrial revolution". This paper included: *Homes and public buildings: Making our homes, schools and hospitals greener, warmer and more energy efficient, whilst creating 50,000 jobs by 2030.*

### 3.7 Energy Efficiency Performance Standards

- 3.7.1. UK Building Regulations 2013 (plus 19%) is the current minimum standard to which homes in Portsmouth must be built. The standard is easily achievable using standard building techniques and technologies; with solar PV, good levels of insulation and efficient combi-boilers being enough in recent builds to ensure that this standard is surpassed. Recent PCC delivered projects such as Temple Court and Eastern Road have actually achieved exceeded Building Regulations by 30%.
- 3.7.2. Passive House is an internationally recognised low energy building standard that is increasingly becoming the benchmark for ultra-efficient buildings. Passive House dwellings are built to rigorous comfort standards that ensures that they are free from draughts, condensation, and excessive overheating and are provided with a constant supply of fresh clean air. They achieve this with the minimum amount of energy, just 15kWh/m<sup>2</sup>/a heating requirement; resulting in very low operational costs.
- 3.7.3. Passive House Institute Low Energy Building Standard (LEB) uses the same principles as the full Passive House, but allows for a higher energy consumption of the building. LEB uses a minimum heating requirement of

30kWh/m<sup>2</sup>/a; although this is a minimum standard and can be exceeded if, for instance the primary aim of a project were full Passive House which could not be achieved for technical reasons.

- 3.7.4. Additional design requirements will often be included alongside Passive House standards, because Passive House is aimed purely at lowering a dwellings' primary energy consumption. These design requirements may, for instance, include for onsite renewable power; something which is not considered by Passive House.

### 3.8 Low Energy and Social Housing Design Requirements

#### 3.8.1. Assessing the Viability of Standards

- 3.8.2. Various teams within the Council's building services have, for a number of months, been undertaking work to establish a formalised and repeatable strategy to ensure HRA housing is built to a high standard; without compromising the technical or financial viability of projects from proceeding.

- 3.8.3. The teams have sensitivity tested the impact of building to the higher Passive House standard on residents' bills and carbon emissions versus the current requirement of Building Regulations plus 19%. The details of this analysis can be found in Appendix A. Technical performance summary.

- 3.8.4. Meetings have been held with a number of peer local authorities who are developing their own HRA properties to the Passive House standard. These have helped to identify both benefits and challenges associated with Passive House standards.

#### 3.8.5. Benefits include:

- 3.8.5.1. Reduction in resident's bills of around £445 per annum, and carbon emissions of 822kg/CO<sub>2</sub> per annum, for a standard 100m<sup>2</sup> house versus currently Building Regulations plus 19%
- 3.8.5.2. Reduction in nitrogen dioxide air pollution associated with the removal of gas boilers
- 3.8.5.3. Reduced maintenance and life cycle costs
- 3.8.5.4. Reduced rent arrears and voids
- 3.8.5.5. Fewer complaints arising from noise issues
- 3.8.5.6. Market value increase (rent and sale capital)
- 3.8.5.7. Future-proofed buildings, with less ongoing capital investment

#### 3.8.6. Challenges include:

- 3.8.6.1. Increased capital cost associated with the higher standard of building

- 3.8.6.2. Staff training required for in-house design of properties to Passive House standards
- 3.8.6.3. Inadequate local supply chains and skills to be able to build to such standards
- 3.8.6.4. Upskilling residents to use their homes efficiently without encountering issues brought about by very high air-tightness, lack of space heating emitters and mechanical ventilation
- 3.8.6.5. Technical issues in some cases where the property aspect or position within a block may not allow adequate Passive House to be achieved

### 3.9. Proposed Low Energy and Social Housing Design Standards

#### 3.9.1. Standards for PCC Builds

- 3.9.2. It is proposed that the Low Energy and social housing design requirements are piloted on two Council HRA developments to be built to Passive House standard, unless there is a compelling reason not to do so. These reasons can be split into two general themes:

- 3.9.2.1. The project will not attain financial viability using the Council's standard appraisal
- 3.9.2.2. The site density, layout and orientation precludes the ability for the homes to be built to the Passive House standard

- 3.9.3. If Passive House standard cannot be achieved the low energy and social housing design requirements primary aim must be to lower the energy consumption of the building to its lowest possible level.

- 3.9.4. In addition to the Passive House standard, the Council will build with a standard set of design requirements which have been developed by the design and energy services team. Not included within the Passive House standard itself; this will allow for the inclusion of renewables, batteries and communal heating and ventilation systems, where appropriate. These design requirements can be found in Appendix B. Low Energy and social housing design requirements.

- 3.10. The Council will pilot the technical & financial viability in seeking to build the developments at Wecock Farm and Strouden Court to Passive House standards, with the Low Energy and Social Housing design requirements set out in Appendix B.
- 3.11. These projects will be important case studies to pilot the approach, fully test and evaluate the challenges and benefits through the design, construction and operational phases of the properties; through ongoing monitoring and reporting.

- 3.12. Three in-house architects will be trained to be Passive House accredited by early summer 2021. This will enable more accurate analysis and detailed modelling of developments to be made.
- 3.13. The energy service team will increase their staff resources and training to enable their officers to play a more active part in client-side liaison on new HRA developments. The team will develop a strategy and handover training for tenants moving into these highly energy efficient homes.
- 3.14. The supply chain for design, consultancy and construction will be tested, and if necessary, a framework developed for future delivery of such projects.
- 3.15. Continued liaison with peer authorities to develop a network; so that learning and ideas can be exchanged and developed.
- 3.16. Train maintenance staff and contractors to be able to satisfactorily deal with the additional demands that Passive House builds can create.

#### **4. Reasons for recommendations**

- 4.1. The recommendations enable the aspiration to provide Passive House standard for new council housing developments to be piloted and tested with a draft low energy and social housing design requirement.
- 4.2. The recommendation only commits to pilot the approach, to fully test and evaluate the challenges and benefits through the design, construction and operational phases of the properties; through ongoing monitoring and reporting.
- 4.3. The recommendations requires the evaluation to be brought back to a future decision meeting to consider the adoption of the approach for further HRA council housing developments, where appropriate.
- 4.4. The evaluations will be carried out in three phases with each phase seeing a report brought to future decision meetings. The phases of evaluation will be The Design Phase, The Construction Phase and The Operational Phase.
- 4.5. The Design Phase will see us able to explain if the design is likely to reach the Passive House standard and if not what standard will be achieved and what the challenges have been.
- 4.6. The Construction Phase will see us able to report on the buildability of the design, and the availability, competency and capacity of the local supply chain to attain these standards.
- 4.7. The Operational Phase will include the experience of the residents focusing on how their home benefits them including their ongoing utilities costs, the usability of the technology and most importantly the resident's satisfaction with the property and



how the low energy design impacts this. This phase will rely on data collected from the residents and the building over a two year post occupancy period.

- 4.8. The Design, Construction and Operational Phase evaluation reports will include updates on the evolving activities and learning of the internal teams, within building services, as well as consideration of key factors such as financial viability, running costs, carbon emissions and technical challenges. Reporting will include the successes and/or challenges of adopting the higher energy standard.
- 4.9. The pilot studies will from commencement of design to the completion of the operational phase monitoring cover a period of four years. Other developments will be brought forward for delivery during this time period and so each phase of the pilot schemes evaluation will inform our ongoing design and technical build standards for future developments ensuring that we continue to adapt the approach and respond to technological advancements.

## **5. Integrated impact assessment**

- 5.1 An Integrated Impact Assessment has been completed and no adverse equality implications were identified.

## **6. Legal implications**

- 6.1 The legislative requirements are set out in the main body of this report and the Appendices.
- 6.2 No adverse legal implications are foreseen as a result of the proposed pilot scheme as set out in this report.
- 6.3 The Government is currently consulting on the proposed changes to the Building Regulations. The outcome of the consultation may have impact on the proposals above hence it is important to keep up with the latest changes to the legislation.

## **7. Director of Finance's comments**

- 7.1 Whenever the Council appraises a development opportunity it compares the viability against it's 30 year business plan. This viability takes into considerations such as the capital cost, maintenance and funding of a development both the initial capital funding and ongoing revenue stream. The Council can not commit to developments that have a detrimental financial impact on it's 30 year business plan.
- 7.2 Anecdotally the cost of Passive House standards and the use of the Low Energy and Social Housing Design is perceived as more expensive than traditional energy efficient designs. The pilot will allow the Council to fully understand and quantify to what extent, if any, this is true.
- 7.3 There is a risk that these standards are not achievable when we assess the financial viability of the developments, the Council will ensure that it does not fully

commit to developments that would have an adverse effect on the Housing Revenue Accounts 30 year business plan and a financial appraisal will be updated at key gateways in the design and build process.

- 7.4 Initial financial appraisals have been carried out for the pilot developments that indicate that there could be a financially viable development built to these standards, but this is based on an initial estimate from an estimator, the next key milestone is to test the market through a tender process to see if those estimates are correct and for the financial model to be updated.

.....  
Signed by: James Hill - Director of Housing, Neighbourhood and Building Services

#### **Appendices:**

1. Appendix A - Technical Performance Summary
2. Appendix B - Low Energy and Social Housing Design requirements
3. Appendix C - Integrated Impact Assessment report

#### **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:

<b>Title of document</b>	<b>Location</b>
<i>Portsmouth Energy and Water at Home Strategy 2020-25</i>	<a href="#">Microsoft Word - Appendix A - Portsmouth City Councils Final Energy and Water at Home strategy (switchedonportsmouth.co.uk)</a>
Switched On Portsmouth's <i>Home Energy Support Service</i> paper (2021)	<a href="https://democracy.portsmouth.gov.uk/documents/s29329/Home%20Energy%20Support%20Service%20paper%20(2021).pdf">https://democracy.portsmouth.gov.uk/documents/s29329/Home Energy Support Service progress update from October.pdf</a>

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

.....  
Signed by:

## Appendix A

### Technical Performance Summary

#### Thermal Insulation:

Homes built to Passive House standards require very high levels of thermal insulation, and must be free of thermal bridges. U values of walls, floors and roofs in Passive House homes will normally need to be between 0.1 to 0.15 W/m<sup>2</sup>K. This is a significant improvement on the U values allowed by current Building Regulations and will result in much thicker insulation being required as summarised below:

	Minimum standards permitted under current Building Regulations	Typical standards used in Passive House dwellings
U Value - Wall	0.3 W/m <sup>2</sup> K	0.11 W/m <sup>2</sup> K
Insulation Thickness - Wall	100mm Mineral Fibre	300mm Mineral Fibre
U Value - Roof	0.2 W/m <sup>2</sup> K	0.1 W/m <sup>2</sup> K
Insulation Thickness - Roof	250mm Mineral Fibre	450mm Mineral Fibre
U Value - Floor	0.25 W/m <sup>2</sup> K	0.12 W/m <sup>2</sup> K
Insulation Thickness - Floor	50mm PIR Insulation	150mm PIR Insulation

#### Windows and External Doors:

Homes built to Passive House standards need to have very high performance triple glazed windows. These need to be well sealed and have insulating frames to ensure that the internal surfaces of the windows do not get colder than 16 degrees C, thus preventing condensation and cold down draughts even during the coldest weather. The size and location of windows has a significant impact on the overall performance of a Passive House since windows are key to the balance of maximising heat gains in the winter and minimising overheating in the summer. External doors used in Passive House homes typically have a U Value of 0.8W/m<sup>2</sup> or lower. This is significantly better than the U values allowed under current building regulations as summarised below:

	Minimum standards permitted under current Building Regulations	Typical standards used in Passive House dwellings
U Value - Window	2 W/m <sup>2</sup> K	0.8 W/m <sup>2</sup> K
U Value - Door	2 W/m <sup>2</sup> K	0.8 W/m <sup>2</sup> K

**Air Tightness:**

Homes built to Passive House standards have excellent levels of air tightness. (Air tightness is a measure of how easily air can leak in or out through the building fabric.) As a result Passive House homes are draught free and very little heat is lost by warm air escaping through gaps in the building. Passive House buildings must have an air tightness of no more than  $0.6\text{h}^{-1}$  @50Pa. This is much more onerous than the minimum standard of airtightness permitted under current building regulations, and is often seen to be one of the most difficult elements to achieve in a Passive House building. In order to achieve this standard any gaps must be completely sealed and special air-tightness tapes and membranes will need to be incorporated into the construction.

	Minimum standards permitted under current Building Regulations	Typical standards used in Passive House dwellings
Air Tightness	$\leq 10\text{m}^3/\text{hr}/\text{m}^2$ @ 50 Pa	$\leq 0.6\text{h}^{-1}$ @ 50Pa
Note - the measurement and units used for Passive House air tightness standards are different to those used in UK Building Regulations, as they relate to the volume of the building not just the external surface area. As such they are difficult to compare, however for a typical house the Passive House standard is approximately 15 times more onerous than UK Building Regulations.		

**Ventilation:**

Passive House homes use a mechanical ventilation system with heat recovery (MVHR). MVHR runs continuously to remove air from the kitchen, bathroom, toilet and other rooms with high pollution and humidity. At the same time, the MVHR pumps fresh air from outdoors into the living rooms and bedrooms preheated with the heat from the outgoing air, without mixing airflows. This pre-heating of incoming air via the heat from outgoing air results in a system that saves approximately 10 times as much energy as it uses. Residential MVHR systems typically use about 22 watts, costing around 10p per day; this is comparable to having one low-energy light bulb on. In addition to the fresh air provided by the MVHR system, occupants of Passive House homes can open windows whenever additional ventilation is required.

	Minimum standards permitted under current Building Regulations	Typical standards used in Passive House dwellings
Ventilation	Intermittent extract fans in kitchens and bathrooms, with background ventilation via trickle vents.	$30\text{m}^3/\text{hr}$ of fresh air per person provided via MVHR system

**Heating:**

Because a Passive House home is so well insulated, airtight, and windows have been optimised to balance solar heat gains against heat losses, the amount of energy required to heat the home will be very low. In theory a Passive House home can be heated entirely by the MVHR system, however it is usually better to provide a few small radiators, heated towel rails or other heat sources to ensure the comfort of residents. Passive House standards include very stringent requirements on the Space Heating Energy Demand which should not exceed 15kWh/m<sup>2</sup> per year, or a maximum peak load of 10W/m<sup>2</sup> although they do not place any restrictions on the fuel or energy source that can be used. However in light of the climate change emergency, it is recommended that all new homes use energy efficient electric heating via air-source or ground source heat pumps so not rely on fossil fuels.

	Minimum standards permitted under current Building Regulations	Typical standards used in Passive House dwellings
Heating Demand	≤ 96 kWh/m <sup>2</sup> . yr	≤ 15 kWh/m <sup>2</sup> . yr
Cost of heating typical 110m <sup>2</sup> house with gas	£445 per year <sup>i</sup>	£69 per year <sup>ii</sup>
Cost of heating typical 110m <sup>2</sup> house with ASHP	£528 per year <sup>iii</sup>	£83 per year <sup>iv</sup>

i) 96 kWh/m<sup>2</sup> x 110m<sup>2</sup> x 3.8p / 90% boiler efficiency = £445

ii) 15 kWh/m<sup>2</sup> x 110m<sup>2</sup> x 3.8p / 90% boiler efficiency = £69

iii) 96 kWh/m<sup>2</sup> x 110m<sup>2</sup> x 15p / CoP 3 = £528

iv) 15 kWh/m<sup>2</sup> x 110m<sup>2</sup> x 15p / CoP 3 = £83

**Photovoltaic Panels:**

Whilst not a requirement of Passive House standards, it does make sense to include PV panels on new homes wherever possible. These convert the sun's energy into electricity that can be used on site or fed back into the grid. A typical PV array of 10 panels should generate approx. 3,400 kWh / year. This would equate to more than 25% of the primary energy demand of a typical 110m<sup>2</sup> Passive House home over the course of a year.

**Battery Storage Systems:**

PV panels will only generate electricity during daylight, and will only achieve their best performance on bright sunny days. It is therefore helpful to use battery storage systems to ensure that the energy generated by a PV system can be used on site when needed and does not need to be exported to the grid. (The price of electricity

purchased from the grid is approximately 3 times as much as the price that electricity generated on site can be sold back to the grid). A typical battery system can store and deliver approximately 13.5 kWh.

## **Appendix B**

**Portsmouth City Council**

**Low Energy and Social Housing Design Requirements**

**March 2021**

DRAFT

## Contents

Guiding Principles .....	2
GP1 Minimising the lifecycle carbon of the site (embodied and operational emissions) .....	2
GP2 Minimising the operational costs to the end user .....	2
GP3 Maximising the value of the project .....	2
Part 1 - Performance Standards .....	3
The Passive House standard .....	3
The PCC baseline standard .....	3
Performance standards review process .....	4
Embodied carbon .....	4
Part 2 - Design Guidance .....	5
Communal first .....	5
Building Form .....	5
Roof space .....	5
Fabric first .....	5
Internal and external space .....	6
Orientation, glazing, solar gains and solar shading .....	6
Summary .....	6
Part 3 - Additional Guidance .....	7
Resident training and handover .....	7
Refuse storage .....	7
Ecology .....	7
Parking .....	7



## **Guiding Principles**

As a local authority, developer and social landlord, Portsmouth City Council plays the role of various stakeholders on housing projects. The Council's engagement with a housing project extends throughout the life of those buildings, and while the political landscape might change during this time, the fundamental requirements of our Social housing stock do not. In addition, the Council has declared a climate emergency and set a target of achieving carbon neutrality by the year 2030. This puts the focus on Portsmouth City Council to set the benchmark in housing provision within the city, and as a developer.

The Council needs to have a Social housing portfolio which provides economically, thermally and energy efficient homes which also promote wellbeing for its tenants. The development of new and redevelopment of existing housing is integral to maintaining this portfolio standard.

The three guiding principles in this set of requirements are:

- GP1** Minimising the lifecycle carbon of the site (embodied and operational emissions)
- GP2** Minimising the operational costs to the end user
- GP3** Maximising the value of the project

### **GP1 Minimising the lifecycle carbon of the site (embodied and operational emissions)**

In March 2019, the Council declared a climate emergency. It has since set an ambitious target of achieving carbon neutrality by the year 2030. For this reason, the carbon cost of any housing project must be (i) calculated and (ii) minimised as far as possible. The entire lifecycle carbon of the project should be considered, including the emissions caused by the extraction, manufacture/processing, transportation and assembly of all the materials used in the building (embodied carbon), and the operational emissions.

### **GP2 Minimising the operational costs to the end user**

The Council needs to ensure that the Social housing stock provides thermally and energy efficient homes to its residents. The operational costs should be minimised to avoid fuel poverty and ensure basic necessities such as heat and electricity are Social for all. As the national electricity grid decarbonises over the coming years, electric heating solutions too will have lower operational carbon emissions, however, the cost of electricity is still significantly higher than mains gas, and is likely to increase in the immediate future.

### **GP3 Maximising the value of the project**

As a local authority, the Council must ensure that it is spending public money in the most responsible way. Therefore a housing project will always need to consider the capital cost of the project in combination with the wider pressures for Social housing. The Council has a finite budget for the provision of Social housing and must responsibly balance the environmental measures used at on a development and the overall cost. In simplest terms, the higher cost of housing per dwelling, the fewer the Council can deliver each year. Furthermore, the Council has a standard dwelling payback period of 30 years, meaning higher build costs will result in higher rent charges to the tenants. This too should be considered with regards to project value.

This set of requirements details the holistic approach which the Council expects its housing projects to take.

## **Part 1 - Performance Standards**

To set the benchmark for housing provision in the city, projects need to demonstrate their performance against each of the three guiding principles. It is believed that the most appropriate performance standard to maximise performance against the guiding principles is the Passive House Standard. However, at the initial concept stage, an energy and cost comparison should be undertaken using the following building performance standards.

1. **The Passive House standard**
2. **The PCC baseline standard**

All Portsmouth City Council housing projects should be designed to the Passive House Standard. Where a project targets only the Baseline level, significant justification must be provided.

### **The Passive House standard**

Passive House is an internationally recognised low energy building standard that is increasingly becoming the European benchmark for ultra-efficient buildings. Passive House buildings have a very low heating demand and the subsequent operational costs should be equally low. The higher performance and construction standard of the dwellings will have an initial impact on the capital costs of the project compared to the baseline. This is expected to be in the region of 10-12% in year 1, however, as the Councils expertise in this area grows, it is believed that the cost gap should decrease, as has been the case in other Local Authorities with similar targets.

As all Portsmouth City Council projects will maximise the potential for PV, Passive House projects are therefore likely to exceed the requirements for Passive House 'Classic' and could achieve either of the Passive House 'Plus' or 'Premium' standards. The likely standard to be achieved should be reviewed as early as possible in the design process.

It is acknowledged that achieving the passive house standard may be a challenge for some individual units within a multi-unit site. However, all units on a scheme will be designed and built to the same specification (i.e. to achieve full Passive House certification), the units which cannot achieve final certification, for example, due to restrictions on orientation or building form, will subsequently achieve the Passive House Institute's Low Energy Building (LEB) Standard.

### **PHI Low Energy Building Standard**

This standard requires building performance far in excess of UK Building Regulations but has lower standards than the full Passive House Standard, for example a maximum annual heating demand of 30kWh/m<sup>2</sup>/yr or less in the LEB standard compared to 15kWh/m<sup>2</sup>/yr for Passive House.

As a result, all units on a multi-unit scheme will be designed and constructed to the same specification and all will achieve some level of certification. Primarily, this will be to Passive House 'Classic' (or higher) or, failing that, the PHI Low Energy Building Standard as a minimum.

### **The PCC baseline standard**

The PCC Baseline Standard provides an indication of the project performance against the three guiding principles, if the project were designed to the minimum standards as set out in the Portsmouth Plan and using the design standards set out in Part 2 of this report.

The Portsmouth Plan requires domestic buildings to achieve a minimum 19% improvement over Building Regulations. The PCC Baseline Standard model should therefore achieve this minimum improvement through the use of heat pumps, at a communal level where possible, otherwise at the individual level.

Traditional gas boilers are due to be banned from new-build schemes from 2025 in a bid to reduce the carbon emissions of the UK housing stock, in line with the UKs commitment to have net-zero

carbon emissions by 2050. Portsmouth City Council has a much more ambitious target of net-zero by 2030 and as such, will not include gas-fired heating in its housing stock from this point forward.

Direct electric panel and storage heaters must not be used in Portsmouth City Council developments. While these are likely to be the cheapest heating system to install, they are commonly the most expensive to operate, thus, are not appropriate for use in Social housing schemes.

### Performance standards review process

The initial concept for any Social housing project should be designed using the above design guidance, once the initial concept is drawn up, the project should model and review each of the performance standards against the guiding principles indicators in Table 1.

These simple indicators will help Portsmouth City Council to make an informed decision on which performance standard the project should achieve.

*Table 1 - Guiding principles indicator early design comparison by building performance standard*

Building Standard	GP1 - Carbon emissions		GP2 - Operational costs (dwelling average)		GP3 - Project value		
	Improvement over BRegs (%)	Total Emissions (tCO2/yr)	Annual heating demand (kWh/dwelling/yr)	Annual cost of heating (£/dwelling/yr)	Build Cost (£/m <sup>2</sup> )	Total project cost (£)	Total number of units
1. Passive House							
2. PCC Baseline							

### Embodied carbon

An accurate lifecycle carbon assessment is essential to enable Portsmouth City Council to calculate its total emissions and adequately offset these to achieve net-carbon neutrality by 2030. A lifecycle carbon assessment should therefore be undertaken on every housing project.

There are many software packages available to undertake these calculations, with both free and paid solutions.

While only measurement of the embodied carbon is required, it is suggested that projects aim to reduce these where possible, considering the embodied carbon when specifying construction methods and materials. Portsmouth City Council does not specify a particular target, however the targets set out in the RIBA 2030 Climate Challenge could be used as a guide.

## **Part 2 - Design Guidance**

### **Communal first**

The Council would like to take a communal first approach to all multi-unit schemes. This includes both multi-dwelling blocks and, where possible, multiple individual dwellings. Similarly, where existing district heating is located within reasonable proximity of the project; it should be seriously considered and assessed that any new dwellings are connected to this existing system. Both heating and ventilation systems should take this approach and this is based on several reasons. First, centralising these systems makes access for maintenance and repair work much easier. Second, removing the main units from within properties reduces the ways in which the dwelling occupants can adversely interact with and compromise the performance of the systems. Apparent system failures or poor performance can often be attributed to incorrect operation of the systems, by limiting the access and control of these systems, the remaining controls that the occupants need to engage with should be simplified. Third, generally speaking, the greater number of dwellings connected to a centralised system, the more consistent and efficient that system should be. For example, the Council has the ability to secure power contracts at a lower cost than is available on individual domestic tariffs.

### **Building Form**

A building's form has a huge influence on its energy demands. At the most basic level, the more compact the building's form then the less energy it will require. The Form Factor can be expressed as the ratio of the external surface area over the floor area. For example, a square building will have a lower Form Factor than an L shaped building of the same floor area, and will therefore be more energy efficient. The Form Factor should be considered early in the design process and where possible designers should aim for a Form Factor of  $\leq 3$ .

### **Roof space**

Roof space, form and layout possible at all new build schemes should be carefully considered. The opportunity for the addition of solar photovoltaic (PV) technology should be maximised in all possible circumstances. PV not only provides on-site renewable electricity generation but is an aesthetic indication to the public of the environmental credentials of the project. PV installed south-facing at a 30 degree angle will provide optimal electricity generation in the UK. Southerly pitched roofs will allow this optimal installation in the most space-efficient way. Alternatively, frame-mounting the PV on a flat roof can allow PV to face south, however, the angle of the panels is commonly reduced to minimise the distance required between rows of panels and therefore maximise the array capacity. Flat roofs can also allow plant for communal services to be installed while the internal area available for dwellings is maximised. Installation of plant using roof space can also limit the effects of noise producing technologies such as the air handling units for air source heat pumps and mechanical ventilation.

### **Fabric first**

The simplest way to limit the operational costs of a building is to take a fabric first approach. Energy systems typically last for anywhere between 10 and 30 years, meaning they will be replaced or changed several times during the life of the building. Designing the building form and fabric to minimise the specific heat demand will not only help to minimise operational costs but also ensure a greater variety of energy systems are feasible for the building. The Passive House standard is an obvious example of this, but projects meeting the PCC baseline standard only should also use this approach to meet the performance requirements of the standard.

## **Internal and external space**

External spaces are an opportunity to create local neighbourhoods through private communal spaces which can promote community and improve inter-household relationships. External spaces can also provide individual households with private areas which can promote occupant wellbeing.

Communal plant should be incorporated within internal space of the built elements of the site and only where this is not possible should external space be used for energy infrastructure plant or centralised energy centres. This will likely include heat and ventilation plant, PV system infrastructure and battery storage, in addition to others, so adequate space should be made available within the internal layout from the outset. Only where sites have extreme constraints should 'available space' be justification for omission of suitable low-carbon and communal systems.

Where external plant such as air handling units for air source heat pumps and ventilation, and battery storage are included within a project, careful consideration should be given to their location and the impact they might have on communal and individual enjoyment of external spaces.

Accounting for centralised plant and key energy systems from the initial concept stage should allow a holistic approach to project and balance the external and internal spaces for low energy performance and social and environmental wellbeing. Effective use of internal and external spaces are key to the development of low carbon and socially cohesive housing.

## **Orientation, glazing, solar gains and solar shading**

There is no substitute for natural light and the orientation of each element of a project can impact how effectively light can be used throughout the design. While sites can have similar offerings in terms of dwelling density, provision of external space, etc., orientation and layout can significantly impact social and environmental performance.

Designing the building form to maximise direct natural light to roof space will optimise the performance of a PV array benefitting environmental performance. The building form and orientation will impact the external spaces, particularly the type and times of use. Optimising the building form and glazing orientation to provide natural light to internal spaces for occupant health and wellbeing will promote social performance, but also to allow solar gains and reduce space heating requirements, improving environmental performance. Similarly, solar shading can be used to maximise solar gains in the winter months while limiting them in the summer months to reduce the risk of overheating. The application of solar PV may limit the use of in-roof glazing and vice-versa, which highlights the need for a holistic approach from the outset.

## **Summary**

1. Communal systems should be prioritised for all multi-dwelling projects.
2. Roof space, form and layout should be tailored to maximise the PV potential and plant storage.
3. Where communal or individual systems will require internal space provision, adequate space should be considered from the initial concept stage of the project.
4. A fabric first approach should be taken, designing the building form and fabric to minimise the heat consumption
5. External space should be considered for heat and ventilation plant and/or battery storage if necessary. Only where sites have extreme constraints should 'available internal or external space' be justification for omission of low-carbon and communal systems.

## **Part 3 - Additional Guidance**

### **Resident training and handover**

A key factor in the successful implementation of a Passive House or LEB Standard project, is the tenant training and handover. This change in design and construction specification is likely to incorporate technologies or principles which tenants are not familiar with. Passive House projects will often feature no centralised heating system, commonly just a towel rail in a bathroom. This can often be difficult for tenants to understand. Similarly, the change from gas-fired central heating to ASHP sees a change from radiators heating up to around 80°C to just 40°C. ASHP also requires a shift in behaviour, from multiple on/off heating schedules, to constant on scenarios with fall-back set point temperatures for night-times and unoccupied periods.

### **Refuse storage**

Over the coming years, the proportion of general household waste to recyclable materials is expected to change as the Council provides greater central recycling and recovery provision. This means that less waste will be classed as general household waste increasing the amount to be stored in segregation.

Segregation should begin within the dwelling. Thus, space for mixed-recyclable, food and general household waste should all be provided within the kitchen of each dwelling.

Projects with blocks housing multiple dwellings should allow for accessible communal waste storage, adequately sized to accommodate mixed-recycling, food waste and general household waste. Recyclable waste storage should be at least, equal in size to general household waste. Developments with over the relevant number of dwellings should also provide glass waste storage (as per PCC policy).

Projects with individual houses should allow for refuse storage at the front of the dwelling by allowing space for the standard PCC wheelie-bins. It is preferred, for the benefit of the end user, that provision is made for refuse storage at the front, or in another suitable location, to ensure that bins do not need to be transported from the storage location (e.g. the rear garden) through the dwelling prior to collection.

### **Ecology**

All Council projects aim to maintain or improve the ecological value of the given site. The way this is done should be specifically tailored to the site in question, however, green roofs and walls should be considered where possible. Green roofs generally require an area of flat roof to be installed. These requirements state that roof space should be prioritised for solar PV and mechanical plant, but in instances where this is not possible, green roofs should be implemented.

### **Parking**

The Council must provide greater housing provision within the local authority area over the coming years. This means that sites will often be used to increase housing capacity within a given residential area. An increase in housing provision within a city as densely populated as Portsmouth is likely to increase the stress placed on on-road parking provision within these areas. As such, the Council is working to promote the use of sustainable public transport within the city. Projects should therefore carefully consider the requirement for off-road parking to mitigate additional stress to on-road parking, in areas where public transport is less available.

# Integrated Impact Assessment (IIA)

Integrated impact assessment (IIA) form December 2019

[www.portsmouth.gov.uk](http://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:**

Building Service

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

Improved Energy Efficiency Standards for New Build Council Homes

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

- ☐ Existing
- ☒ New / proposed
- ☐ Changed

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

The report presents a draft set of principles that can be followed to ensure that every new PCC Council home is built to its highest possible standard; within the constraints of technical and financial feasibility and a pilot approach to apply the principles to two new housing developments.

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?

The pilot is 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 at Wecock Farm and Strouden Court.

## 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](mailto: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?

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](mailto: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 development of a draft low energy and social housing standard and a two site Housing development scheme, which will inform the design and delivery of new affordable council dwellings for PCC.



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

There will be a set reporting structure to Housing Executive informing of the progress and learning of the design, construction and operational phases of the 2 pilot housing developments, which will inform the standards of build for all future council housing developments.

**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](mailto: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?

This IIA supports the proposal for PCC to commit that any new developments reduce energy costs for their tenants and ensure that new homes are financially affordable for households to heat and run.

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

There will be a set reporting structure to Housing Executive informing of the progress and learning of the design, construction and operational phases of the 2 pilot housing developments, which will inform the standards of build for all future council housing developments.

**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](mailto: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?

The new design standards will result in a reduction in residents' bills of around £445 per annum, and carbon emissions of 822kg/CO2 per annum  
A reduction in nitrogen dioxide air pollution associated with the removal of gas boilers  
Reduced maintenance and life cycle costs  
Future-proofed buildings, with less ongoing capital investment

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

Reduced rent arrears and voids  
Fewer complaints arising from noise issues  
Cheaper heating and utility bills  
Fewer maintenance and repair visits

**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](mailto: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 design requirements for new build Council Housing and will set out a clear standard of build for new dwellings. The requirements will include accessibility standards for the properties.

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](mailto: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?

The new design standards will result in the reduction in resident's bills of around £445 per annum, and carbon emissions of 822kg/CO2 per annum, for a standard 100m2 house versus currently Building Regulations plus 19%. There will also be a reduction in nitrogen dioxide air pollution associated with the removal of gas boilers.

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

Feedback from the tenants in relation to utility charges after an initial 12 month period, comparing them to properties in the surrounding area and data already know within the industry.

**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](mailto: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 draft design requirements for new build council 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. Reduction in residents' bills of around £445 per annum, and carbon emissions of 822kg/CO2 per annum, for a standard 100m2 house versus currently Building Regulations plus 19%.

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

Feedback from the tenants and property data performance in relation to utility charges, carbon emissions and

energy consumption after an initial 12 month period, comparing them to properties in the surrounding area and data already known within the industry.

## 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](mailto: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 IIA is to support the draft design requirements for new build council 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. Reduction in residents' bills of around £445 per annum, and carbon emissions of 822kg/CO2 per annum, for a standard 100m2 house versus currently Building Regulations plus 19%.

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

Feedback from the tenants and property data performance in relation to utility charges, carbon emissions and energy consumption after an initial 12 month period, comparing them to properties in the surrounding area and data already know within the industry.

## 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](mailto: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?

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](mailto: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?

The design standard should result in a reduction in residents' bills of around £445 per annum, and carbon emissions of 822kg/CO2 per annum, for a standard 100m2 house.

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

Feedback from the tenants and property data performance in relation to utility charges, carbon emissions and energy consumption after an initial 12 month period, comparing them to properties in the surrounding area and data already known within the industry.

**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](mailto: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?

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](mailto: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?

The draft building standards will look to reduce carbon throughout the whole life time of the project. From embedded carbon within the construction materials through to a reduction of carbon emissions but increased insulation and build standards. Within the requirements the design of property layouts will look to utilise space to assist residents with recycling waste materials.

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

There will be a set reporting structure to Housing Executive informing of the progress and learning of the design, construction and operational phases of the 2 pilot housing developments, which will inform the standards of build for all future council housing developments.

## 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](mailto: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?

The draft design requirements should enable the aspiration to provide Passive House standard for new council housing developments to be piloted with a draft low energy and social housing design requirement, that will make Portsmouth a city people want to live in.

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

There will be a set reporting structure to Housing Executive informing of the progress and learning of the design, construction and operational phases of the 2 pilot housing developments, which will inform the standards of build for all future council housing developments.

## 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](mailto: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?

We will upskill and train our internal PCC staff to be able to deliver these design standards. All staff employed are within our local area. Our contractors employ staff who predominately live in the city of Portsmouth and the PO postcode, improving lifestyle and social responsibility amongst the community. The Council is keen to encourage new skills in low-carbon construction to be developed within the internal team; and wider supply chain within the area.

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

There will be a set reporting structure to Housing Executive informing of the progress and learning of the design, construction and operational phases of the 2 pilot housing developments, which will inform the standards of build for all future council housing developments.

## C - Regeneration of our city

Yes

No

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](mailto: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?

Our Core contractors create valuable employment opportunities for local Portsmouth people and this in turn promotes growth in the city. Our numerous construction and services frameworks also give opportunities to local contractors and sub-contractors to work for Portsmouth City Council. The Council is keen to encourage new skills in low-carbon construction to be developed within the internal team; and wider supply chain within the area.

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

There will be a set reporting structure to Housing Executive informing of the progress and learning of the design, construction and operational phases of the 2 pilot housing developments, which will inform the standards of build for all future council housing developments.

## Q8 - Who was involved in the Integrated impact assessment?

Meredydd Hughes - Assistant Director Building Services

This IIA has been approved by:

James Hill - Director Housing, Neighbourhood and Building Services.

Contact number:

023 9268 8606

Date:

11/02/2021



# Agenda Item 4



<b>Title of meeting:</b>	Cabinet Member for Housing & Preventing Homelessness
<b>Date of meeting:</b>	8 <sup>th</sup> March 2021
<b>Subject:</b>	Wecock Farm, Havant - Council Housing Development
<b>Report by:</b>	James Hill - Director for Housing, Neighbourhood and Building Services
<b>Author:</b>	Jo Bennett - Head of Business Relationships, Growth and Support
<b>Wards affected:</b>	N/A Housing Revenue Account (HRA) land held in Havant
<b>Key decision:</b>	Yes
<b>Full Council decision:</b>	No

---

## **1. Purpose of report**

- 1.1 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.
- 1.2 To seek approval of a capital spend of £8.1m delivering 28 new council housing dwellings to be held in the Housing Revenue Account.

## **2. Recommendations**

- 2.1 That the Cabinet Member for Housing and Preventing Homelessness approves Housing Revenue Account (HRA) Capital Expenditure of £8.1m, to deliver 28 new council housing dwellings.
- 2.2. That the Cabinet Member for Housing and Preventing Homelessness note 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.
- 2.3 That the Cabinet Member for Housing and Preventing Homelessness 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.



- 2.4 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 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.**
- 2.5 That the Cabinet Member for Housing and Preventing Homelessness 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**
- 3. Background**
- 3.1 The area housing office team have worked to identify potential sites for housing development within their estate; understanding local context and the issues relating to each parcel of land. The teams understanding of their local area has proven essential in understanding which parts of the existing estate are suitable for development.
- 3.2 In November 2019 Steve Wynne, Area Housing Manager for Wecock Farm, proposed a number of sites and these were passed to our in-house design team for evaluation. A feasibility study has been received with estimated costs for those sites that can be developed, however all sites identified are shown in the feasibility study attached as Appendix A.
- 3.3 The new homes will be built on land owned by Portsmouth City Council.
- 3.4 Havant are the planning authority for these sites and the feasibility study has been carried out to include their requirements. None of the sites are in the Havant Local Plan for development.
- 3.5 Havant Borough Council currently has a target of 504 homes per annum based on central government's standard methodology. This development will contribute towards this need. The two authorities will continue to work closely together through the duty to cooperate both unilaterally and through the Partnership for South Hampshire, on housing need and areas other cross boundary working.
- 3.6 We have commenced discussions with Havant Borough Council regarding their requirements for affordable housing within our Havant developments. Havant Borough Council will expect to receive nomination to 30% of properties of any development of over 10 properties.
- 3.7 The new properties will meet demand from both Havant and Portsmouth waiting lists and will include looking at bespoke properties to support those with a need for adapted accommodation. The proposed mix is eight, two bed four person



houses; seventeen, three bed six person houses and three, five bed eight person houses.

- 3.8 The Improved Energy Efficiency Standards for New Council Homes also presented at today's meeting details the principles which will be used to define the energy standard for this development. The intention being to develop to Passive house standards but with additional design requirements set out within that report, Low Energy and Social Housing Design Requirements attached as Appendix B.
- 3.9 We will strive for the highest possible standards as outlined in the report however factors such as orientation, site layout and costs of development may all have a differing impact on whether the development is financially achievable and whether the dwellings can be certificated as Passive house.
- 3.10 There will be three reports used to track the progress of this development and the implementation of the Low energy and Social Housing Design Requirements. These reports will come to this meeting and will be presented at the design phase, construction phase and operational phase. The next report at completion of the design phase will report on the programme for the development as well as the low energy standards included in the design.

#### **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". Although the homes are within the borough of Havant, the tenants will be Portsmouth's, therefore the priority is valid.
- 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.

#### **5. Integrated impact assessment**

- 5.1 An Integrated Impact Assessment has been completed and no adverse equality implications were identified. Attached as Appendix C.

#### **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 A financial appraisal has been carried that demonstrates that a development over these multiple sites could be viable even if they were built to Passivhaus standard and Low Energy and Social Housing Design, based on an outline design and an estimation of market costs. This will be reviewed as we go through the design and build process.
- 7.2 The appraisal states that the cost of the development could be as a much as £8.1m. This would deliver 28 homes including 8 x 2 bed flats, 17 x 3 Bed Houses and 3 x 5 bed houses across the multiple sites.
- 7.3 The Council will apply to Homes England for £840,000 of affordable homes grant funding. The remainder of the project will be funded with unsupported borrowing.
- 7.4 The viability appraisal has been calculated using rents at affordable rent levels.

.....  
Signed by: James Hill - Director of Housing, Neighbourhood and Building Services

## **Appendices:**

**A - Feasibility Study**

**B - Design Standards requirement of The Improved Energy Efficiency Standards for New Council Homes**

**C - Integrated 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:

<b>Title of document</b>	<b>Location</b>

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

.....  
Signed by:

# Potential Housing Development Sites Wecock Farm

Preliminary Analysis and Concept Plans  
June 2020

Page 41

## Contents

1.	Brief .....	2
2.	Policy and Constraints .....	4
3.	Partridge Gardens .....	5
4.	Robin Gardens .....	8
5.	Chaffinch Green .....	11
6.	Bunting Gardens.....	14
7.	Sparrow Close .....	17
8.	Grebe Close .....	19
9.	House Types .....	21
10.	Summary and Recommendations .....	24

## 1. Brief

The Design Group were asked by Jo Bennett (Head of Business Growth, Relationships and Support) to review a total of 6 sites at the existing Wecock Farm estate. These sites have been identified by Steven Wynne (Area Housing Manager) as sites which may be suitable for the provision of new council housing.

There is a significant demand for council housing in the area. Waiting lists show that there is a considerable need for two and three bedroom houses, and some demand for larger 4 or 5 bedroom houses.

The location of the proposed sites are shown on drawing no. WE20/1000/P1 overleaf.

This report illustrates the initial site analysis that has been carried out and identifies the potential number and type of dwellings that could be accommodated on each site.

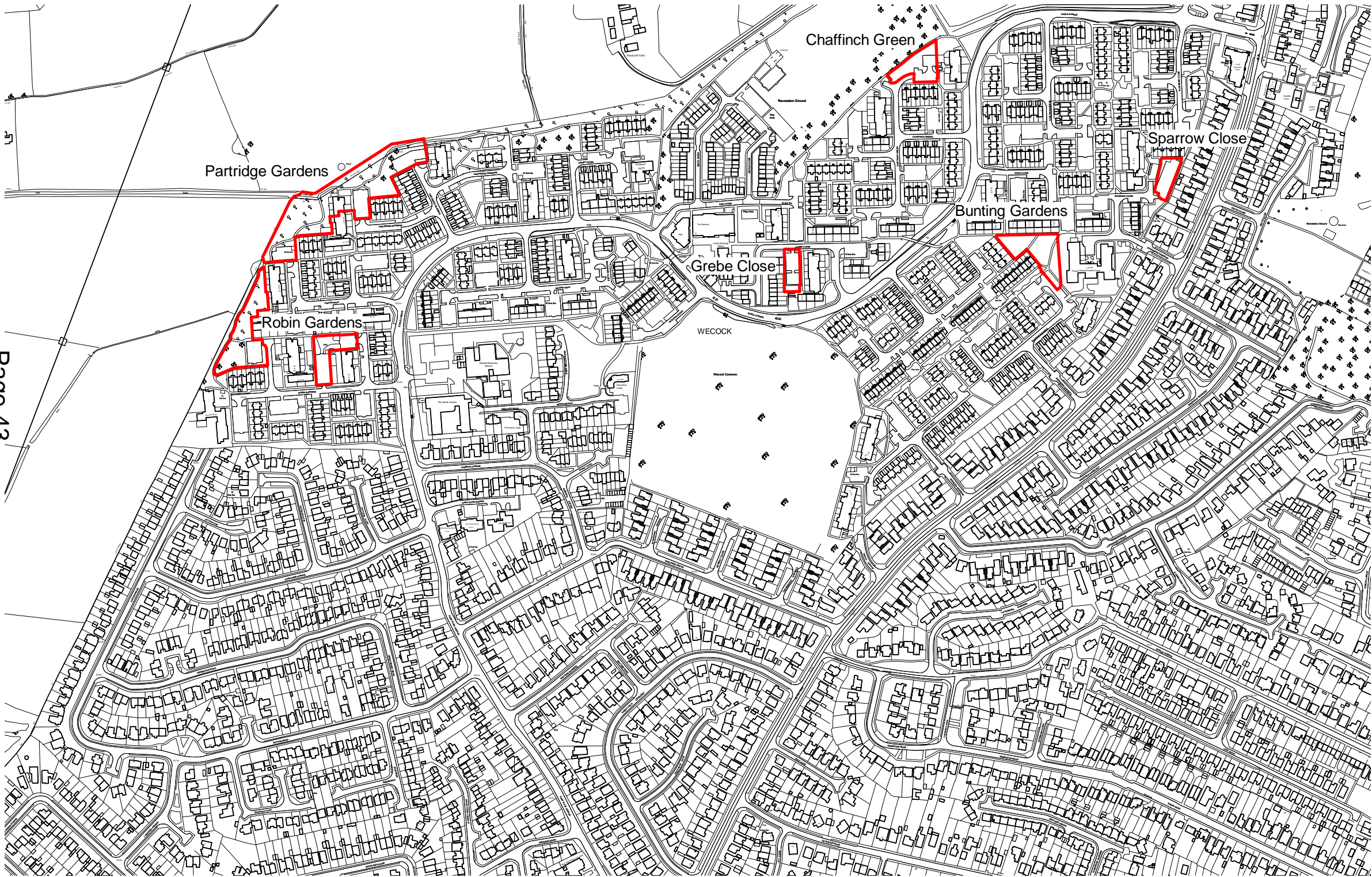
It should be noted that this initial study has not included any consultation with existing residents, or with the Planning Authority at Havant. Whilst some information has been received from statutory service providers, further investigations and survey work will be required if it is decided to progress any of these initial proposals.



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

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.

© Crown Copyright and database right.Ordnance Survey Licence number 100019671.(2015)




Rev	Date	Revision Details ( Amended By)	Approved By
-----	------	--------------------------------	-------------

Project	Wecock Farm Housing Sites - Feasibility		
---------	---	--	--

Drawing Title	Potential Development Sites		
---------------	-----------------------------	--	--

Date	18/03/2020	Scale @ A3	1 : 5000
------	------------	------------	----------

Housing, Neighbourhood & Building Services		JAMES HILL Head of Service	
 Portsmouth CITY COUNCIL			

DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.L. Design Group Head		Tel No: 023 92 841549 Fax No: 023 92 834738	
--	--	--	--

Design/ Survey By	Drawn By	Checked By	
CG	CG		

Drawing No	xxxx / 1000 / P1		
------------	------------------	--	--

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



# 2. Policy and Constraints

Havant Borough Council is the local Planning Authority.

The key planning issues that will impact on the number of dwellings that could be accommodated on these sites are considered to be as follows;

**Dwelling Sizes** - Emerging Plan Policy H1. The Authority will require all residential development to meet the nationally described space standards. See extract below. On housing developments of 10 dwellings or more, 30% of new houses will be required to meet as a minimum Part M4(2) of the Building Regulation to ensure that new homes are suitable for a wide range of occupants.

Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

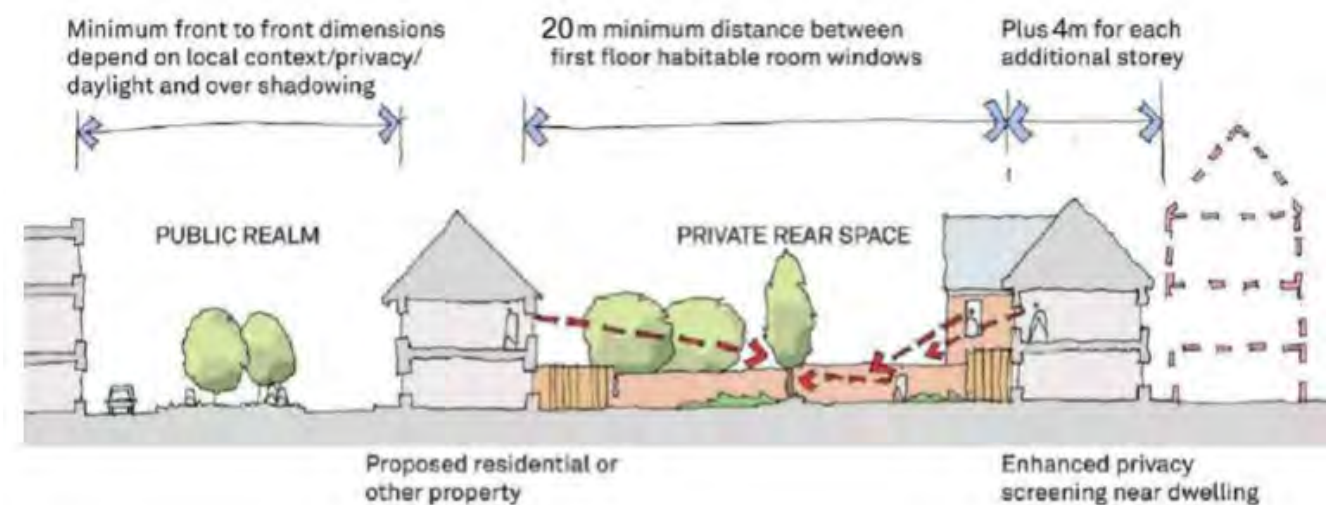
**Protection of Trees, Hedges and Woodland** - Policy E18. The Authority will refuse planning permission for proposals that threaten the retention of important trees, hedgerows, and woodland, unless the need for, and benefits of development in that location clearly outweigh the impact of the proposal. In order to make the best use of some of the sites, some tree removal is proposed - this will need to be justified, and detailed arboricultural and habitat surveys will be required.

**Car Parking** - Policy DM13. Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document. Extract below.

TABLE 4A		TABLE 4B	
C3 Dwelling Houses – Vehicle Parking		C3 Dwelling Houses – Shared/Communal Parking (unallocated)	
Zone	Minimum Car Parking Requirement	Zone	Minimum Car Parking Requirement
Size of dwelling		Size of dwelling	
1 Bed Unit	1 space	1 Bed Unit	0.9 spaces
2 Bed Unit	2 spaces	2 Bed Unit	1.3 spaces
3 Bed Unit	2 spaces	3 Bed Unit	1.9 spaces
4+ Bed Unit	3 spaces	4+ Bed Unit	2.4 spaces

**Overlooking** - Policy CS16 (High Quality Design). In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:

- Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation
- Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance.
- Where a dwelling faces a blank gable, 10 metres separation distance is required
- Garden length should normally allow 10 metres between the dwelling and the boundary.







### 3. Partridge Gardens

Site Area: 8557m<sup>2</sup>.

#### Site Analysis:

The site comprises of 3 existing parking areas providing space for 65 cars, areas of established woodland along the boundary to adjacent farmland, and the northern half of an existing two storey block of one and two bedroom flats which are currently suffering from structural damage probably due to subsidence.

There are some localised but significant changes in level in some parts of the site. Particularly around the wooded area to the west of the site, and close to the site of the two storey block of flats.

A public footpath runs along the northern boundary of the site and crosses the wooded area to the west of the site. Vehicular access is available either via Partridge Gardens or via Puffin Walk.

There are some buried services running under the site, most notably low pressure gas mains to the north of no.s 50 - 56 Partridge Gardens, and an electrical substation with both high and low voltage cables in the carpark at the northern end of Puffin Walk.

#### Concept Proposals:

Following the demolition of the northern half of the existing two storey block of flats, a total of 14 new 3 bedroom 6 person terraced houses could be constructed. All 65 existing parking spaces can be retained or re-provided and an additional 16 parking spaces could be provided.

#### Drawings:

Refer to drawing no.s WE20/1011/P1 and WE20/1021/P1 overleaf.





NOTE All dimensions to be checked on site prior to commencement of any work  
\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A. of any discrepancies before ordering materials.  
© Crown Copyright and database right. Ordnance Survey Licence number 100019671. (2015)

### Key

- Site Boundary as Identified by PCC Housing Area Manager Site Area = 8557m<sup>2</sup>
- Existing Buildings - 2 storey or less
- Existing Buildings - 3 storey or more
- Existing Car Parking Areas
- Existing Trees / Vegetation
- Overlooking from existing dwellings
- Main vehicular access onto site
- Main pedestrian routes onto and across site
- Buried gas services impacting on site
- Buried electrical services impacting on site
- Buried sewers impacting on site



Rev	Date	Revision Details (Amended By)	Approved By
-----	------	-------------------------------	-------------

Project  
**Wecock Farm Housing Sites - Feasibility**

Drawing Title  
**Site Analysis - Partridge Gardens**

Date 14/06/2020 Scale @ A2 1 : 500

Housing, Neighbourhood & Building Services

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

DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Tel No: 023 92 841518 Fax No: 023 92 834738

Design/ Survey By CG Drawn By CG Checked By

Drawing No  
**WE20 / 1011 / P1**

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



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

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A. of any discrepancies before ordering materials.

© Crown Copyright and database right. Ordnance Survey Licence number 100019671. (2015)

Site Area 8557m<sup>2</sup>

12 no. existing 1 bed flats to be demolished due to structural issues.

14 no. new 3 bed 6 person houses

Parking standards  
0.9 spaces per 1 bed flat  
1.3 spaces per 2 bed flat  
1.9 spaces per 3 bed house  
visitor parking at 20%

Parking required for new houses = 27  
Visitor parking = 6  
Parking freed up from demolished flats = 12 spaces  
Therefore 21 additional spaces required.

Existing spaces on site = 65  
Existing spaces lost = 26  
New spaces provided = 47

Net increase = 21

P2	26/06/20	Parking numbers adjusted	
Rev	Date	Revision Details (Amended By)	Approved By

Project

# Wecock Farm Housing Sites - Feasibility

Drawing Title

## Concept Plan - Partridge Gardens

Date	14/06/2020	Scale @ A2	1 : 500
------	------------	------------	---------

Housing, Neighbourhood & Building Services



DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head

Tel No: 023 92 841518  
Fax No: 023 92 834738

Design/ Survey By	Drawn By	Checked By
CG	CG	

Drawing No

# WE20 / 1021 / P2

SURVEY		DESIGN		WORKING DRAWING
FEASIBILITY	<input type="radio"/>	TENDER		AS BUILT
INFORMATION		CONTRACT		A.I.





## 4. Robin Gardens

Site Area (West) = 3150m<sup>2</sup>

Site Area (East) = 1500m<sup>2</sup>

### Site Analysis:

Two sites have been identified that are accessed from Robin Gardens. The western of these two sites comprises an existing parking area providing space for 19 cars and areas of established woodland along the boundary to adjacent farmland. The eastern site comprises of two areas of parking providing space for a total of 42 cars, a tarmac area which links the two parking areas, and some grass verges. Both sites are overlooked by existing two and three storey blocks of flats.

A public footpath runs along the northern boundary of the eastern site. This footpath extends through the western site where it joins with a footpath which weaves through the trees along the western boundary of the estate. Vehicular access to both sites is available via Robin Gardens.

There are some buried services running under the sites, most notably an electrical substation with both high and low voltage cables in the eastern site. Buried electrical mains cables and sewers also impact on parts of the eastern site.

### Concept Proposals:

4 new 3 bedroom 6 person terraced houses could be constructed on the western site and 3 new 2 bed 4 person terraced houses could be constructed on the eastern site. All 61 existing parking spaces can be retained or re-provided and an additional 15 parking spaces could be provided (although this includes some new spaces outside of the site boundaries).

### Drawings:

Refer to drawing no.s WE20/1012/P1 and WE20/1022/P1 overleaf.





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

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.

© Crown Copyright and database right. Ordnance Survey Licence number 100019671. (2015)

### Key

- Site Area (West) = 3150m<sup>2</sup>
- Site Area (East) = 1500m<sup>2</sup>
- Site Boundary as Identified by PCC Housing Area Manager
- Existing Buildings - 2 storey or less
- Existing Buildings - 3 storey or more
- Existing Car Parking Areas
- Existing Trees / Vegetation
- Overlooking from existing dwellings
- Main vehicular access onto site
- Main pedestrian routes onto and across site
- Buried gas services impacting on site
- Buried electrical services impacting on site
- Buried sewers impacting on site



Rev	Date	Revision Details (Amended By)	Approved By

Project  
**Wecock Farm Housing Sites - Feasibility**

Drawing Title  
**Site Analysis - Robin Gardens**

Date 14/06/2020 Scale @ A2 1 : 500

Housing, Neighbourhood & Building Services

**Portsmouth City Council** JAMES HILL  
Head of Service

DEPARTMENTAL SECTION: Tel No: 023 92 841518

ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Fax No: 023 92 834738


Design/ Survey By CG	Drawn By CG	Checked By
-------------------------	----------------	------------

Drawing No  
**WE20 / 1012 / P1**

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

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
 Notify C.A of any discrepancies before ordering materials.  
 © Crown Copyright and database right.Ordnance Survey Licence number 100019671.(2015)

Net increase = 15

Rev	Date	Revision Details ( Amended By)			Approved By
Project					
Wecock Farm Housing Sites - Feasibility					
Drawing Title					
Concept Plan - Robin Gardens					
Date		14/06/2020		Scale @ A2	1 : 500
Housing, Neighbourhood & Building Services					
		Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:					
				Tel No: 023 92 841518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head				Fax No: 023 92 834738	
Design/ Survey By CG		Drawn By CG		Checked By	
Drawing No					
WE20 / 1022 / P1					
SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	





## 5. Chaffinch Green

Site Area = 1500m<sup>2</sup>

### Site Analysis:

The site comprises of an existing parking area providing space for 22 cars, and areas of established woodland along the boundary to the adjacent playing fields to the north. The site is overlooked by existing two storey houses and blocks of flats.

A public footpath runs along the northern boundary site. Vehicular access is available via Chaffinch Green.

The site appears to be largely free of buried services. However there are considerable level changes towards the north of the site where the land banks up from the car park to the wooded area.

### Concept Proposals:

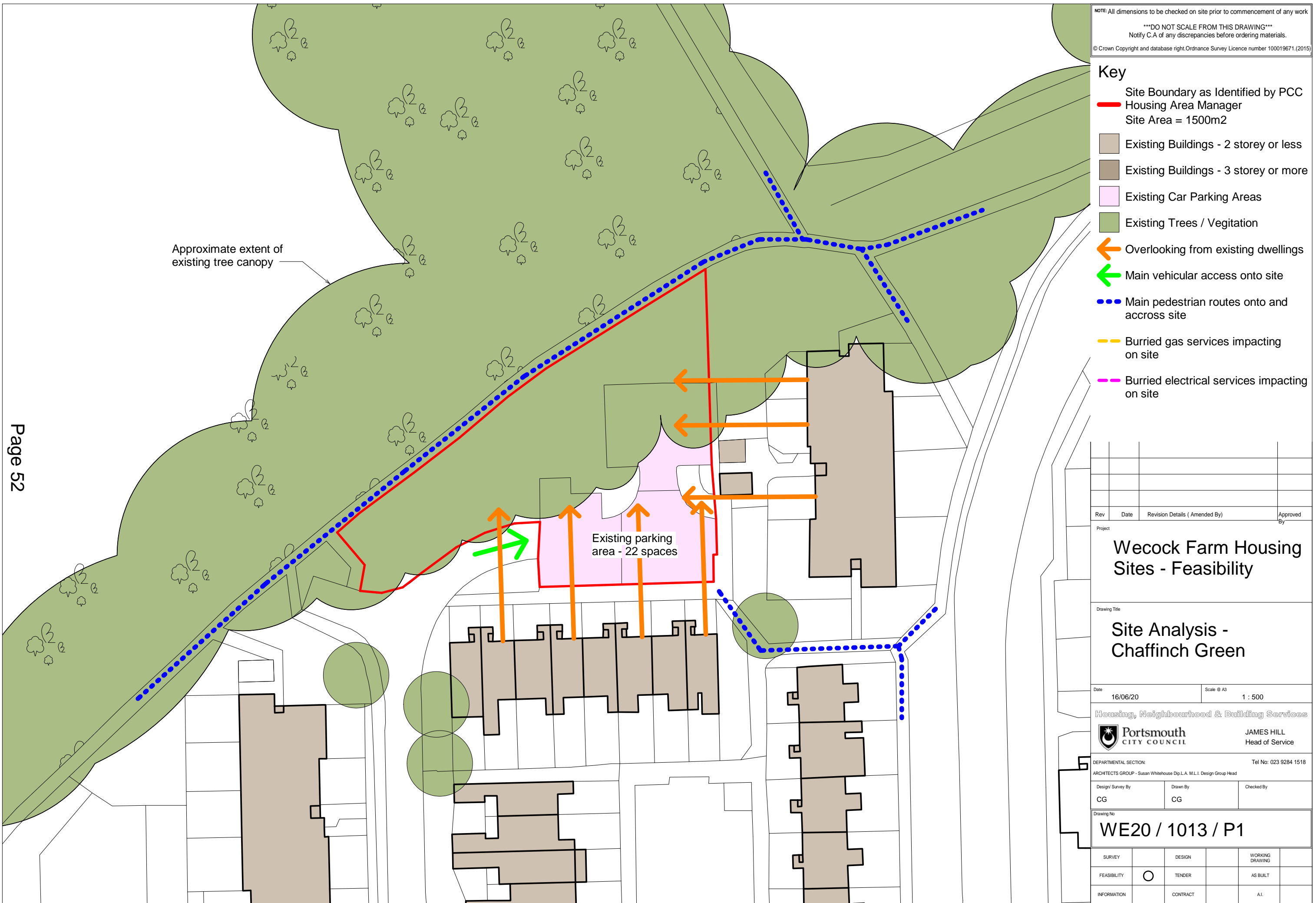
4 new 2 bedroom 4 person terraced houses could be constructed on the site. All 22 existing parking spaces can be retained or re-provided and an additional 7 parking spaces could be provided for the new houses.

### Drawings:

Refer to drawing no.s WE20/1013/P1 and WE20/1023/P1 overleaf.











NOTE: All dimensions to be checked on site prior to commencement of any work  
\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.  
© Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)

Site Area = 1530m2


4 no. new 2 bed 4 person houses

Parking standards  
1.3 spaces per 2 bed house  
visitor parking at 20%

Parking required for new houses = 6  
Visitor parking = 1  
Therefore 7 additional spaces required.

Existing spaces on site = 22  
Existing spaces lost = 11  
New spaces provided = 18

Net increase = 7

Rev	Date	Revision Details ( Amended By)	Approved By
Project			
Wcock Farm Housing Sites - Feasibility			
Drawing Title			
Concept Plan - Chaffinch Green			
Date	16/06/20	Scale @ A3	1 : 500
Housing, Neighbourhood & Building Services			
		JAMES HILL Head of Service	
DEPARTMENTAL SECTION		Tel No: 023 9284 1518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head			
Design/ Survey By	Drawn By	Checked By	
CG	CG		
Drawing No			
WE20 / 1023 / P1			
SURVEY		DESIGN	
FEASIBILITY	○	TENDER	
INFORMATION		CONTRACT	
		WORKING DRAWING	
		AS BUILT	
		A.I.	





## 6. Bunting Gardens

Site Area = 2200m<sup>2</sup>

### Site Analysis:

The site comprises of green open space between three storey blocks of flats to the north and west, and the two storey Patrick Howard-Dobson Court block of retirement flats to the east.

Whilst at first glance the site appears to offer significant scope for development, overlooking from the adjacent blocks is a significant constraint. The north-west part of the site is overlooked from 3 sides, and therefore there is no real scope to develop this part of the site.

Two footpaths cross the site linking with a major footpath which runs along the northern boundary of the site. Vehicular access is available via Bunting Gardens.

There are public sewers running across the site close to both the east and western boundaries.

The whole site falls significantly from north to south.

### Concept Proposals:

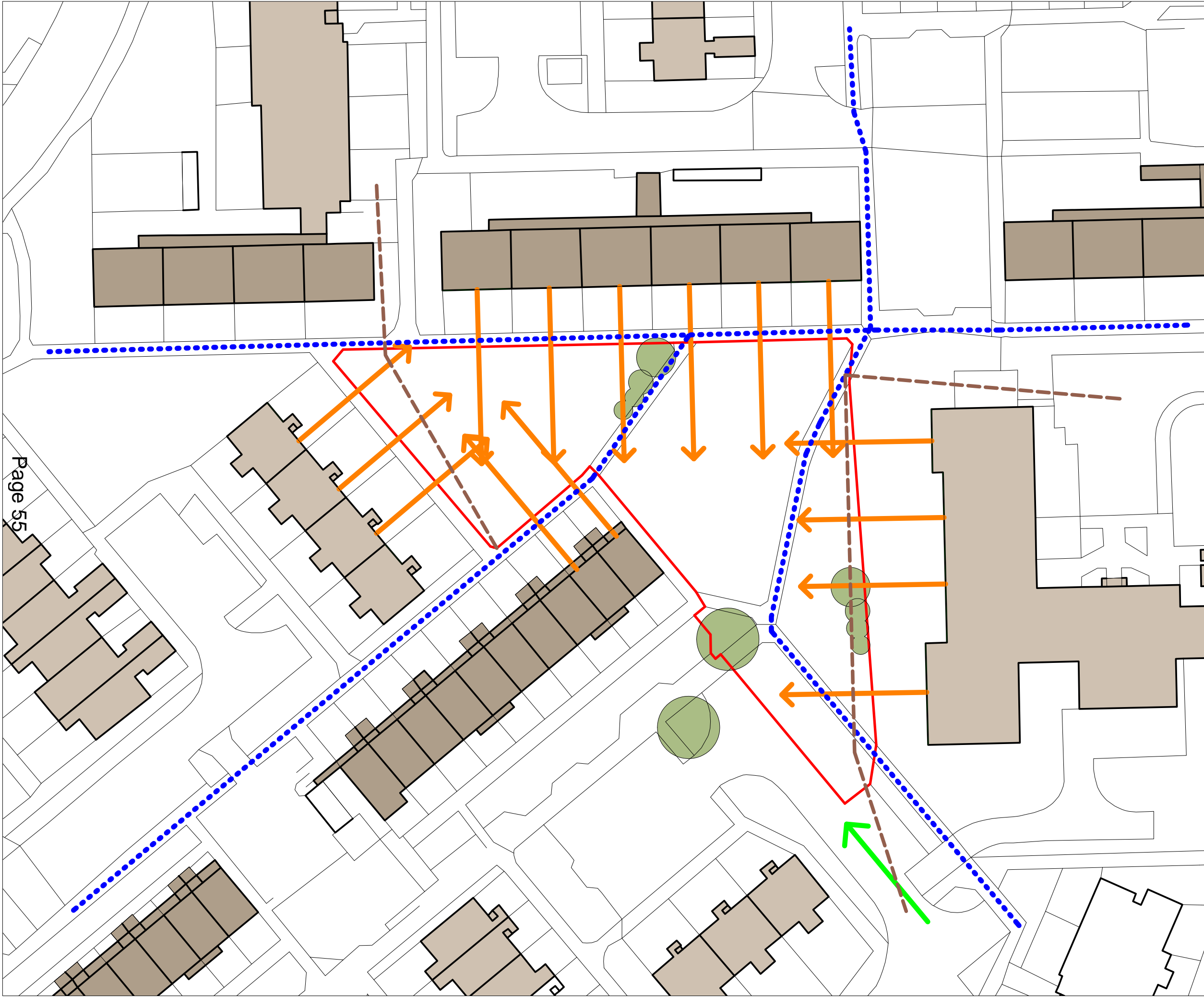
3 new 5 bedroom 8 person terraced houses could be constructed on the site. 10 new parking spaces could be provided along the boundary with Bunting Gardens. The existing open space in the north-west part of the site can be retained.

### Drawings:

Refer to drawing no.s WE20/1014/P1 and WE20/1024/P1 overleaf.








NOTE: All dimensions to be checked on site prior to commencement of any work  
\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.  
© Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)

- Key**
- Site Boundary as Identified by PCC
  - Housing Area Manager
  - Site Area = 2200m2
  - Existing Buildings - 2 storey or less
  - Existing Buildings - 3 storey or more
  - Existing Car Parking Areas
  - Existing Trees / Vegetation
  - Overlooking from existing dwellings
  - Main vehicular access onto site
  - Main pedestrian routes onto and across site
  - Buried gas services impacting on site
  - Buried electrical services impacting on site

Page 55

Rev	Date	Revision Details ( Amended By)	Approved By
Project			
Wecock Farm Housing Sites - Feasibility			
Drawing Title			
Site Analysis - Bunting Gardens			
Date		Scale @ A3	
03/19/20		1 : 500	
Housing, Neighbourhood & Building Services			
		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:		Tel No: 023 9284 1518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head			
Design/ Survey By	Drawn By	Checked By	
CG	CG		
Drawing No			
WE20 / 1014 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.



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

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*

Notify C.A of any discrepancies before ordering materials.

© Crown Copyright and database right.Ordnance Survey Licence number 100019671.(2015)

Site Area = 2200m2

3 no. new 5 bed 8 person houses

Parking standards  
2.4 spaces per 5 bed house  
visitor parking at 20%

Parking required for new houses = 8  
Visitor parking = 2  
Therefore 10 additional spaces required.

Existing spaces on site = 0  
Existing spaces lost = 0  
New spaces provided = 10

Net increase = 10

Page 56

Rev	Date	Revision Details ( Amended By)	Approved By

Project


## Wcock Farm Housing Sites - Feasibility

Drawing Title

### Concept Plan - Bunting Gardens

Date	17/06/20	Scale @ A3	1 : 500
------	----------	------------	---------

Housing, Neighbourhood & Building Services



**Portsmouth**  
CITY COUNCIL

JAMES HILL  
Head of Service

DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head

Tel No: 023 9284 1518

Design/ Survey By	Drawn By	Checked By
CG	CG	

Drawing No

## WE20 / 1024 / P1

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





## 7. Sparrow Close

Site Area = 890m<sup>2</sup>

### Site Analysis:

The site comprises of an existing car park which provides space for 34 cars, together with grass verges to the north and west.

The site is relatively small and therefore overlooking from and to surrounding properties is a significant issue.

A public footpath runs along the southern boundary and vehicular access is via Sparrow Close. There are significant changes in level along the northern and western edges of the site with a retaining wall in the north west corner.

The site appears to be largely free of buried services.

Whilst it might be possible to fit some new buildings on the site, there is little scope to replace any parking lost through such a development. It is considered unlikely that the planning authority would accept such a loss of parking provision unless it can be demonstrated through parking surveys and consultation that this existing parking is not required.

### Concept Proposals:

In light of the above, no concept proposals have been developed for this site at this stage.











### Drawings:


Refer to drawing no. WE20/1015/P1 overleaf.





# Key

-  Site Boundary as Identified by PCC Housing Area Manager  
Site Area = 890m<sup>2</sup>
-  Existing Buildings - 2 storey or less
-  Existing Buildings - 3 storey or more
-  Existing Car Parking Areas
-  Existing Trees / Vegetation
-  Overlooking from existing dwellings
-  Main vehicular access onto site
-  Main pedestrian routes onto and across site
-  Buried gas services impacting on site
-  Buried electrical services impacting on site

Rev	Date	Revision Details ( Amended By)			Approved By
Project					
Wecock Farm Housing Sites - Feasibility					
Drawing Title					
Site Analysis - Sparrow Close					
Date		Scale @ A3			
18/06/20		1 : 500			
Housing, Neighbourhood & Building Services					
		Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:			Tel No: 023 9284 1518		
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head					
Design/ Survey By		Drawing By		Checked By	
CG		CG			
Drawing No					
WE20 / 1015 / P1					
SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	





## 8. Grebe Close

Site Area = 870m<sup>2</sup>

### Site Analysis:

The site comprises of an existing car park which provides space for 26 cars.

Site slopes significantly from north to south and is very overlooked by neighbouring properties. It would be difficult to construct any new buildings on the site whilst meeting the Planning Authorities standards on separation distances.

A public sewer runs directly under the site, and this would need to be diverted if any buildings were to be constructed on the site.

As with the Sparrow Close site, there is little scope to replace any parking lost if the site were to be built on. It is considered unlikely that the planning authority would accept such a loss of parking provision unless it can be demonstrated through parking surveys and consultation that this existing parking is not required.

### Concept Proposals:

In light of the above, no concept proposals have been developed for this site at this stage.

### Drawings:

Refer to drawing no. WE20/1016/P1 overleaf.



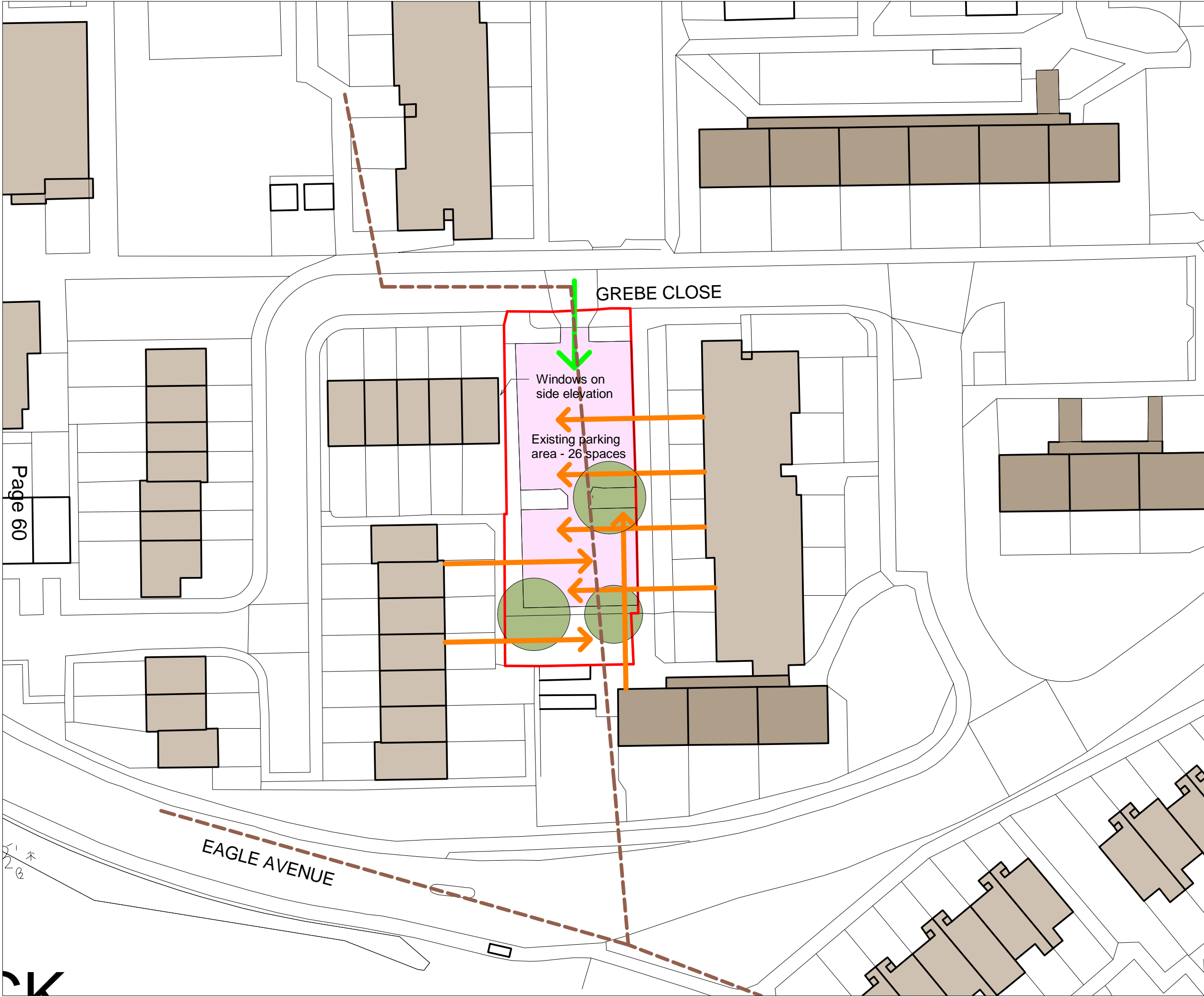


NOTE: All dimensions to be checked on site prior to commencement of any work  
\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.  
© Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)

Key

- Site Boundary as Identified by PCC Housing Area Manager  
Site Area = 870m2
- Existing Buildings - 2 storey or less
- Existing Buildings - 3 storey or more
- Existing Car Parking Areas
- Existing Trees / Vegetation
- Overlooking from existing dwellings
- Main vehicular access onto site
- Main pedestrian routes onto and across site
- Burried gas services impacting on site
- Burried electrical services impacting on site
- Public sewers impacting on site

Page 60



Rev	Date	Revision Details ( Amended By)	Approved By
-----	------	--------------------------------	-------------

Project  
**Wecock Farm Housing Sites - Feasibility**

Drawing Title  
**Site Analysis - Grebe Close**

Date 03/20/20 Scale @ A3 1 : 500

Housing, Neighbourhood & Building Services

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

DEPARTMENTAL SECTION: ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Tel No: 023 9284 1518

Design/ Survey By	Drawn By	Checked By
CG	CG	

Drawing No  
**WE20 / 1016 / P1**

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



## 9. House Types

The concept plans within this document are based on the use of three typical house types. These house types have been developed to meet the following criteria;

- Exceed the minimum area requirements as set out in the Nationally Prescribed Space Standards.
- Comply with the optional requirements of Building Regulations M4(2) "Accessible and Adaptable Dwellings".
- Be of a simple robust design which is cost effective to build.
- Be of a similar scale to the surrounding properties.

### **Type A - 2 Bedroom 4 Person Terraced House**

Total gross internal floor area = 80m<sup>2</sup>

Refer to drawing no. WE20/1030/P1.

### **Type B - 3 Bedroom, 6 Person Terraced House**

Total gross internal floor area = 110m<sup>2</sup>

Refer to drawing no. WE20/1031/P1.

### **Type C - 5 Bedroom, 8 Person Terraced House**

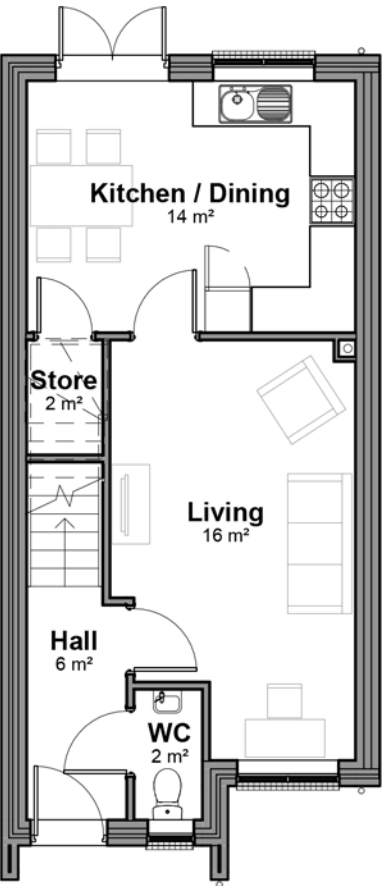
Total gross internal floor area = 150m<sup>2</sup>

Refer to drawing no. WE20/1032/P1.

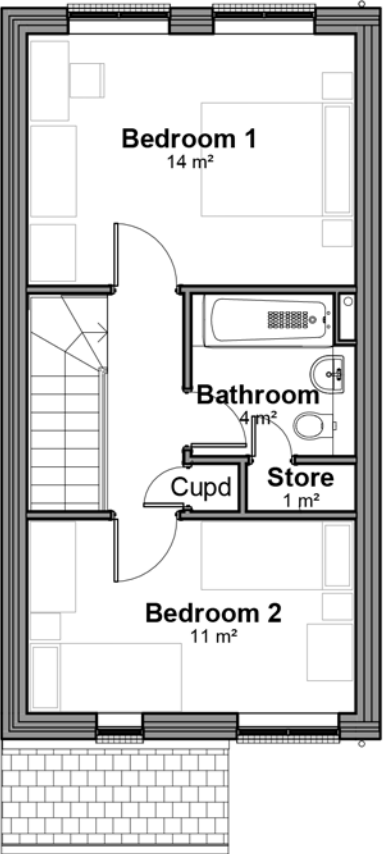
Gross Internal Area = 80m2

Complies with M4(2) - Accessible and Adaptable Dwelling

Page 62



Ground Floor




First Floor

Rev	Date	Revision Details	Approved By
NOTE: All dimensions to be checked on site prior to commencement of any work			
***DO NOT SCALE FROM THIS DRAWING***			
Notify C.A of any discrepancies before ordering materials.			
© Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)			

Project	Wecock Farm Housing Sites - Feasibility		
Drawing Title	2 Bed , 4 Person Terraced House		
Date	04/24/20	Scale @ A4	1 : 100

Housing, Neighbourhood & Building Services



Portsmouth  
CITY COUNCIL

JAMES HILL  
Head of Service

DEPARTMENTAL SECTION

ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Manager

Tel No: 023 92 841518

Design/ Survey By CG	Drawn By CG	Checked By
-------------------------	----------------	------------

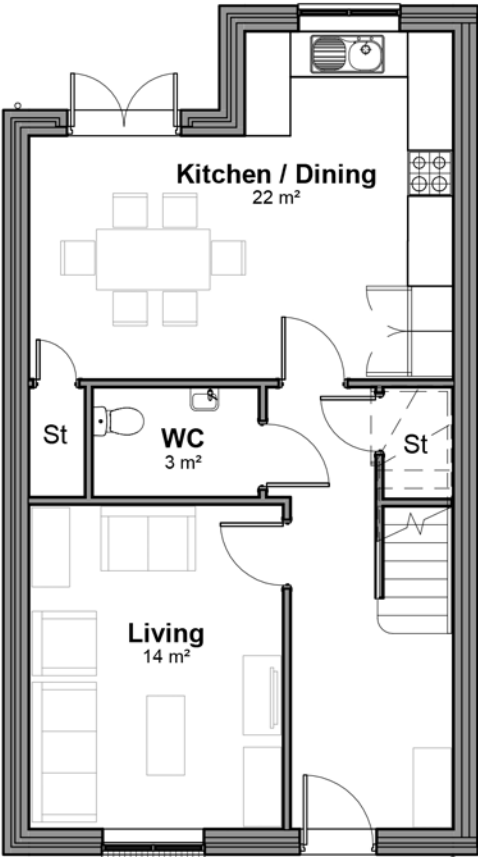
Drawing No

WF20 / 1030 / P1

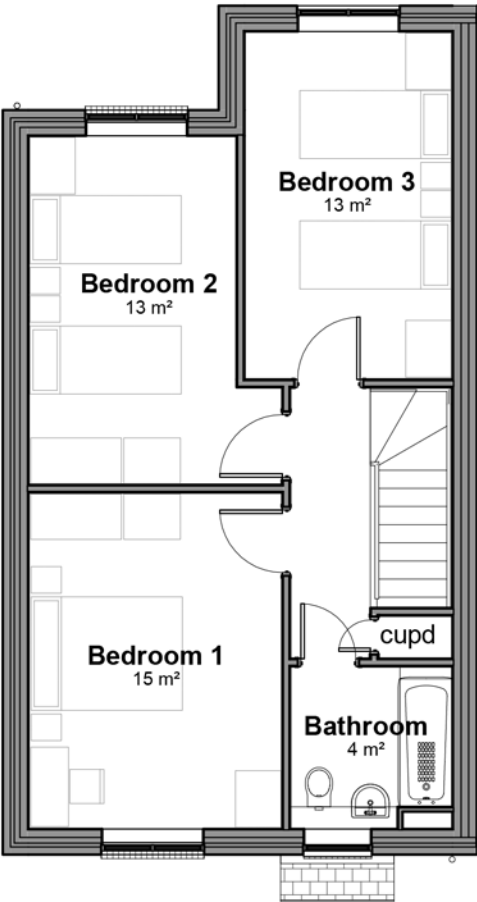
SURVEY	DESIGN	WORKING DRAWING
FEASIBILITY	TENDER	AS BUILT
INFORMATION	CONTRACT	A.I.

Gross Internal Area = 110m2

Complies with M4(2) - Accessible and Adaptable Dwelling



Ground Floor



First Floor

Rev	Date	Revision Details	Approved By
NOTE: All dimensions to be checked on site prior to commencement of any work			
***DO NOT SCALE FROM THIS DRAWING***			
Notify C.A of any discrepancies before ordering materials.			
© Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)			

Project	Wecock Farm Housing Sites - Feasibility		
Drawing Title	3 Bed, 6 Person Terraced House		
Date	04/24/20	Scale @ A4	1 : 100

Housing, Neighbourhood & Building Services



Portsmouth  
CITY COUNCIL

JAMES HILL  
Head of Service

DEPARTMENTAL SECTION

ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Manager

Design Survey By

CG

Drawn By

CG

Checked By

Drawing No

WF20 / 1031 / P1

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

Gross Internal Area = 150m2

Complies with M4(2) - Accessible and Adaptable Dwelling

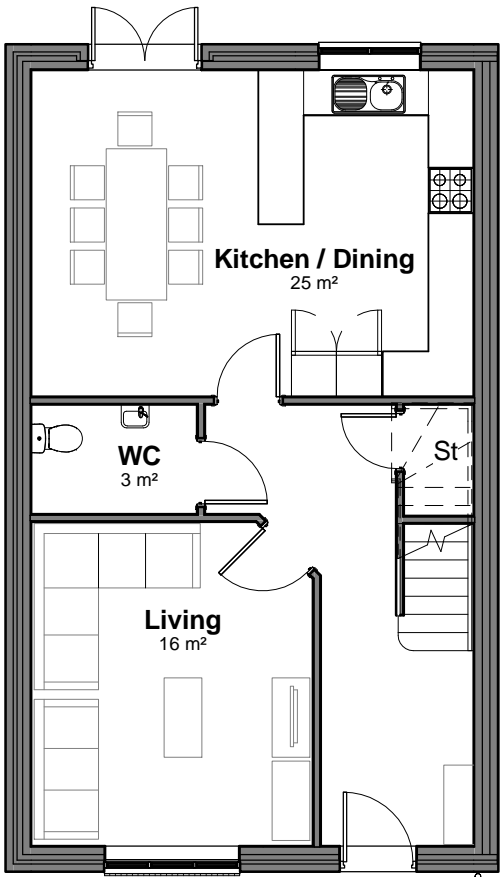
NOTE: All dimensions to be checked on site prior to commencement of any work

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*

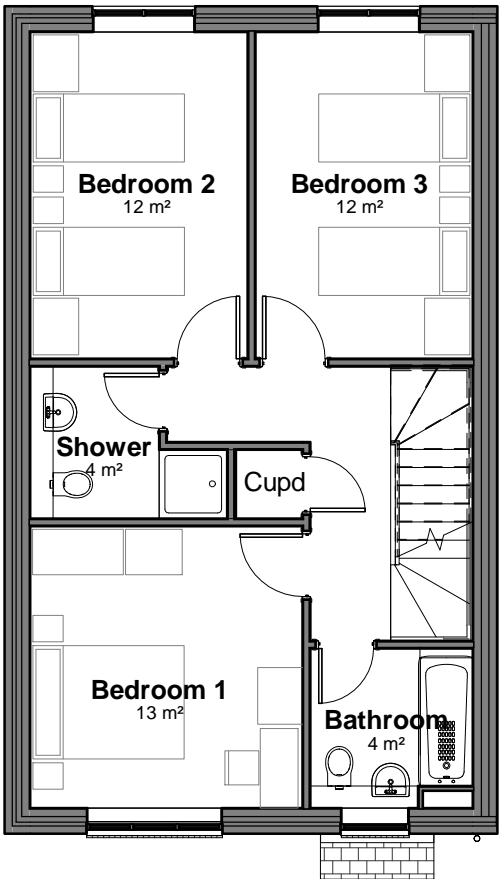
Notify C.A of any discrepancies before ordering materials.

© Crown Copyright and database right.Ordnance Survey Licence number 100019671.(2015)

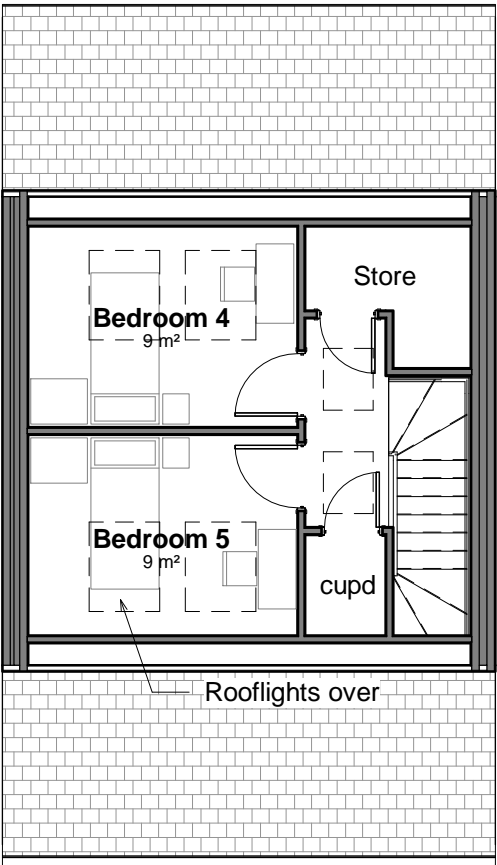
Page 63




Ground Floor



First Floor



Second Floor

Rev	Date	Revision Details ( Amended By)			Approved By
Project					
Wecock Farm Housing Sites - Feasibility					
Drawing Title					
5 Bed, 8 Person Terraced House					
Date		Scale @ A3		1 : 100	
18/06/20					
Housing, Neighbourhood & Building Services					
 Portsmouth CITY COUNCIL			JAMES HILL Head of Service		
DEPARTMENTAL SECTION:			Tel No: 023 9284 1518		
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head					
Design/ Survey By		Drawn By		Checked By	
CG		CG			
Drawing No					
WF20 / 1032 / P1					
SURVEY		DESIGN		WORKING DRAWING	
FEASIBILITY	○	TENDER		AS BUILT	
INFORMATION		CONTRACT		A.I.	

## 10. Summary and Recommendations

The six sites that were identified by the Local Area Housing Manager have been analysed in order to explore the feasibility of building additional council housing on them.

This analysis has considered national and local space standards, access, overlooking, levels, trees and other natural features, buried services, along with the relationships of existing properties and routes through the sites.

Two of the six sites that were analysed (Sparrow Close and Grebe Close) have been discounted due to difficulties with providing adequate parking, the existence of buried services and overlooking issues.

The following chart summarises the initial concept proposals contained in this report:

Site	2 Bedroom 4 Person Houses	3 Bedroom 6 Person Houses	5 Bedroom 8 Person Houses
Partridge Garden	-	14	-
Robin Gardens	4	3	-
Chaffinch Green	4	-	-
Bunting Gardens	-	-	3
Sparrow Close	-	-	-
Grebe Close	-	-	-
Total	8	17	3

If it is decided to develop these initial concept proposals further, then the next step would be to engage in pre-app discussions with the Planning Authority at Havant Borough Council. If the Planning Authority are broadly supportive of these proposals then further site investigations including measured topographic surveys, habitat surveys, and arboricultural reports should be commissioned.

## **Appendix B**

**Portsmouth City Council**

**Low Energy and Social Housing Design Requirements**

**March 2021**

DRAFT

## Contents

Guiding Principles .....	2
GP1 Minimising the lifecycle carbon of the site (embodied and operational emissions) .....	2
GP2 Minimising the operational costs to the end user .....	2
GP3 Maximising the value of the project .....	2
Part 1 - Performance Standards .....	3
The Passive House standard .....	3
The PCC baseline standard .....	3
Performance standards review process .....	4
Embodied carbon .....	4
Part 2 - Design Guidance .....	5
Communal first .....	5
Building Form .....	5
Roof space .....	5
Fabric first .....	5
Internal and external space .....	6
Orientation, glazing, solar gains and solar shading .....	6
Summary .....	6
Part 3 - Additional Guidance .....	7
Resident training and handover .....	7
Refuse storage .....	7
Ecology .....	7
Parking .....	7

## **Guiding Principles**

As a local authority, developer and social landlord, Portsmouth City Council plays the role of various stakeholders on housing projects. The Council's engagement with a housing project extends throughout the life of those buildings, and while the political landscape might change during this time, the fundamental requirements of our Social housing stock do not. In addition, the Council has declared a climate emergency and set a target of achieving carbon neutrality by the year 2030. This puts the focus on Portsmouth City Council to set the benchmark in housing provision within the city, and as a developer.

The Council needs to have a Social housing portfolio which provides economically, thermally and energy efficient homes which also promote wellbeing for its tenants. The development of new and redevelopment of existing housing is integral to maintaining this portfolio standard.

The three guiding principles in this set of requirements are:

- GP1** Minimising the lifecycle carbon of the site (embodied and operational emissions)
- GP2** Minimising the operational costs to the end user
- GP3** Maximising the value of the project

### **GP1 Minimising the lifecycle carbon of the site (embodied and operational emissions)**

In March 2019, the Council declared a climate emergency. It has since set an ambitious target of achieving carbon neutrality by the year 2030. For this reason, the carbon cost of any housing project must be (i) calculated and (ii) minimised as far as possible. The entire lifecycle carbon of the project should be considered, including the emissions caused by the extraction, manufacture/processing, transportation and assembly of all the materials used in the building (embodied carbon), and the operational emissions.

### **GP2 Minimising the operational costs to the end user**

The Council needs to ensure that the Social housing stock provides thermally and energy efficient homes to its residents. The operational costs should be minimised to avoid fuel poverty and ensure basic necessities such as heat and electricity are Social for all. As the national electricity grid decarbonises over the coming years, electric heating solutions too will have lower operational carbon emissions, however, the cost of electricity is still significantly higher than mains gas, and is likely to increase in the immediate future.

### **GP3 Maximising the value of the project**

As a local authority, the Council must ensure that it is spending public money in the most responsible way. Therefore a housing project will always need to consider the capital cost of the project in combination with the wider pressures for Social housing. The Council has a finite budget for the provision of Social housing and must responsibly balance the environmental measures used at on a development and the overall cost. In simplest terms, the higher cost of housing per dwelling, the fewer the Council can deliver each year. Furthermore, the Council has a standard dwelling payback period of 30 years, meaning higher build costs will result in higher rent charges to the tenants. This too should be considered with regards to project value.

This set of requirements details the holistic approach which the Council expects its housing projects to take.

## **Part 1 - Performance Standards**

To set the benchmark for housing provision in the city, projects need to demonstrate their performance against each of the three guiding principles. It is believed that the most appropriate performance standard to maximise performance against the guiding principles is the Passive House Standard. However, at the initial concept stage, an energy and cost comparison should be undertaken using the following building performance standards.

1. **The Passive House standard**
2. **The PCC baseline standard**

All Portsmouth City Council housing projects should be designed to the Passive House Standard. Where a project targets only the Baseline level, significant justification must be provided.

### **The Passive House standard**

Passive House is an internationally recognised low energy building standard that is increasingly becoming the European benchmark for ultra-efficient buildings. Passive House buildings have a very low heating demand and the subsequent operational costs should be equally low. The higher performance and construction standard of the dwellings will have an initial impact on the capital costs of the project compared to the baseline. This is expected to be in the region of 10-12% in year 1, however, as the Councils expertise in this area grows, it is believed that the cost gap should decrease, as has been the case in other Local Authorities with similar targets.

As all Portsmouth City Council projects will maximise the potential for PV, Passive House projects are therefore likely to exceed the requirements for Passive House 'Classic' and could achieve either of the Passive House 'Plus' or 'Premium' standards. The likely standard to be achieved should be reviewed as early as possible in the design process.

It is acknowledged that achieving the passive house standard may be a challenge for some individual units within a multi-unit site. However, all units on a scheme will be designed and built to the same specification (i.e. to achieve full Passive House certification), the units which cannot achieve final certification, for example, due to restrictions on orientation or building form, will subsequently achieve the Passive House Institute's Low Energy Building (LEB) Standard.

### **PHI Low Energy Building Standard**

This standard requires building performance far in excess of UK Building Regulations but has lower standards than the full Passive House Standard, for example a maximum annual heating demand of 30kWh/m<sup>2</sup>/yr or less in the LEB standard compared to 15kWh/m<sup>2</sup>/yr for Passive House.

As a result, all units on a multi-unit scheme will be designed and constructed to the same specification and all will achieve some level of certification. Primarily, this will be to Passive House 'Classic' (or higher) or, failing that, the PHI Low Energy Building Standard as a minimum.

### **The PCC baseline standard**

The PCC Baseline Standard provides an indication of the project performance against the three guiding principles, if the project were designed to the minimum standards as set out in the Portsmouth Plan and using the design standards set out in Part 2 of this report.

The Portsmouth Plan requires domestic buildings to achieve a minimum 19% improvement over Building Regulations. The PCC Baseline Standard model should therefore achieve this minimum improvement through the use of heat pumps, at a communal level where possible, otherwise at the individual level.

Traditional gas boilers are due to be banned from new-build schemes from 2025 in a bid to reduce the carbon emissions of the UK housing stock, in line with the UKs commitment to have net-zero



carbon emissions by 2050. Portsmouth City Council has a much more ambitious target of net-zero by 2030 and as such, will not include gas-fired heating in its housing stock from this point forward.

Direct electric panel and storage heaters must not be used in Portsmouth City Council developments. While these are likely to be the cheapest heating system to install, they are commonly the most expensive to operate, thus, are not appropriate for use in Social housing schemes.

### Performance standards review process

The initial concept for any Social housing project should be designed using the above design guidance, once the initial concept is drawn up, the project should model and review each of the performance standards against the guiding principles indicators in Table 1.

These simple indicators will help Portsmouth City Council to make an informed decision on which performance standard the project should achieve.

*Table 1 - Guiding principles indicator early design comparison by building performance standard*

Building Standard	GP1 - Carbon emissions		GP2 - Operational costs (dwelling average)		GP3 - Project value		
	Improvement over BRegs (%)	Total Emissions (tCO2/yr)	Annual heating demand (kWh/dwelling/yr)	Annual cost of heating (£/dwelling/yr)	Build Cost (£/m <sup>2</sup> )	Total project cost (£)	Total number of units
1. Passive House							
2. PCC Baseline							

### Embodied carbon

An accurate lifecycle carbon assessment is essential to enable Portsmouth City Council to calculate its total emissions and adequately offset these to achieve net-carbon neutrality by 2030. A lifecycle carbon assessment should therefore be undertaken on every housing project.

There are many software packages available to undertake these calculations, with both free and paid solutions.

While only measurement of the embodied carbon is required, it is suggested that projects aim to reduce these where possible, considering the embodied carbon when specifying construction methods and materials. Portsmouth City Council does not specify a particular target, however the targets set out in the RIBA 2030 Climate Challenge could be used as a guide.

## **Part 2 - Design Guidance**

### **Communal first**

The Council would like to take a communal first approach to all multi-unit schemes. This includes both multi-dwelling blocks and, where possible, multiple individual dwellings. Similarly, where existing district heating is located within reasonable proximity of the project; it should be seriously considered and assessed that any new dwellings are connected to this existing system. Both heating and ventilation systems should take this approach and this is based on several reasons. First, centralising these systems makes access for maintenance and repair work much easier. Second, removing the main units from within properties reduces the ways in which the dwelling occupants can adversely interact with and compromise the performance of the systems. Apparent system failures or poor performance can often be attributed to incorrect operation of the systems, by limiting the access and control of these systems, the remaining controls that the occupants need to engage with should be simplified. Third, generally speaking, the greater number of dwellings connected to a centralised system, the more consistent and efficient that system should be. For example, the Council has the ability to secure power contracts at a lower cost than is available on individual domestic tariffs.

### **Building Form**

A building's form has a huge influence on its energy demands. At the most basic level, the more compact the building's form then the less energy it will require. The Form Factor can be expressed as the ratio of the external surface area over the floor area. For example, a square building will have a lower Form Factor than an L shaped building of the same floor area, and will therefore be more energy efficient. The Form Factor should be considered early in the design process and where possible designers should aim for a Form Factor of  $\leq 3$ .

### **Roof space**

Roof space, form and layout possible at all new build schemes should be carefully considered. The opportunity for the addition of solar photovoltaic (PV) technology should be maximised in all possible circumstances. PV not only provides on-site renewable electricity generation but is an aesthetic indication to the public of the environmental credentials of the project. PV installed south-facing at a 30 degree angle will provide optimal electricity generation in the UK. Southerly pitched roofs will allow this optimal installation in the most space-efficient way. Alternatively, frame-mounting the PV on a flat roof can allow PV to face south, however, the angle of the panels is commonly reduced to minimise the distance required between rows of panels and therefore maximise the array capacity. Flat roofs can also allow plant for communal services to be installed while the internal area available for dwellings is maximised. Installation of plant using roof space can also limit the effects of noise producing technologies such as the air handling units for air source heat pumps and mechanical ventilation.

### **Fabric first**

The simplest way to limit the operational costs of a building is to take a fabric first approach. Energy systems typically last for anywhere between 10 and 30 years, meaning they will be replaced or changed several times during the life of the building. Designing the building form and fabric to minimise the specific heat demand will not only help to minimise operational costs but also ensure a greater variety of energy systems are feasible for the building. The Passive House standard is an obvious example of this, but projects meeting the PCC baseline standard only should also use this approach to meet the performance requirements of the standard.

## **Internal and external space**

External spaces are an opportunity to create local neighbourhoods through private communal spaces which can promote community and improve inter-household relationships. External spaces can also provide individual households with private areas which can promote occupant wellbeing.

Communal plant should be incorporated within internal space of the built elements of the site and only where this is not possible should external space be used for energy infrastructure plant or centralised energy centres. This will likely include heat and ventilation plant, PV system infrastructure and battery storage, in addition to others, so adequate space should be made available within the internal layout from the outset. Only where sites have extreme constraints should 'available space' be justification for omission of suitable low-carbon and communal systems.

Where external plant such as air handling units for air source heat pumps and ventilation, and battery storage are included within a project, careful consideration should be given to their location and the impact they might have on communal and individual enjoyment of external spaces.

Accounting for centralised plant and key energy systems from the initial concept stage should allow a holistic approach to project and balance the external and internal spaces for low energy performance and social and environmental wellbeing. Effective use of internal and external spaces are key to the development of low carbon and socially cohesive housing.

## **Orientation, glazing, solar gains and solar shading**

There is no substitute for natural light and the orientation of each element of a project can impact how effectively light can be used throughout the design. While sites can have similar offerings in terms of dwelling density, provision of external space, etc., orientation and layout can significantly impact social and environmental performance.

Designing the building form to maximise direct natural light to roof space will optimise the performance of a PV array benefitting environmental performance. The building form and orientation will impact the external spaces, particularly the type and times of use. Optimising the building form and glazing orientation to provide natural light to internal spaces for occupant health and wellbeing will promote social performance, but also to allow solar gains and reduce space heating requirements, improving environmental performance. Similarly, solar shading can be used to maximise solar gains in the winter months while limiting them in the summer months to reduce the risk of overheating. The application of solar PV may limit the use of in-roof glazing and vice-versa, which highlights the need for a holistic approach from the outset.

## **Summary**

1. Communal systems should be prioritised for all multi-dwelling projects.
2. Roof space, form and layout should be tailored to maximise the PV potential and plant storage.
3. Where communal or individual systems will require internal space provision, adequate space should be considered from the initial concept stage of the project.
4. A fabric first approach should be taken, designing the building form and fabric to minimise the heat consumption
5. External space should be considered for heat and ventilation plant and/or battery storage if necessary. Only where sites have extreme constraints should 'available internal or external space' be justification for omission of low-carbon and communal systems.

## **Part 3 - Additional Guidance**

### **Resident training and handover**

A key factor in the successful implementation of a Passive House or LEB Standard project, is the tenant training and handover. This change in design and construction specification is likely to incorporate technologies or principles which tenants are not familiar with. Passive House projects will often feature no centralised heating system, commonly just a towel rail in a bathroom. This can often be difficult for tenants to understand. Similarly, the change from gas-fired central heating to ASHP sees a change from radiators heating up to around 80°C to just 40°C. ASHP also requires a shift in behaviour, from multiple on/off heating schedules, to constant on scenarios with fall-back set point temperatures for night-times and unoccupied periods.

### **Refuse storage**

Over the coming years, the proportion of general household waste to recyclable materials is expected to change as the Council provides greater central recycling and recovery provision. This means that less waste will be classed as general household waste increasing the amount to be stored in segregation.

Segregation should begin within the dwelling. Thus, space for mixed-recyclable, food and general household waste should all be provided within the kitchen of each dwelling.

Projects with blocks housing multiple dwellings should allow for accessible communal waste storage, adequately sized to accommodate mixed-recycling, food waste and general household waste. Recyclable waste storage should be at least, equal in size to general household waste. Developments with over the relevant number of dwellings should also provide glass waste storage (as per PCC policy).

Projects with individual houses should allow for refuse storage at the front of the dwelling by allowing space for the standard PCC wheelie-bins. It is preferred, for the benefit of the end user, that provision is made for refuse storage at the front, or in another suitable location, to ensure that bins do not need to be transported from the storage location (e.g. the rear garden) through the dwelling prior to collection.

### **Ecology**

All Council projects aim to maintain or improve the ecological value of the given site. The way this is done should be specifically tailored to the site in question, however, green roofs and walls should be considered where possible. Green roofs generally require an area of flat roof to be installed. These requirements state that roof space should be prioritised for solar PV and mechanical plant, but in instances where this is not possible, green roofs should be implemented.

### **Parking**

The Council must provide greater housing provision within the local authority area over the coming years. This means that sites will often be used to increase housing capacity within a given residential area. An increase in housing provision within a city as densely populated as Portsmouth is likely to increase the stress placed on on-road parking provision within these areas. As such, the Council is working to promote the use of sustainable public transport within the city. Projects should therefore carefully consider the requirement for off-road parking to mitigate additional stress to on-road parking, in areas where public transport is less available.

# Integrated Impact Assessment (IIA)

Integrated impact assessment (IIA) form December 2019

[www.portsmouth.gov.uk](http://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, Growth & Support

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

Development of new affordable housing situated in Havant, these are for general needs, will be held in the HRA and will meet demand from both Havant Borough Council and Portsmouth City Council.

**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 28 new council housing dwellings for general needs accommodation, this will include a number of accessible properties.

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?

Consultation in relating to housing demand has been sought to establish the mix and number of each size is required to go towards meeting a proportion of housing demand.

## 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](mailto: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 in the borough of Havant.

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](mailto: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 council dwellings, designed by PCC design services in line with the approved design standard report.

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

Successful letting of the properties and the measured improvement to people's lives, this can be measured by the area office teams.

**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](mailto: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 provide new homes to people off the waiting list and in turn will generate movement within the housing stock, having the right property to live in improves people's mental health and well being.

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

The new tenants will have a housing officer from the local area office, any problems with the property will come via them, feedback will come back to the business partner.

**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](mailto: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?

As a council tenant there is access to the money management team and the resident engagement team, both of these teams work with our tenants to support them back into work, work with families and money management.

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](mailto: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 council housing dwellings.

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](mailto: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?

These new properties will be built using the new design standards.

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

Feedback from the tenants in relation to utility charges after an initial 12 month period, comparing them to properties in the surrounding area and data already know within the industry.

**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](mailto: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 council 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 we will look to improve on energy efficiency with each build.

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

Feedback from the tenants in relation to utility charges after an initial 12 month period, comparing them to properties in the surrounding area and data already known within the industry.

**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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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

**Q8 - Who was involved in the Integrated impact assessment?**

Alison Smart

This IIA has been approved by: Jo Bennett

Contact number: x1039

Date: 09/02/2021

# Agenda Item 5



<b>Title of meeting:</b>	Cabinet Member for Housing & Preventing Homelessness
<b>Date of meeting:</b>	8 <sup>th</sup> March 2021
<b>Subject:</b>	Strouden Court, Havant - Council Housing Development
<b>Report by:</b>	James Hill - Director for Housing, Neighbourhood and Building Services
<b>Author:</b>	Jo Bennett - Head of Business Relationships, Growth and Support
<b>Wards affected:</b>	N/A Housing Revenue Account (HRA) land held in Havant
<b>Key decision:</b>	Yes
<b>Full Council decision:</b>	No

---

## **1. Purpose of report**

- 1.1 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.
- 1.2 To seek approval of a capital spend of £18.7m delivering 63 new council housing dwellings to be held in the Housing Revenue Account

## **2. Recommendations**

- 2.1 That the Cabinet Member for Housing and Preventing Homelessness approves Housing Revenue Account (HRA) Capital Expenditure of £18.7m, to deliver 63 new council housing dwellings.
- 2.2. That the Cabinet Member for Housing and Preventing Homelessness note 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.
- 2.3 That the Cabinet Member for Housing and Preventing Homelessness 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.

- 2.4 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 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.**
- 2.5 That the Cabinet Member for Housing and Preventing Homelessness 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**
- 3. Background**
- 3.1 There has been a desire to regenerate the Warren area of Leigh Park for a number of years both by Portsmouth City Council (PCC) and Havant Borough Council (HBC)
- 3.2 The area has large open spaces maintained by Portsmouth City Council green and clean team. In 2014 Portsmouth City Council completed the installation of a new play area, The Giants Footsteps, working with the local residents to deliver the design.
- 3.3 The Warren's local centre is in Strouden Court, the row of shops includes a post office/convenience store, Chinese takeaway and early years setting, there is natural footfall through both the park and the shops to the school and the shops are widely used, the Asda free bus also stops to the rear of the block.
- 3.4 In June 2020 the concept of this scheme was passed to our in-house design team for evaluation. A feasibility study has been received which is attached as Appendix A, but the estimated costs have recently been revised and used in the financial appraisal for the scheme.
- 3.5 The new homes will be built on areas of open land, owned by Portsmouth City Council.
- 3.6 Havant are the planning authority for this development and the feasibility study has been carried out to include their requirements. Policy H39 within the Havant Borough Council emerging local plan shows Strouden Court as a mixed use development of about 55 units.
- 3.7 Havant Borough Council currently has a target of 504 homes per annum based on central government's standard methodology. This development will contribute towards this need. The two authorities will continue to work closely together through the duty to cooperate both unilaterally and through the Partnership for South Hampshire, on housing need and areas other cross boundary working.



- 3.8 We have commenced discussions with Havant Borough Council regarding their requirements for affordable housing within our Havant developments. Havant Borough Council will expect to receive nomination to 30% of properties of any development of over 10 properties.
- 3.9 The new properties will meet demand from both Havant and Portsmouth waiting lists and will include looking at bespoke properties to support those with a need for adapted accommodation. The proposed mix of new homes is; ten, one bed two person flats; twenty, two bed four person flats; twenty five, three bed six person houses and eight, four bed eight person houses.
- 3.10 The Improved Energy Efficiency Standards for New Council Homes also presented at today's meeting details the principles which will be used to define the energy standard for this development. The intention being to develop to Passive house standards but with additional design requirements set out within that report, Low Energy and Social Housing Design Requirements attached as Appendix B.
- 3.11 We will strive for the highest possible standards as outlined in the report however factors such as orientation, site layout, and costs of development may all have a differing impact on whether the development is financially achievable and whether the dwellings can be certificated as Passive house.
- 3.12 There will be three reports used to track the progress of this development and the implementation of the Low energy and Social Housing Design Requirements. These reports will come to this meeting and will be presented at the design phase, construction phase and operational phase. The next report at completion of the design phase will report on the programme for the development as well as the low energy standards included in the design.
- 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". Although the homes are within the borough of Havant, the tenants will be Portsmouth's, therefore the priority is valid.
- 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.
- 5. Integrated impact assessment**
- 5.1 An Integrated Impact Assessment has been completed and no adverse equality 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 A financial appraisal has been carried that demonstrates that a development over these multiple sites could be viable even if they were built to Passivhaus standard and Low Energy and Social Housing Design, based on an outline design and an estimation of market costs. This will be reviewed as we go through the design and build process.
- 7.2 The appraisal states that the cost of the development could be as a much as £18.7m. This would deliver 63 homes including 10 x 1 bed flats, 20 x 2 bed flats plus 25 x 3 Bed Houses and 8 x 4 bed houses.
- 7.3 The Council will apply to Homes England for £1.89m of affordable homes grant funding. The remainder of the project will be funded with unsupported borrowing.
- 7.4 The viability appraisal has been calculated using rents at affordable rent levels.

.....  
Signed by: James Hill - Director of Housing, Neighbourhood and Building Services

## **Appendices:**

- A - Feasibility Study**
- B - Design Standards**
- C - Integrated 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:

<b>Title of document</b>	<b>Location</b>

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

.....Signed by:

# Strouden Court Havant Housing Development Sites

Preliminary Analysis and Concept Plans  
Rev B - February 2021

Page 87

## Contents

1. Brief.....	2
2. Planning Policy.....	4
3. Site Analysis.....	6
4. Key Constraints and Opportunities.....	11
5. Proposals .....	11
6. Preliminary Flat & House Layouts .....	13
7. Summary and Recommendations .....	19

## 1. Brief

The Design Group were asked by Jo Bennett (Head of Business Growth, Relationships and Support) to provide initial proposals for the redevelopment of the area around the Strouden Court Precinct. Initial proposals have already been drawn up by Martin Ralf Associates, but some concerns have been raised about their proposals, in particular the loss of the existing shops, pre-school and bus turning circle. The Design Group were therefore asked to provide alternative schemes for consideration which retained these community facilities.

The site lies within the Warren area of Havant, approximately 3km north of the town centre. The exact extent of the site has not been identified, but much of the land in this part of Havant is owned by Portsmouth City Council.

There is a significant demand for council housing in the area. Waiting lists show that there is a considerable need for two and three bedroom dwellings.


This report illustrates the initial site analysis that has been carried out and identifies three potential options for development.

It should be noted that this initial study has not included any consultation with existing residents, or with the Planning Authority at Havant. Whilst some information has been received from statutory service providers, further investigations and survey work will be required if it is decided to progress any of these initial proposals.



Strouden Court Precinct - Image from Google Earth.



Rev	Date	Revision Details (Amended By)		Approved By
Project				
Strouden Court Havant				
Drawing Title				
Site Plan as Existing				
Date		Scale @ A3		
15/09/20		1 : 1250		
Housing, Neighbourhood & Building Services				
		JAMES HILL Head of Service		
DEPARTMENTAL SECTION:				
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head			Tel No: 023 92 841518	
Design/ Survey By		Drawn By		Checked By
CG		CG		
Drawing No				
SC20 / 1000 / P1				
SURVEY		DESIGN		WORKING DRAWING
FEASIBILITY	○	TENDER		AS BUILT
INFORMATION		CONTRACT		A.I.

# 2. Planning Policy

Havant Borough Council is the local Planning Authority.

The key planning issues that will impact on the number of dwellings that could be accommodated on these sites are considered to be as follows;

**Allocation** - Policy H39 in the emerging local plan states that a mixed-use development or redevelopment of the site for about 55 dwellings, retail provision and public open space will be permitted where:

- Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following: i. Heritage Statement; ii. Ecological Assessment; iii. Flood Risk Assessment; iv. Noise Impact Assessment;
- The existing bus stop, community and retail uses are re-provided on site with sufficient vehicle and cycle parking

**Dwelling Sizes** - Policy H1. The Authority will require all residential development to meet the nationally described space standards. See extract below. On housing developments of 10 dwellings or more, 30% of new houses will be required to meet as a minimum Part M4(2) of the Building Regulation to ensure that new homes are suitable for a wide range of occupants.

Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)

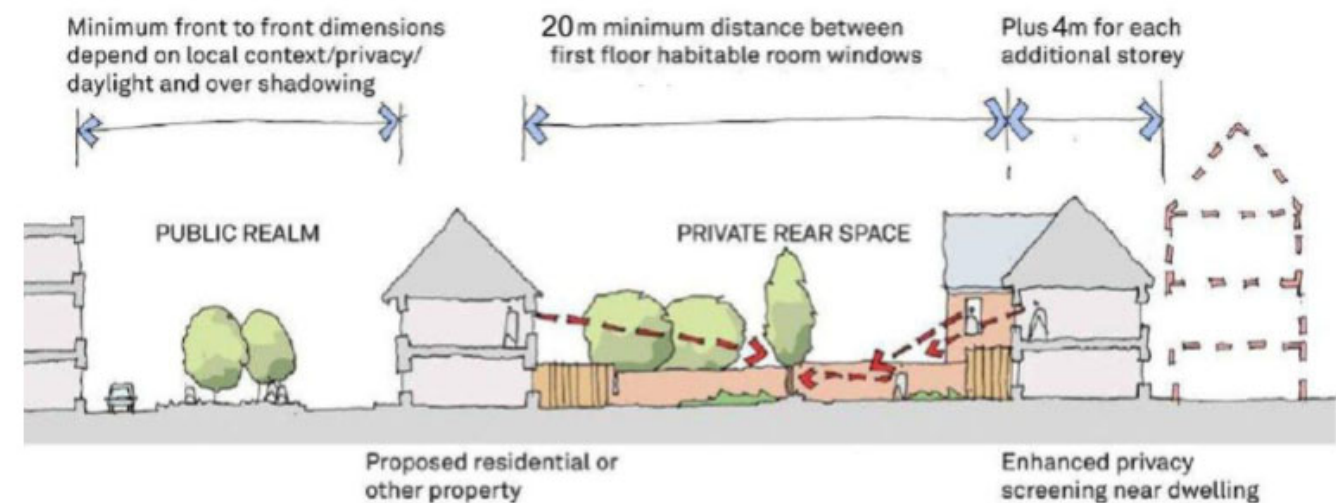
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

**Car Parking** - Policy DM13. Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document. Extract below.

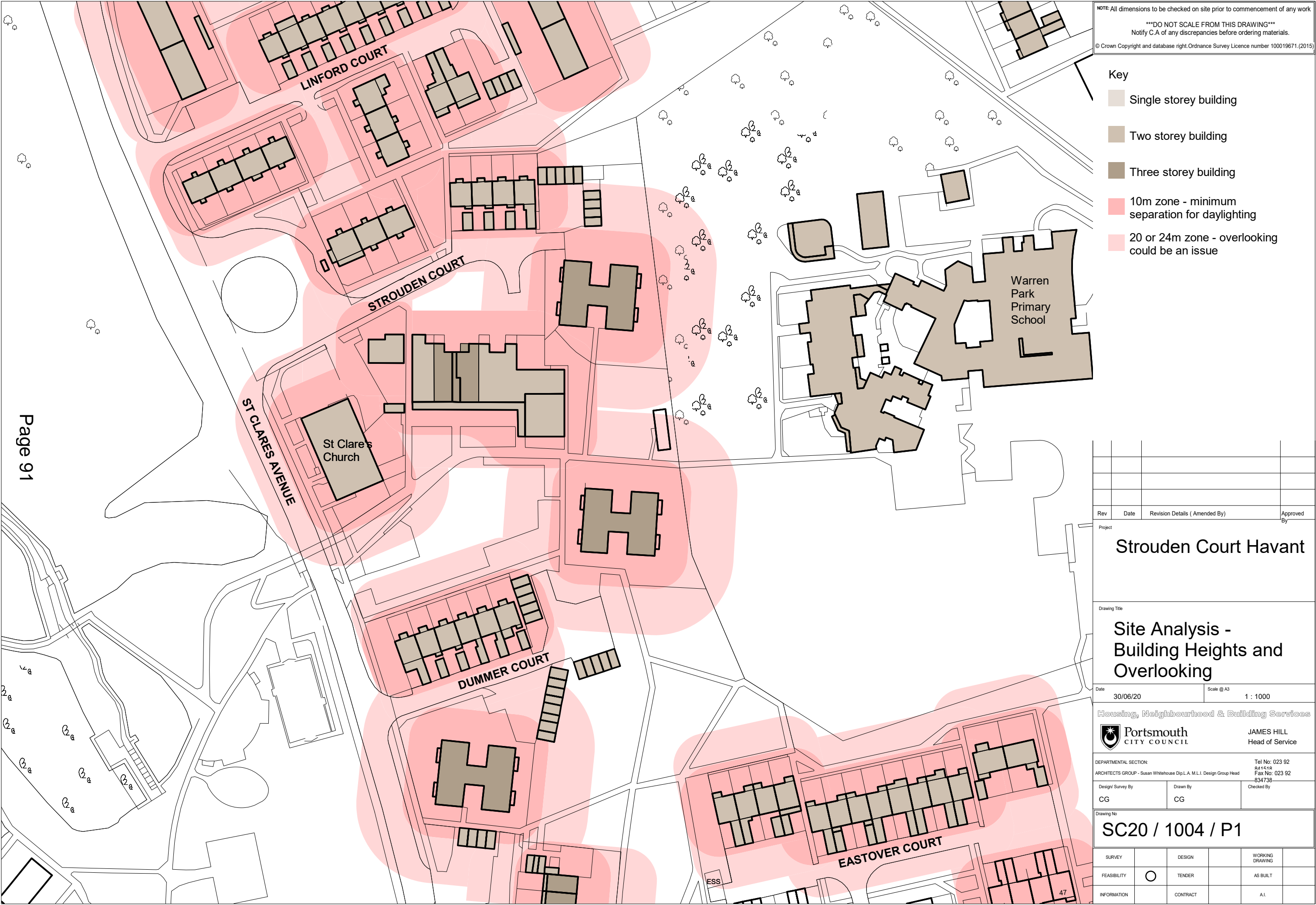
TABLE 4A		TABLE 4B	
C3 Dwelling Houses – Vehicle Parking		C3 Dwelling Houses – Shared/Communal Parking (unallocated)	
Zone	Minimum Car Parking Requirement	Zone	Minimum Car Parking Requirement
Size of dwelling		Size of dwelling	
1 Bed Unit	1 space	1 Bed Unit	0.9 spaces
2 Bed Unit	2 spaces	2 Bed Unit	1.3 spaces
3 Bed Unit	2 spaces	3 Bed Unit	1.9 spaces
4+ Bed Unit	3 spaces	4+ Bed Unit	2.4 spaces

**Overlooking** - Policy CS16 (High Quality Design). In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:

- Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation
- Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance.
- Where a dwelling faces a blank gable, 10 metres separation distance is required
- Garden length should normally allow 10 metres between the dwelling and the boundary.







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

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.

© Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)

- Key
- Single storey building
  - Two storey building
  - Three storey building
  - 10m zone - minimum separation for daylighting
  - 20 or 24m zone - overlooking could be an issue

Rev	Date	Revision Details ( Amended By)	Approved By
-----	------	--------------------------------	-------------

Project

Strouden Court Havant

Drawing Title

Site Analysis - Building Heights and Overlooking

Date 30/06/20 Scale @ A3 1 : 1000

Housing, Neighbourhood & Building Services

 **Portsmouth**  
CITY COUNCIL

JAMES HILL  
Head of Service

DEPARTMENTAL SECTION: RA154R  
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head  
Tel No: 023 92 834738  
Fax No: 023 92 834738

Design/ Survey By CG  
Drawn By CG  
Checked By

Drawing No

SC20 / 1004 / P1

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



### 3. Site Analysis

#### Ownership:

Refer to drawing no. SC20/1001/P1 which highlights the land under PCC Housing ownership.

#### Travel:

The Strouden Court area lies approximately 2 miles north of Havant town centre, and is accessed via St Clares Avenue.

There is a bus stop close to the site which is served by the no. 23 bus providing links to Havant and Portsmouth. Bus routes 20, 21 and 39 are 10/15 minutes walk away and take you to Waterlooville and West Leigh etc. The closest railway station is at Bedhampton approximately 1.9 miles south of the site.

The site would not be classed as a "Highly Accessible Area" and so the Local Planning Authority would expect parking provision in line with their normal parking standards (see section 2 above).

#### Existing Parking:

There is a large amount of existing car parking on and around the site. Much of this is in poor quality external spaces which add little to the character of the area.

Strouden Court provides access to an existing parking area behind the small precinct. This area is not marked out but can accommodate approximately 30 cars.

The Warren public house was closed in 1999 and the building was demolished in 2003. Since then the site of the former pub has been used as an unmarked car park, providing space for approximately 50 cars.

There are a total of 27 existing garages accessed via Strouden Court & Dummer Court. Many are empty or only used for storage and could be demolished to provide additional space for new development.

#### Existing Pedestrian Routes:

A number of public footpaths criss-cross the surrounding area, although pedestrians wishing to walk from the housing to the north of the site to the precinct would need to walk across the car park at Strouden Court. From this car park there is a narrow alleyway to the west of the post office and a covered walkway adjacent between the shops, but neither of these are pleasant spaces in the day time, and are probably avoided by many at night.

A pedestrian underpass immediately south of the Church leads under St Clares Avenue to the Warren public open space with its skate park, games courts and the Hermitage Stream. Although during our visits almost everyone we saw chose to cross the road rather than use the underpass.



*Parking Area Accessed via Strouden Court*



*Site of former Warren Pub*



*Existing Garages off Strouden Court*



*Alleyway to East of Precinct*



*Existing Crossing over St Clares Avenue  
(Pedestrian Underpass under)*



*Existing Garages off Dummer Court*



### Existing Housing:

Much of the existing housing in the area is modest terraced housing built in the 1960s, many with both garages and forecourt parking. The orientation and configuration of the terraces results in an odd arrangement whereby the back of some of the houses face onto the streets and the fronts often face onto footpaths and open spaces, although this has not been done in a consistent way.

In addition to the terraced houses there are a number of blocks of flats, including three 3 storey H blocks containing 11 two bed flats each. There are also four maisonettes built over the retail units in Strouden Court Precinct.

The flats and maisonettes remain in PCC ownership, but many of the houses have been sold.

The existing housing density is relatively low, with large areas of open space and car parking between the blocks and terraces.

### Existing Shops and Community Facilities:

Strouden Court Precinct comprises 5 small retail units. Most of these units are currently vacant, with only the Warren Post Office open during Summer 2020. (Although many retail outlets were closed at this time due to the coronavirus pandemic.) The precinct building is typical of its time, but has some architectural merit and could be retained and enhanced.

The single storey building next to the retail units is occupied by St Clares Pre-School. This is a popular pre-school for children aged 18 months to 4 years. The pre-school received Ofsted Excellent in Feb 2020 and the client is keen to keep this provision.

Warren Park Primary School is located to the east of the precinct, and the school site can be accessed directly via the footpath that passes in front of the precinct and pre-school. During our visits we noticed a significant number of parents and children using this route.

St Clares Church is located to the west of the precinct. The main entrance to the church is on the north elevation and is accessed through the churches own car park. Unfortunately due to this orientation and the changes in level across the site, the church building and grounds do not relate well to the precinct area.



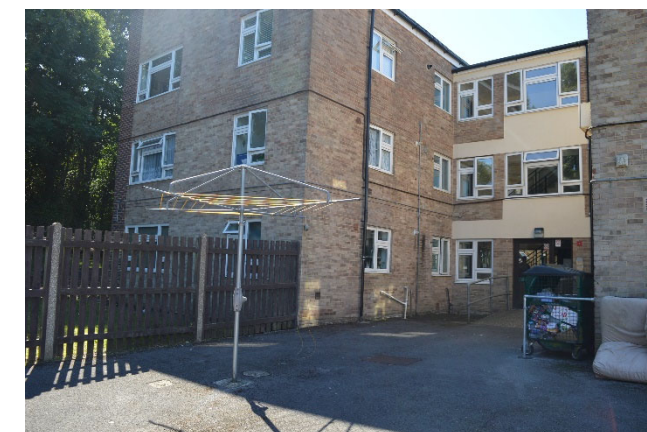
*Existing Terraced Housing  
(Strouden Court)*



*Existing Terraced Housing  
(Linford Court)*



*Existing Maisonettes over Shops*



*Existing 3 Storey H Block of Flats*



*Shops and Nursery*



*St Clares Church*



### Existing Trees and Green Spaces:

There are a large number of mature trees and green spaces around the site. There is a large wooded area on the other side of St Clares Avenue to the north west of the site, and a significant number of trees to the east on the school site.

Just to the west of the site on the other side of St Clares Avenue is the Warren public open space with its skate park, games courts and the Hermitage Stream. This is designated as a SINC (Site of Importance for Nature Conservation.)

Much of the areas between existing housing has been laid to grass. Whilst these open areas are welcome, there is little biodiversity, and more interesting low maintenance native planting could help to improve the area.

Some of the existing open areas could be developed for housing. The scheme developed by Martin Ralph associates showed development on the area to the East of Dummer Court. This is considered to be a suitable area for further development, but will need careful consideration due to overlooking of existing dwellings and significant changes in level.

Another area which could be developed for housing is the grassed area to the south of Conford Court. This is in PCC ownership and whilst not within the original area discussed with the client, has been included in the second proposed option included in this report.

### Levels:

At this stage a full topographic survey has not been carried out, but it is clear that there are considerable changes in level across the site. The area generally slopes up towards the north-east, but there are also localised changes in level and many of the grassed areas between and around the existing flats and garages have considerable banking.



Grass Bank by Dummer Court Garages



Grassed Area East of Dummer Court



Trees on West of St Clares Avenue



Trees Along St Clares Avenue

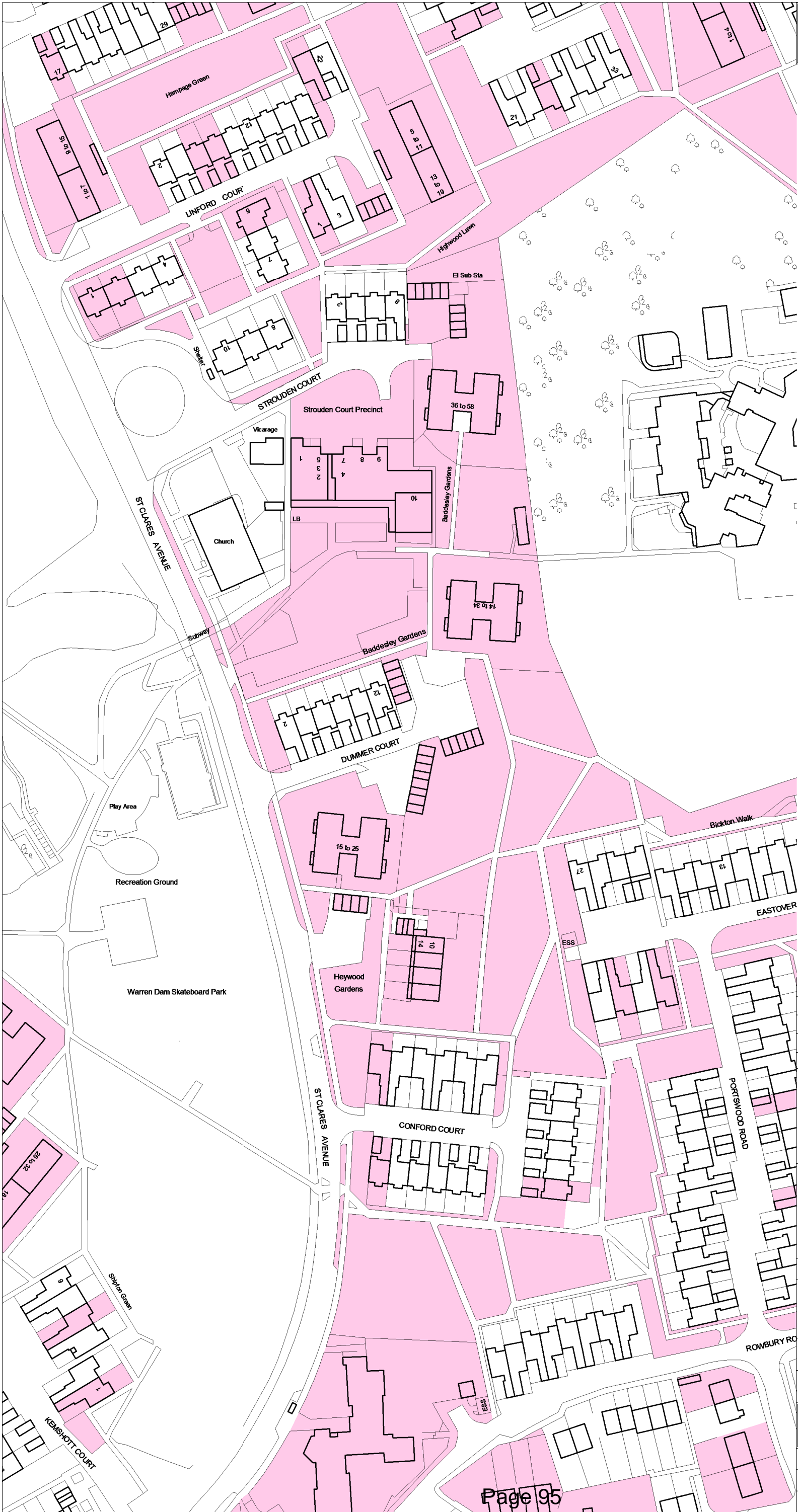


Open Area South of Conford Court



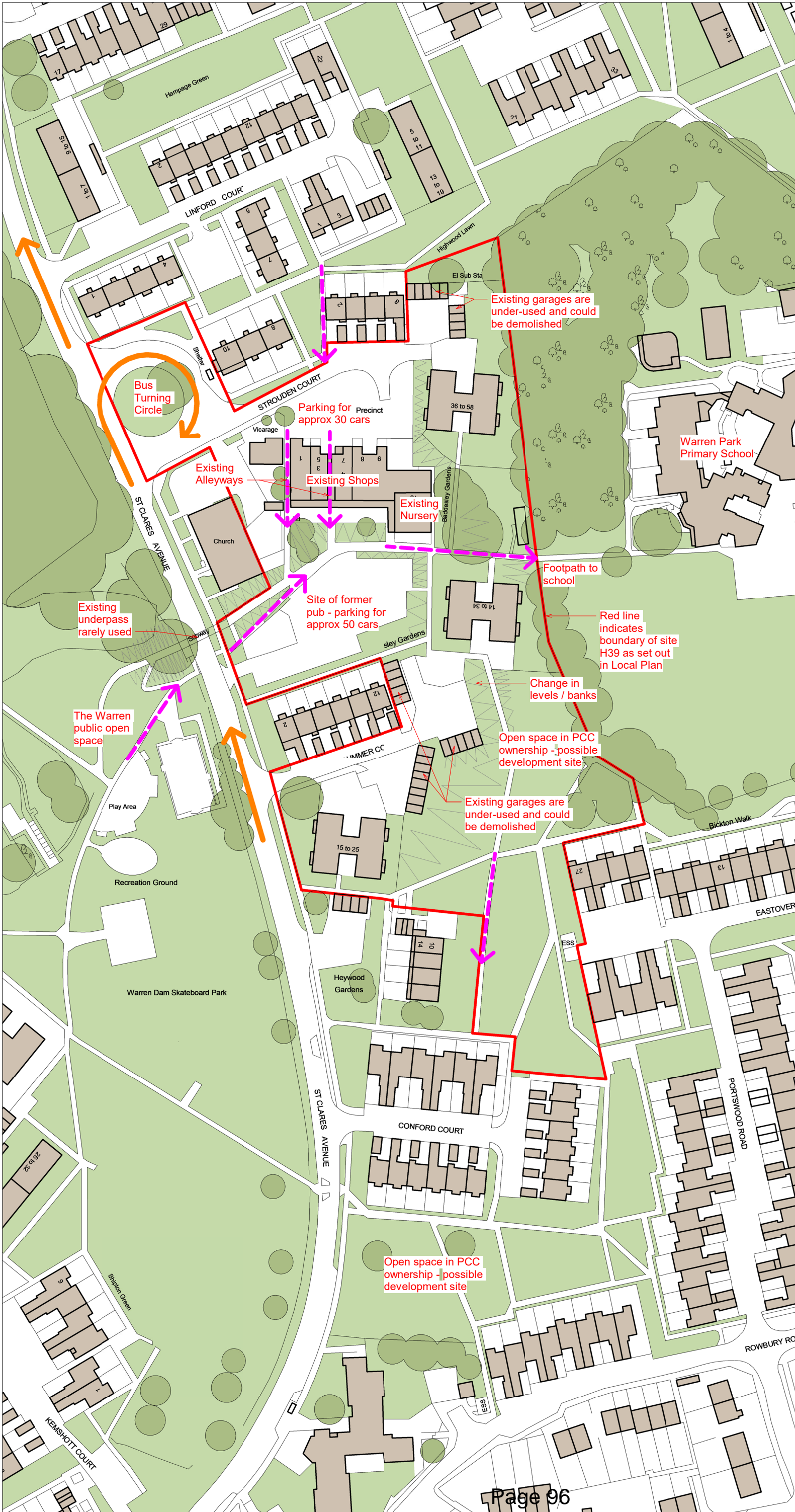
Open Area South of Conford Court





NOTE:  
All dimensions to be checked on site prior to commencement of any work  
\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.

P2	09/01/21	Land to the west of Eastover Court added	CG
Rev	Date	Revision Details ( Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
PCC Housing Land			
Date	23/06/20	Scale @ A3	1 : 1250
Housing, Neighbourhood & Building Services			
		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:			
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head Tel No: 023 92 841518			
Design/ Survey By	Drawn By	Checked By	
CG	CG		
Drawing No			
SC20 / 1001 / P2			
SURVEY	DESIGN	WORKING DRAWING	
FEASIBILITY	TENDER	AS BUILT	
INFORMATION	CONTRACT	A.I.	



NOTE:  
All dimensions to be checked on site prior to commencement of any work  
\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.

Rev	Date	Revision Details (Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
Site Analysis			
Date	29/06/20	Scale @ A3	1 : 1250
Housing, Neighbourhood & Building Services			
		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:			
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head		Tel No: 023 92 841518	
Design/ Survey By	Drawn By	Checked By	
CG	CG		
Drawing No			
SC20 / 1002 / P1			
SURVEY	DESIGN	WORKING DRAWING	
FEASIBILITY	TENDER	AS BUILT	
INFORMATION	CONTRACT	A.I.	



## 4. Key Constraints and Opportunities

### Retain and Re-Use

Retaining the existing shops and nursery buildings will have a significant impact on the available area for redevelopment. However by retaining these existing facilities the cost of demolishing the existing buildings and constructing replacement facilities can be avoided.

### Parking

Providing adequate parking is considered to be a significant issue for this site. Since the demolition of the Warren pub in 2003, residents and visitors to the shops, nursery and school have become used to there being plenty of space for parking. This coupled with the proposed loss of garage space could lead residents to be concerned about parking provision. Whilst it might be possible to demonstrate through a full transport assessment that reduced parking provision might be acceptable, at this stage the initial proposals set out in this report comply with the full parking standards as set out by Havant Borough Council.

### Overlooking

In order to comply with Havant Borough Council's planning policy CS16 it becomes more difficult to accommodate high rise buildings on the site (each additional storey added will require an additional 4m separation between dwellings). Therefore it will be difficult to fit buildings of over 3 storeys on most the site if the existing shops are to be retained.

### Improving Pedestrian Routes

Redevelopment of the area will provide an opportunity to improve the pedestrian routes through the site. The existing footpath from the Warren open space across the site to the school should be improved and enhanced. This route passes directly in front of the shops and nursery, and is seen as a key route. An opportunity also exists to improve the north-south routes across the site which currently requires pedestrians to walk across the Strouden court carpark and then either through the walkway under the maisonettes, or down the narrow alleyway to the side of the post office. Consideration should be given to the removal of one or more vacant shop units to provide a more pleasant link between Strouden Court and the shop frontages.

## 5. Proposals

A number of options were prepared and discussed with the client in September 2020.

From these initial options, a preferred option was developed as shown on drawing no. SC20/1102/P4. By looking beyond the H39 policy area this option allows us to retain all of the existing dwellings, and the existing nursery, and keeps the majority of the existing shops while enhancing pedestrian routes through the site and providing more new dwellings than suggested in the emerging local plan. New dwellings have been distributed across the site at an appropriate scale to their surroundings, by infilling new houses around and between existing terraces, and by providing a new part 4, part 5 storey block of flats to the east of Dummer Court.

The proposals include a total of 33 new houses and 30 new flats as set out below:

- 23 no. 3 bed 6 person houses
- 2 no. 3 bed 6 person wheelchair user houses
- 7 no. 4 bed 8 person houses
- 1 no. 4 bed 8 person wheelchair user house
- 18 no. 2 bed 4 person flats
- 2 no. 2 bed 4 person wheelchair user flats
- 10 no. 1 bed 2 person flats
- Total = 63 dwellings

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

## 6. Preliminary Flat & House Layouts

The concept plans within this document are based on the preliminary flat and house layouts which follow.

These flat and house types have been developed to meet the following criteria;

- Exceed the minimum area requirements as set out in the Nationally Prescribed Space Standards.
- Comply with the optional requirements of Building Regulations M4(2) "Accessible and Adaptable Dwellings", or in the case of wheelchair user dwellings with the requirements of Building Regulations M4(3).
- Be of a simple robust design which is cost effective to build.
- Be of a similar scale to the surrounding properties.

### **1 Bedroom 2 Person Flat**

Total gross internal floor area = 50m<sup>2</sup>

Refer to drawing no. SC20/1204/P1

### **2 Bedroom 4 Person Flat**

Total gross internal floor area = 73m<sup>2</sup>

Refer to drawing no. SC20/1204/P1

### **2 Bedroom 4 Person Wheelchair User Flat**

Total gross internal floor area = 78m<sup>2</sup>

Refer to drawing no. SC20/1204/P1

### **3 Bedroom, 6 Person Terraced House**

Total gross internal floor area = 110m<sup>2</sup>

Refer to drawing no. SC20/1203/P2

### **3 Bedroom, 6 Person Wheelchair User House**

Total gross internal floor area = 139m<sup>2</sup>

Refer to drawing no. SC20/1206/P1

### **4 Bedroom, 8 Person Terraced House**

Total gross internal floor area = 147m<sup>2</sup>

Refer to drawing no. SC20/1205/P1

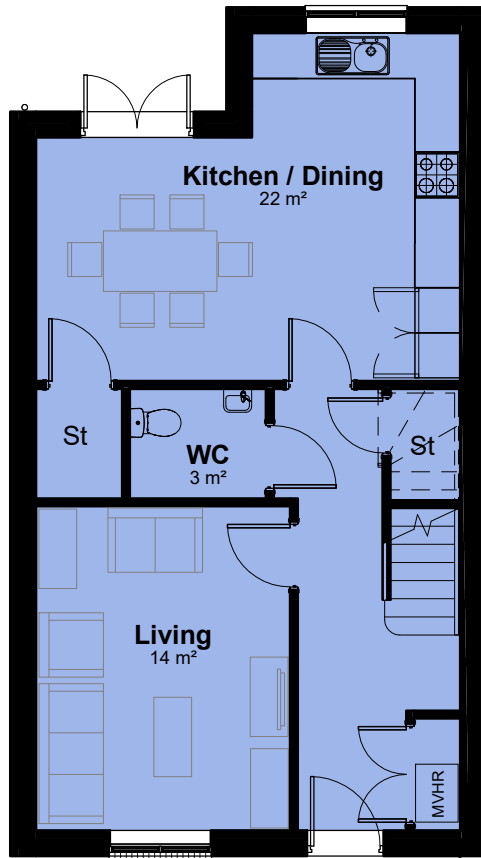
### **4 Bedroom, 8 Person Wheelchair User House**

Total gross internal floor area = 172m<sup>2</sup>

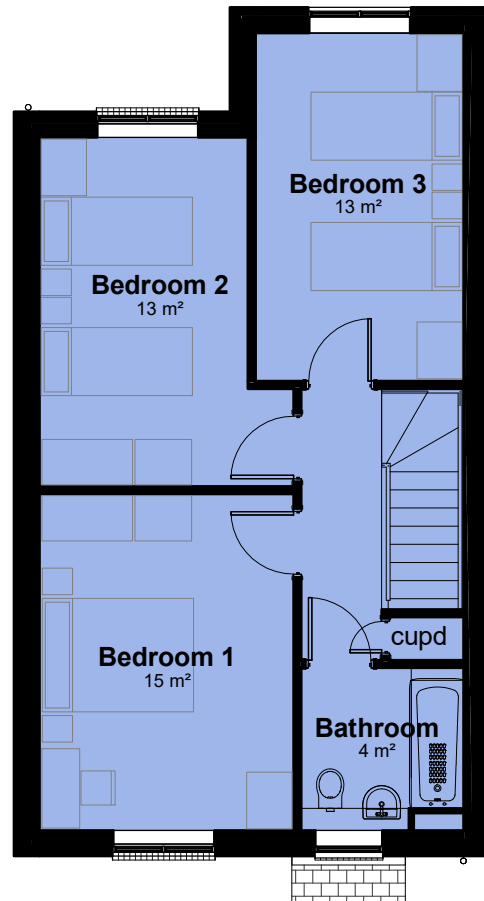
Refer to drawing no. SC20/1207/P1

Gross Internal Area = 110m<sup>2</sup>

Complies with M4(2) - Accessible and Adaptable Dwelling



Ground Floor



First Floor

A	09/12/20	Kitchen adjusted, store enlarged, MVHR added	CG
Rev	Date	Revision Details	Approved By
<b>NOTE:</b> All dimensions to be checked on site prior to commencement of any work ***DO NOT SCALE FROM THIS DRAWING*** Notify C.A of any discrepancies before ordering materials. © Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)			

Project <b>Strouden Court Havant</b>		Housing, Neighbourhood & Building Services <b>Portsmouth CITY COUNCIL</b>		JAMES HILL Head of Service	
Drawing Title <b>3 Bed, 6 Person Terraced House Page 100</b>		DEPARTMENTAL SECTION: Tel No: 023 92 841518 ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Manager		Design/ Survey By CG	
Date 29/09/20		Scale @ A4 1 : 100		Drawing No <b>SC20 / 1203 / P2</b>	
Drawn By CG		Checked By		SURVEY	
INFORMATION		TENDER		WORKING DRAWING	
CONTRACT		A.I.		AS BUILT	




Schedule of Accomodation

18 no. 2 bed 4 person flats  
10 no. 1 bed 2 person flats  
2 no. 2 bed 4 person DPUs

Gross Internal Area = 2850m2

NOTE:  
All dimensions to be checked on site prior to commencement of any work  
\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*  
Notify C.A of any discrepancies before ordering materials.



Rev	Date	Revision Details (Amended By)	Approved By
Project			
Strouden Court, Havant			
Drawing Title			
Phase 1 Flats - Preliminary Plans			
Date	06/11/20	Scale @ A1	1 : 100
Housing, Neighbourhood & Building Services			
		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:			
Tel No: 023 92 841518 ARCHITECTS GROUP - Susan Whitehouse Dip L.A. M.L.I. Design Group Manager Fax No: 023 92 834730			
Design/ Survey By CG	Drawn By CG	Checked By	
Drawing No			
SC20 / 1204 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.

Gross Internal Area = 147m2

Complies with M4(2) - Accessible and Adaptable Dwelling

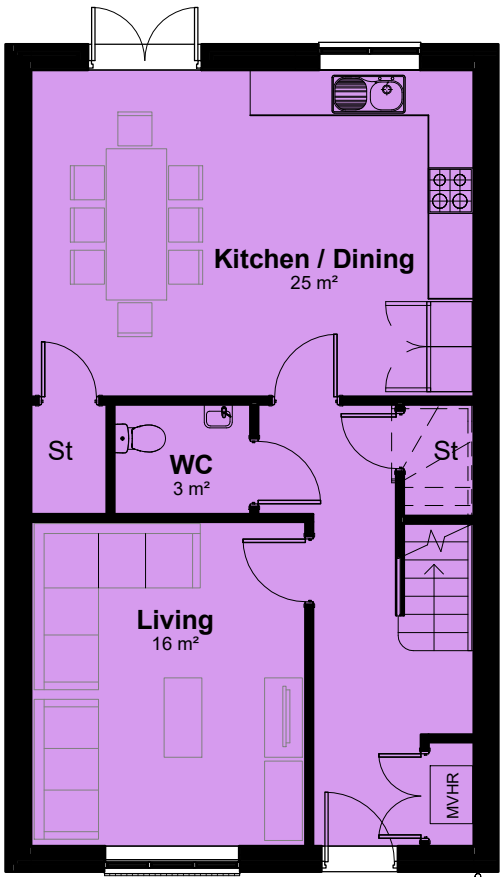
NOTE: All dimensions to be checked on site prior to commencement of any work

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*

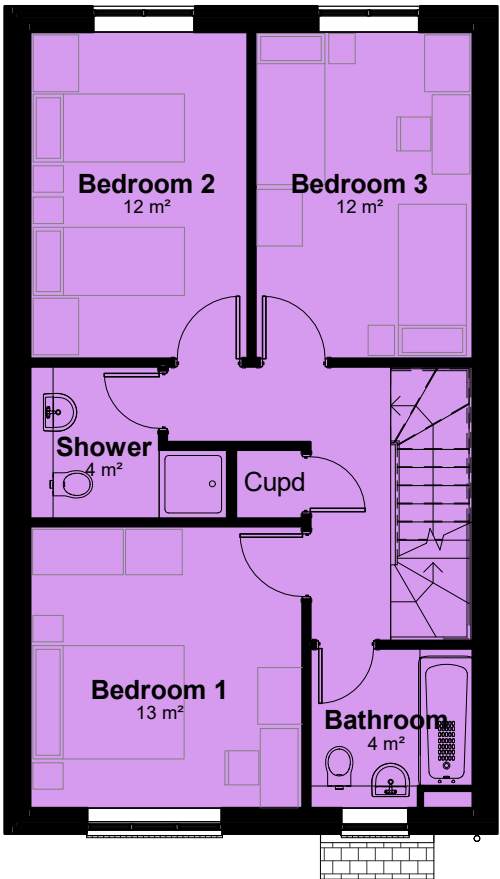
Notify C.A of any discrepancies before ordering materials.

© Crown Copyright and database right.Ordnance Survey Licence number 100019671.(2015)

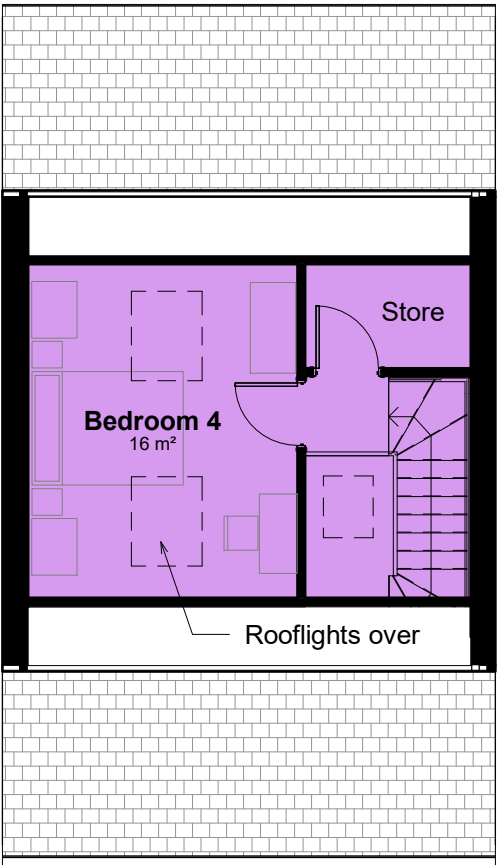
Page 102




Ground Floor



First Floor



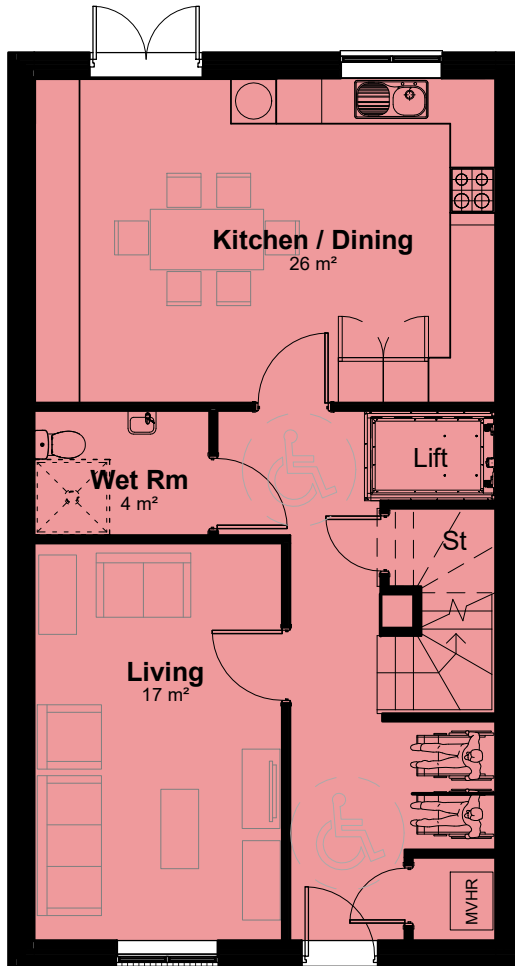
Second Floor

Rev	Date	Revision Details ( Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
4 Bed, 8 Person Terraced House			
Date		Scale @ A3	1 : 100
18/06/20			
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:		Tel No: 023 9284 1518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head			
Design/ Survey By		Drawn By	Checked By
CG		CG	
Drawing No			
SC20 / 1205 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.

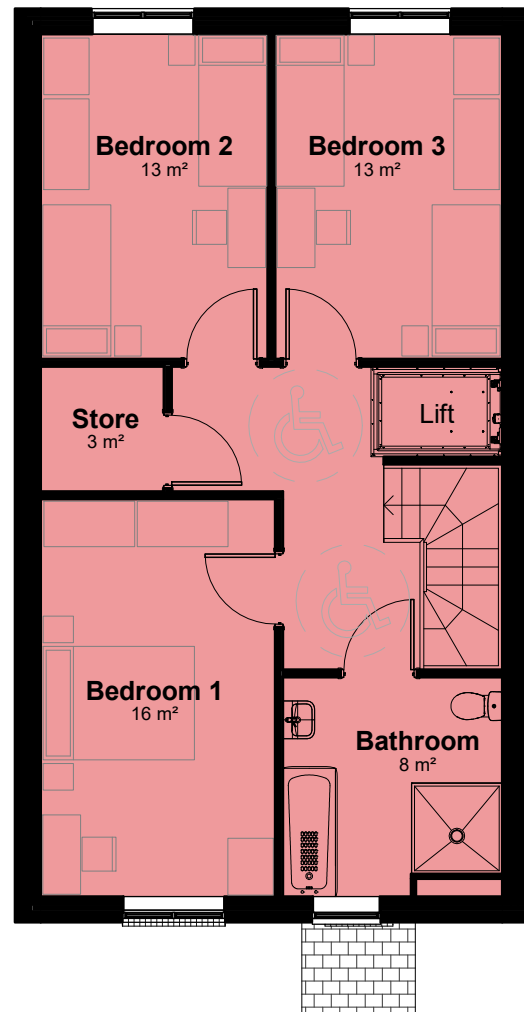


Gross Internal Area = 139m<sup>2</sup>

Complies with M4(3) - Wheelchair Accessible Dwelling



Ground Floor



First Floor

Rev	Date	Revision Details	Approved By
<b>NOTE:</b> All dimensions to be checked on site prior to commencement of any work ***DO NOT SCALE FROM THIS DRAWING*** Notify C.A of any discrepancies before ordering materials. © Crown Copyright and database right. Ordnance Survey Licence number 100019671.(2015)			

<b>Project</b> <b>Strouden Court</b> <b>Havant</b>		<b>Housing, Neighbourhood &amp; Building Services</b> <b>Portsmouth City Council</b>		<b>JAMES HILL</b> <b>Head of Service</b>	
<b>Drawing Title</b> <b>3 Bed, 6 Person</b> <b>M4(3) House</b> <b>Page 103</b>		<b>DEPARTMENTAL SECTION:</b> ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Manager		<b>Tel No: 023 92 841518</b>	
<b>Date</b> 29/09/20		<b>Scale @ A4</b> 1 : 100		<b>Drawing No</b> <b>SC20 / 1206 / P1</b>	
<b>Design/ Survey By</b> CG		<b>Drawn By</b> CG		<b>Checked By</b> CG	
<b>SURVEY</b>		<b>DESIGN</b>		<b>WORKING DRAWING</b>	
<b>FEASIBILITY</b>		<b>TENDER</b>		<b>AS BUILT</b>	
<b>INFORMATION</b>		<b>CONTRACT</b>		<b>A.I.</b>	

Gross Internal Area = 172m2

Complies with M4(3) - Wheelchair Accessible Dwelling

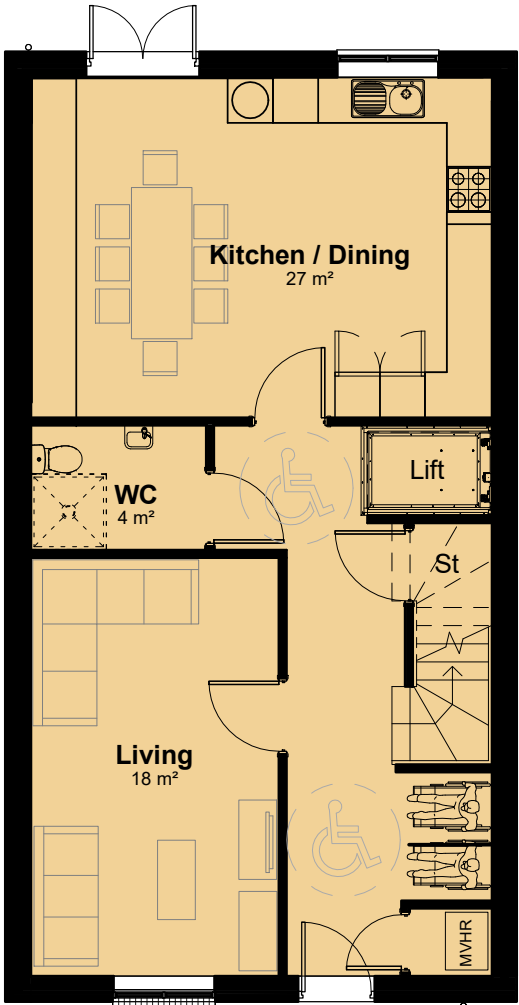
NOTE: All dimensions to be checked on site prior to commencement of any work

\*\*\*DO NOT SCALE FROM THIS DRAWING\*\*\*

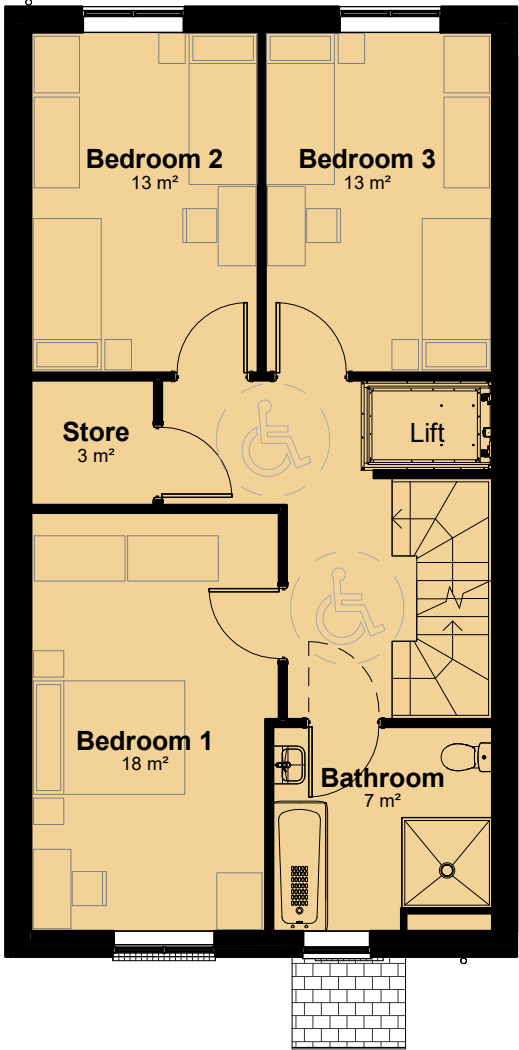
Notify C.A of any discrepancies before ordering materials.

© Crown Copyright and database right.Ordnance Survey Licence number 100019671.(2015)

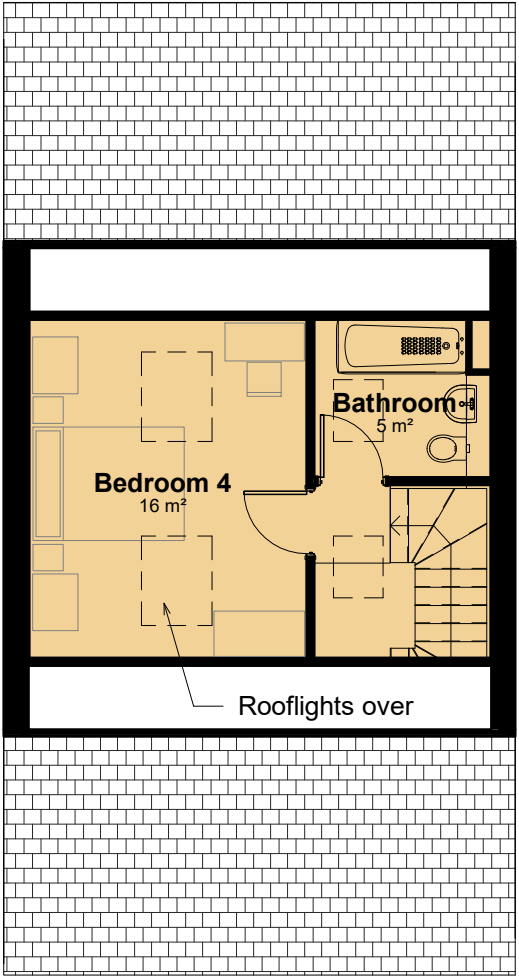
Page 104




Ground Floor



First Floor



Second Floor

Rev	Date	Revision Details ( Amended By)	Approved By
Project			
Strouden Court Havant			
Drawing Title			
4 Bed, 8 Person M4(3) House			
Date		Scale @ A3	
09/12/20		1 : 100	
Housing, Neighbourhood & Building Services			
 Portsmouth CITY COUNCIL		JAMES HILL Head of Service	
DEPARTMENTAL SECTION:		Tel No: 023 92 841518	
ARCHITECTS GROUP - Susan Whitehouse Dip.L.A. M.L.I. Design Group Head		Fax No: 023 92 834738	
Design/ Survey By		Checked By	
CG		CG	
Drawing No			
SC20 / 1207 / P1			
SURVEY		DESIGN	WORKING DRAWING
FEASIBILITY	○	TENDER	AS BUILT
INFORMATION		CONTRACT	A.I.

## 7. Summary and Recommendations

The brief for this work was to provide alternative proposals to those which have already been prepared by Martin Ralph Associates.

We have looked at the impact of retaining the existing bus turning circle, shops, associated maisonettes and the existing nursery. Retaining these existing facilities does have a significant impact on the number of new dwellings that could be accommodated on the site. However it would remove the additional cost of re-providing these facilities whilst also allowing existing community spaces and pedestrian routes through the site to be enhanced.

Havant Borough Council's emerging local plan suggests that approximately 55 new dwellings with new shops and nursery facilities could be accommodated on the site (this figure was based on an initial scheme by Martin Ralph Associates dated May 2019). However our proposals, which retain the existing shops etc. indicate 51 dwellings within the allocation site. By considering other areas just outside of the allocation boundary this has been increased to a total of 63 new dwellings whilst retaining all existing dwellings, the nursery, and most of the existing shops.

If it is decided to develop these initial concept proposals, then further surveys should be commissioned, and further design development work would need to be undertaken before engaging in pre-app discussions with the Planning Authority at Havant Borough Council.

This page is intentionally left blank

## **Appendix B**

**Portsmouth City Council**

**Low Energy and Social Housing Design Requirements**

**March 2021**

DRAFT

## Contents

Guiding Principles .....	2
GP1 Minimising the lifecycle carbon of the site (embodied and operational emissions) .....	2
GP2 Minimising the operational costs to the end user .....	2
GP3 Maximising the value of the project .....	2
Part 1 - Performance Standards .....	3
The Passive House standard .....	3
The PCC baseline standard .....	3
Performance standards review process .....	4
Embodied carbon .....	4
Part 2 - Design Guidance .....	5
Communal first .....	5
Building Form .....	5
Roof space .....	5
Fabric first .....	5
Internal and external space .....	6
Orientation, glazing, solar gains and solar shading .....	6
Summary .....	6
Part 3 - Additional Guidance .....	7
Resident training and handover .....	7
Refuse storage .....	7
Ecology .....	7
Parking .....	7



## **Guiding Principles**

As a local authority, developer and social landlord, Portsmouth City Council plays the role of various stakeholders on housing projects. The Council's engagement with a housing project extends throughout the life of those buildings, and while the political landscape might change during this time, the fundamental requirements of our Social housing stock do not. In addition, the Council has declared a climate emergency and set a target of achieving carbon neutrality by the year 2030. This puts the focus on Portsmouth City Council to set the benchmark in housing provision within the city, and as a developer.

The Council needs to have a Social housing portfolio which provides economically, thermally and energy efficient homes which also promote wellbeing for its tenants. The development of new and redevelopment of existing housing is integral to maintaining this portfolio standard.

The three guiding principles in this set of requirements are:

- GP1** Minimising the lifecycle carbon of the site (embodied and operational emissions)
- GP2** Minimising the operational costs to the end user
- GP3** Maximising the value of the project

### **GP1 Minimising the lifecycle carbon of the site (embodied and operational emissions)**

In March 2019, the Council declared a climate emergency. It has since set an ambitious target of achieving carbon neutrality by the year 2030. For this reason, the carbon cost of any housing project must be (i) calculated and (ii) minimised as far as possible. The entire lifecycle carbon of the project should be considered, including the emissions caused by the extraction, manufacture/processing, transportation and assembly of all the materials used in the building (embodied carbon), and the operational emissions.

### **GP2 Minimising the operational costs to the end user**

The Council needs to ensure that the Social housing stock provides thermally and energy efficient homes to its residents. The operational costs should be minimised to avoid fuel poverty and ensure basic necessities such as heat and electricity are Social for all. As the national electricity grid decarbonises over the coming years, electric heating solutions too will have lower operational carbon emissions, however, the cost of electricity is still significantly higher than mains gas, and is likely to increase in the immediate future.

### **GP3 Maximising the value of the project**

As a local authority, the Council must ensure that it is spending public money in the most responsible way. Therefore a housing project will always need to consider the capital cost of the project in combination with the wider pressures for Social housing. The Council has a finite budget for the provision of Social housing and must responsibly balance the environmental measures used at on a development and the overall cost. In simplest terms, the higher cost of housing per dwelling, the fewer the Council can deliver each year. Furthermore, the Council has a standard dwelling payback period of 30 years, meaning higher build costs will result in higher rent charges to the tenants. This too should be considered with regards to project value.

This set of requirements details the holistic approach which the Council expects its housing projects to take.

## **Part 1 - Performance Standards**

To set the benchmark for housing provision in the city, projects need to demonstrate their performance against each of the three guiding principles. It is believed that the most appropriate performance standard to maximise performance against the guiding principles is the Passive House Standard. However, at the initial concept stage, an energy and cost comparison should be undertaken using the following building performance standards.

1. **The Passive House standard**
2. **The PCC baseline standard**

All Portsmouth City Council housing projects should be designed to the Passive House Standard. Where a project targets only the Baseline level, significant justification must be provided.

### **The Passive House standard**

Passive House is an internationally recognised low energy building standard that is increasingly becoming the European benchmark for ultra-efficient buildings. Passive House buildings have a very low heating demand and the subsequent operational costs should be equally low. The higher performance and construction standard of the dwellings will have an initial impact on the capital costs of the project compared to the baseline. This is expected to be in the region of 10-12% in year 1, however, as the Councils expertise in this area grows, it is believed that the cost gap should decrease, as has been the case in other Local Authorities with similar targets.

As all Portsmouth City Council projects will maximise the potential for PV, Passive House projects are therefore likely to exceed the requirements for Passive House 'Classic' and could achieve either of the Passive House 'Plus' or 'Premium' standards. The likely standard to be achieved should be reviewed as early as possible in the design process.

It is acknowledged that achieving the passive house standard may be a challenge for some individual units within a multi-unit site. However, all units on a scheme will be designed and built to the same specification (i.e. to achieve full Passive House certification), the units which cannot achieve final certification, for example, due to restrictions on orientation or building form, will subsequently achieve the Passive House Institute's Low Energy Building (LEB) Standard.

### **PHI Low Energy Building Standard**

This standard requires building performance far in excess of UK Building Regulations but has lower standards than the full Passive House Standard, for example a maximum annual heating demand of 30kWh/m<sup>2</sup>/yr or less in the LEB standard compared to 15kWh/m<sup>2</sup>/yr for Passive House.

As a result, all units on a multi-unit scheme will be designed and constructed to the same specification and all will achieve some level of certification. Primarily, this will be to Passive House 'Classic' (or higher) or, failing that, the PHI Low Energy Building Standard as a minimum.

### **The PCC baseline standard**

The PCC Baseline Standard provides an indication of the project performance against the three guiding principles, if the project were designed to the minimum standards as set out in the Portsmouth Plan and using the design standards set out in Part 2 of this report.

The Portsmouth Plan requires domestic buildings to achieve a minimum 19% improvement over Building Regulations. The PCC Baseline Standard model should therefore achieve this minimum improvement through the use of heat pumps, at a communal level where possible, otherwise at the individual level.

Traditional gas boilers are due to be banned from new-build schemes from 2025 in a bid to reduce the carbon emissions of the UK housing stock, in line with the UKs commitment to have net-zero

carbon emissions by 2050. Portsmouth City Council has a much more ambitious target of net-zero by 2030 and as such, will not include gas-fired heating in its housing stock from this point forward.

Direct electric panel and storage heaters must not be used in Portsmouth City Council developments. While these are likely to be the cheapest heating system to install, they are commonly the most expensive to operate, thus, are not appropriate for use in Social housing schemes.

### Performance standards review process

The initial concept for any Social housing project should be designed using the above design guidance, once the initial concept is drawn up, the project should model and review each of the performance standards against the guiding principles indicators in Table 1.

These simple indicators will help Portsmouth City Council to make an informed decision on which performance standard the project should achieve.

*Table 1 - Guiding principles indicator early design comparison by building performance standard*

Building Standard	GP1 - Carbon emissions		GP2 - Operational costs (dwelling average)		GP3 - Project value		
	Improvement over BRegs (%)	Total Emissions (tCO2/yr)	Annual heating demand (kWh/dwelling/yr)	Annual cost of heating (£/dwelling/yr)	Build Cost (£/m <sup>2</sup> )	Total project cost (£)	Total number of units
1. Passive House							
2. PCC Baseline							

### Embodied carbon

An accurate lifecycle carbon assessment is essential to enable Portsmouth City Council to calculate its total emissions and adequately offset these to achieve net-carbon neutrality by 2030. A lifecycle carbon assessment should therefore be undertaken on every housing project.

There are many software packages available to undertake these calculations, with both free and paid solutions.

While only measurement of the embodied carbon is required, it is suggested that projects aim to reduce these where possible, considering the embodied carbon when specifying construction methods and materials. Portsmouth City Council does not specify a particular target, however the targets set out in the RIBA 2030 Climate Challenge could be used as a guide.

## **Part 2 - Design Guidance**

### **Communal first**

The Council would like to take a communal first approach to all multi-unit schemes. This includes both multi-dwelling blocks and, where possible, multiple individual dwellings. Similarly, where existing district heating is located within reasonable proximity of the project; it should be seriously considered and assessed that any new dwellings are connected to this existing system. Both heating and ventilation systems should take this approach and this is based on several reasons. First, centralising these systems makes access for maintenance and repair work much easier. Second, removing the main units from within properties reduces the ways in which the dwelling occupants can adversely interact with and compromise the performance of the systems. Apparent system failures or poor performance can often be attributed to incorrect operation of the systems, by limiting the access and control of these systems, the remaining controls that the occupants need to engage with should be simplified. Third, generally speaking, the greater number of dwellings connected to a centralised system, the more consistent and efficient that system should be. For example, the Council has the ability to secure power contracts at a lower cost than is available on individual domestic tariffs.

### **Building Form**

A building's form has a huge influence on its energy demands. At the most basic level, the more compact the building's form then the less energy it will require. The Form Factor can be expressed as the ratio of the external surface area over the floor area. For example, a square building will have a lower Form Factor than an L shaped building of the same floor area, and will therefore be more energy efficient. The Form Factor should be considered early in the design process and where possible designers should aim for a Form Factor of  $\leq 3$ .

### **Roof space**

Roof space, form and layout possible at all new build schemes should be carefully considered. The opportunity for the addition of solar photovoltaic (PV) technology should be maximised in all possible circumstances. PV not only provides on-site renewable electricity generation but is an aesthetic indication to the public of the environmental credentials of the project. PV installed south-facing at a 30 degree angle will provide optimal electricity generation in the UK. Southerly pitched roofs will allow this optimal installation in the most space-efficient way. Alternatively, frame-mounting the PV on a flat roof can allow PV to face south, however, the angle of the panels is commonly reduced to minimise the distance required between rows of panels and therefore maximise the array capacity. Flat roofs can also allow plant for communal services to be installed while the internal area available for dwellings is maximised. Installation of plant using roof space can also limit the effects of noise producing technologies such as the air handling units for air source heat pumps and mechanical ventilation.

### **Fabric first**

The simplest way to limit the operational costs of a building is to take a fabric first approach. Energy systems typically last for anywhere between 10 and 30 years, meaning they will be replaced or changed several times during the life of the building. Designing the building form and fabric to minimise the specific heat demand will not only help to minimise operational costs but also ensure a greater variety of energy systems are feasible for the building. The Passive House standard is an obvious example of this, but projects meeting the PCC baseline standard only should also use this approach to meet the performance requirements of the standard.



## **Internal and external space**

External spaces are an opportunity to create local neighbourhoods through private communal spaces which can promote community and improve inter-household relationships. External spaces can also provide individual households with private areas which can promote occupant wellbeing.

Communal plant should be incorporated within internal space of the built elements of the site and only where this is not possible should external space be used for energy infrastructure plant or centralised energy centres. This will likely include heat and ventilation plant, PV system infrastructure and battery storage, in addition to others, so adequate space should be made available within the internal layout from the outset. Only where sites have extreme constraints should 'available space' be justification for omission of suitable low-carbon and communal systems.

Where external plant such as air handling units for air source heat pumps and ventilation, and battery storage are included within a project, careful consideration should be given to their location and the impact they might have on communal and individual enjoyment of external spaces.

Accounting for centralised plant and key energy systems from the initial concept stage should allow a holistic approach to project and balance the external and internal spaces for low energy performance and social and environmental wellbeing. Effective use of internal and external spaces are key to the development of low carbon and socially cohesive housing.

## **Orientation, glazing, solar gains and solar shading**

There is no substitute for natural light and the orientation of each element of a project can impact how effectively light can be used throughout the design. While sites can have similar offerings in terms of dwelling density, provision of external space, etc., orientation and layout can significantly impact social and environmental performance.

Designing the building form to maximise direct natural light to roof space will optimise the performance of a PV array benefitting environmental performance. The building form and orientation will impact the external spaces, particularly the type and times of use. Optimising the building form and glazing orientation to provide natural light to internal spaces for occupant health and wellbeing will promote social performance, but also to allow solar gains and reduce space heating requirements, improving environmental performance. Similarly, solar shading can be used to maximise solar gains in the winter months while limiting them in the summer months to reduce the risk of overheating. The application of solar PV may limit the use of in-roof glazing and vice-versa, which highlights the need for a holistic approach from the outset.

## **Summary**

1. Communal systems should be prioritised for all multi-dwelling projects.
2. Roof space, form and layout should be tailored to maximise the PV potential and plant storage.
3. Where communal or individual systems will require internal space provision, adequate space should be considered from the initial concept stage of the project.
4. A fabric first approach should be taken, designing the building form and fabric to minimise the heat consumption
5. External space should be considered for heat and ventilation plant and/or battery storage if necessary. Only where sites have extreme constraints should 'available internal or external space' be justification for omission of low-carbon and communal systems.

## **Part 3 - Additional Guidance**

### **Resident training and handover**

A key factor in the successful implementation of a Passive House or LEB Standard project, is the tenant training and handover. This change in design and construction specification is likely to incorporate technologies or principles which tenants are not familiar with. Passive House projects will often feature no centralised heating system, commonly just a towel rail in a bathroom. This can often be difficult for tenants to understand. Similarly, the change from gas-fired central heating to ASHP sees a change from radiators heating up to around 80°C to just 40°C. ASHP also requires a shift in behaviour, from multiple on/off heating schedules, to constant on scenarios with fall-back set point temperatures for night-times and unoccupied periods.

### **Refuse storage**

Over the coming years, the proportion of general household waste to recyclable materials is expected to change as the Council provides greater central recycling and recovery provision. This means that less waste will be classed as general household waste increasing the amount to be stored in segregation.

Segregation should begin within the dwelling. Thus, space for mixed-recyclable, food and general household waste should all be provided within the kitchen of each dwelling.

Projects with blocks housing multiple dwellings should allow for accessible communal waste storage, adequately sized to accommodate mixed-recycling, food waste and general household waste. Recyclable waste storage should be at least, equal in size to general household waste. Developments with over the relevant number of dwellings should also provide glass waste storage (as per PCC policy).

Projects with individual houses should allow for refuse storage at the front of the dwelling by allowing space for the standard PCC wheelie-bins. It is preferred, for the benefit of the end user, that provision is made for refuse storage at the front, or in another suitable location, to ensure that bins do not need to be transported from the storage location (e.g. the rear garden) through the dwelling prior to collection.

### **Ecology**

All Council projects aim to maintain or improve the ecological value of the given site. The way this is done should be specifically tailored to the site in question, however, green roofs and walls should be considered where possible. Green roofs generally require an area of flat roof to be installed. These requirements state that roof space should be prioritised for solar PV and mechanical plant, but in instances where this is not possible, green roofs should be implemented.

### **Parking**

The Council must provide greater housing provision within the local authority area over the coming years. This means that sites will often be used to increase housing capacity within a given residential area. An increase in housing provision within a city as densely populated as Portsmouth is likely to increase the stress placed on on-road parking provision within these areas. As such, the Council is working to promote the use of sustainable public transport within the city. Projects should therefore carefully consider the requirement for off-road parking to mitigate additional stress to on-road parking, in areas where public transport is less available.

# Integrated Impact Assessment (IIA)

Integrated impact assessment (IIA) form December 2019

[www.portsmouth.gov.uk](http://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, Growth & Support

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

Development of new affordable housing situated in Havant, these are for general needs, will be held in the HRA and will meet demand from both Havant Borough Council and Portsmouth City Council.

**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 63 new council housing dwellings for general needs accommodation, this will include a number of accessible properties.

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?

Consultation in relating to housing demand has been sought to establish the mix and number of each size is required to go towards meeting a proportion of housing demand.

## 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](mailto: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 in the borough of Havant.

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](mailto: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 council dwellings, designed by PCC design services in line with the approved design standard report.



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

Successful letting of the properties and the measured improvement to people's lives, this can be measured by the area office teams.

**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](mailto: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 provide new homes to people off the waiting list and in turn will generate movement within the housing stock, having the right property to live in improves people's mental health and well being.

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

The new tenants will have a housing officer from the local area office, any problems with the property will come via them, feedback will come back to the business partner.

**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](mailto: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?

As a council tenant there is access to the money management team and the resident engagement team, both of these teams work with our tenants to support them back into work, work with families and money management.

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](mailto: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 council housing dwellings.

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](mailto: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?

These new properties will be built using the new design standards.

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

Feedback from the tenants in relation to utility charges after an initial 12 month period, comparing them to properties in the surrounding area and data already known within the industry.

**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](mailto: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 council 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 we will look to improve on energy efficiency with each build.

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

Feedback from the tenants in relation to utility charges after an initial 12 month period, comparing them to properties in the surrounding area and data already know within the industry.

**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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

How are you going to measure/check the impact of your proposal?
<b>Q8 - Who was involved in the Integrated impact assessment?</b>
Alison Smart

This IIA has been approved by: Jo Bennett

Contact number: x1039

Date: 09/02/2021





<b>Title of meeting:</b>	<b>Cabinet Member For Housing And Preventing Homelessness</b>
<b>Date of meeting:</b>	<b>8th March 2021</b>
<b>Subject:</b>	<b>Council Housing Maintenance And Improvements And Housing IT Business Software 2021/2022</b>
<b>Report by:</b>	<b>James Hill - Director Of Housing, Neighbourhood And Building Services</b>
<b>Report Author:</b>	<b>Meredydd Hughes - Assistant Director Building Services</b>
<b>Wards affected:</b>	<b>All</b>
<b>Key decision:</b>	<b>Yes - Over £250,000</b>
<b>Full Council decision:</b>	<b>No</b>

---

## **1. Purpose of report**

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.

The Council Housing Repairs & Maintenance Budgets for 2020/21 and 2021/22 were approved at the Housing Cabinet Decision meeting on 25th January 2021.

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.

## **2. Recommendations**

- 2.1 That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
- 2.2 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.**



- 2.3 That the Director of Finance & Resources and Section 151 Officer financial appraisal be approved for the capital programme - global provision.**

### **3. Background**

The Council Housing Maintenance and Improvement Budget 2021/2022 outlines all of the programmed capital and revenue, maintenance and improvement expenditure to the housing stock on an area office geographical basis.

The budget programme amounts to a continued significant investment in the City Council's retained housing stock, and at the same time allowing flexibility to deal with emergent and changing building maintenance priorities.

### **4. Revenue and Capital Budgets**

#### **4.1 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 analysis of each individual Area Office work programme.

#### **4.2 Capital Budgets - Various Schemes**

A summary of this \*£31,100,000 budget is shown in Appendix B. There are several areas within this programme for 2021/2022 where the budget shown represents a global provision from which a number of smaller schemes are financed. (\*total including professional fees).

A summary of the Housing IT capital investment of £291,000 is shown in Appendix C for 2021/2022.

A seven (7) year capital programme has been compiled identifying our longer term resource plans and is located in Appendix D - Budget Book 2021/2022.

### **5. Integrated impact assessment (IIA)**

- The report details wide-ranging capital schemes following the budget allocation at Council on 9th February 2021.
- There will be further reports on some of the major schemes, for which preliminary IIA assessments will be carried out.
- The programme includes an allocation for Disabled Facilities Grants.

### **6. Legal implications**

There are no legal implications arising directly from the recommendations in this report and the body of the report confirms the budget allocation is as per that set at Council on 9th February 2021

## 7. Director of Finance's comments - TBC

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.

.....  
Signed by: **James Hill - Director of Housing, Neighbourhood and Building Services**

### **Appendices:**

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

Appendix A - Revenue Budget  
Appendix B - 2021/22 HRA Capital Budget All Areas  
Appendix C - IT Capital Schemes  
Appendix D - Budget Book - 2021-2022  
Appendix E - Integrated Impact Assessment (IIA)

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

<b>Title of document</b>	<b>Location</b>

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet member for Housing and Preventing Homelessness on 8th March 2021.

.....  
Signed by: **Councillor Darren Sanders - Cabinet Member for Housing and Preventing Homelessness**

This page is intentionally left blank



**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS - APPENDIX A**  
**Revenue Budget Total 2021/2022**

<b>Cost Centre</b>	<b>HRA Revenue Budget Heading</b>	<b>2020/21</b>
	<b>Building Maintenance, Servicing &amp; Compliance (HBM)</b>	
HR3BM	General Repairs	£ 12,750,000
HR3BM	Dwelling Electrical Inspections (EICR)	£ 750,000
HR3BM	Small Disabled Adaptations (DP15)	£ 230,000
HR3BM	Special Decorations	£ 170,000
HR3BM	Gas Safety Inspection and Repairs	£ 2,800,000
HR3BM	Communal Electrical Inspections (EICR)	£ 500,000
HR3BM	Stairlift Servicing and Repairs	£ 100,000
HR3BM	Fire Alarm Maintenance	£ 100,000
HR3BM	Legionella Testing	£ 125,000
HR3BM	Mechanical & Electrical Servicing & Compliance	£ 420,000
HR3BM	General Void Works	£ 2,200,000
	<b>TOTAL HR3BM :</b>	<b>£ 20,145,000</b>
	<b>Engineering Services Maintenance &amp; Servicing (HBES)</b>	
HR3BS	Passenger Lift Repairs	£ 300,000
HR3BS	Central Communications System	£ 70,000
HR3BS	CCTV - D2D repairs, servicing, maintenance, control room staffing	£ 290,000
	<b>TOTAL HR3BS :</b>	<b>£ 660,000</b>
	<b>Planned Revenue (HBM)</b>	
HR3PR	Blocks of Flats External Decoration, Repair and Improvement	£ 2,800,000
HR3PR	Acquired House External Decoration, Repair and Improvement	£ 285,000
	<b>TOTAL HR3PR :</b>	<b>£ 3,085,000</b>
	<b>Associated Costs (HBM)</b>	
HR3AC	Asbestos Surveys And Sampling	£ 25,000
HR3AC	Fire Risk Assessment Surveys	£ 25,000
HR3AC	High Rise Structural Inspections	£ 350,000
HR3AC	EPC Lodgement Fees	£ 10,000
HR3AC	Condition Surveys	£ 200,000
	<b>TOTAL HR3AC :</b>	<b>£ 610,000</b>
	<b>TOTAL MAINTENANCE &amp; IMPROVEMENTS REVENUE :</b>	<b>£ 24,500,000</b>

HBM - Head of Building Maintenance

This page is intentionally left blank

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS - Appendix B**  
**HRA Capital Budget - Head of Building Maintenance 2021/2022**

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
	<b>HBM Response Capital</b>			
ZH4BMC	Asbestos Removal	HBM	£ 2,000,000	£ 2,000,000
ZH4BMC	Disabled Facilities Grants	HBM	£ 1,300,000	£ 1,300,000
ZH4BMC	New Bathroom	HBM	£ 1,600,000	£ 1,600,000
ZH4BMC	New Kitchen	HBM	£ 4,000,000	£ 4,000,000
ZH4BMC	New Over Bath Shower	HBM	£ 1,100,000	£ 1,100,000
ZH4BMC	M&E Plant Service Provider Upgrades	HBM	£ 200,000	£ 200,000
ZH4BMC	New Heating Installations	HBM	£ 2,800,000	£ 2,800,000
	<b>TOTAL</b>		<b>£ 13,000,000</b>	<b>£ 13,000,000</b>
<b>HBM Capital Schemes</b>				
ZH4111	Environmental Improvements	HBM	£ 500,000	£ 500,000
ZH4121	Fire Upgrade Works	HBM	£ 750,000	Nil
ZH4121	Emergency Lighting	HBM	£ 1,000,000	Nil
NEW CODE	Sprinklers	HBM	£ 1,250,000	£ 3,000,000
ZH4149	Individual Property Refurbishments	HBM	£ 700,000	£ 700,000
ZH4149	Acquired Property Improvement/ Refurbishment	HBM	£ 200,000	£ 200,000
ZH4155	Roof Replacements	HBM	£ 500,000	£ 500,000
ZH4161	Fire Doors	HBM	£ 1,250,000	£ 3,000,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	HBM	£ 1,000,000	£ 500,000
ZH4173	West Leigh Window Replacement	HBM	£ 200,000	£ 2,200,000
ZH4184	Dunsmore Phase One External Refurbishment inc replace roof	HBM	£ 600,000	£ 350,000
ZH4191	Eastern Road - Replacement Screens	HBM	£ 200,000	Nil
NEW CODE	Hawthorn Crescent - External Refurbishmentb inc replace roof	HBM	£ 800,000	£ 1,250,000
NEW CODE	Cheryble & Weller - External Refurbishment inc replace balcony	HBM	£ 350,000	Nil
ZH5551	Replacement External Panels	HBM	£ 850,000	£ 1,450,000
ZH4185	Buckland Area Regeneration Works	HBM	£ 200,000	£ 50,000
ZH4186	System Build Properties Improvements	HBM	£ 100,000	£ 50,000
<b>TOTAL BUILDING MAINTENANCE HRA CAPITAL PROGRAMME</b>			<b>£ 10,450,000</b>	<b>£ 13,750,000</b>

**HBM - Head of Building Maintenance**

This page is intentionally left blank



**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS - Appendix B**  
**HRA Capital Budget - Head Building Engineering Services**  
**2021/2022**

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
<b>BESM Capital Schemes</b>				
ZH4048	Lighting Improvements	HBES	£ 500,000	£ 500,000
ZH400N	Passenger Lift Installations & Refurbishments	HBES	£ 1,250,000	£ 1,000,000
ZH400L	Mechanical & Electrical Main & Secondary Distribution	HBES	£ 400,000	£ 400,000
ZH400L	Mechanical & Electrical BMS & Boiler Upgrade	HBES	£ 200,000	Nil
ZH400L	Mechanical & Electrical Fire Detection & AOV Upgrade	HBES	£ 450,000	Nil
ZH4101	Tipton House & Edgbaston House Electrical Heating Upgrade	HBES	£ 600,000	£ 1,200,000
ZH4181	Warden Control System Upgrade Phase Two	HBES	£ 800,000	£ 750,000
ZH4188	Street Lights on Housing Land	HBES	£ 100,000	£ 100,000
ZH4189	Energy Efficiency Schemes	HBES	£ 500,000	£ 500,000
<b>TOTAL BUILDING ENGINEERING HRA CAPITAL PROGRAMME</b>		HBES	<b>£ 4,800,000</b>	<b>£ 4,450,000</b>
<b>TOTAL BUILDING MAINTENANCE HRA CAPITAL PROGRAMME</b>		HBM	<b>£ 23,450,000</b>	<b>£ 26,750,000</b>
ZH4107	Major Asset Improvements	ADB	<b>£ 650,000</b>	
	HNB Professional Fees	ADB	<b>£ 2,200,000</b>	
	<b>TOTAL HRA CAPITAL PROGRAMME</b>		<b>£ 31,100,000</b>	

**BESM - Building Engineering Services Manager**

**ADB - Assistant Director of Buildings**

This page is intentionally left blank

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS 2021/2022 - Appendix B  
HRA Capital Budget - Various

Global Financial Appraisal

Cost Centre	HRA Capital Programme Heading	2021/22
	Major Repairs Dwellings	
ZH4BMC	Asbestos Removal	£ 2,000,000
ZH4BMC	Disabled Facilities Grants	£ 1,300,000
ZH4BMC	New Bathroom	£ 1,600,000
ZH4BMC	New Kitchen	£ 4,000,000
ZH4BMC	New Over Bath Shower	£ 1,100,000
ZH4BSC	New Heating Installations	£ 2,000,000
ZH4111	Environmental Improvements	£ 500,000
ZH4BMC	Mechanical & Electrical Plant Service Provider Upgrades	£ 200,000
ZH4121	Fire Upgrade Works	£ 750,000
ZH4121	Emergency Lighting	£ 1,000,000
NEW CODE	Sprinklers	£ 1,250,000
ZH4149	Individual Property Refurbishments	£ 700,000
ZH4155	Roof Replacements	£ 500,000
ZH4161	Fire Doors	£ 1,250,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	£ 1,000,000
ZH4173	West Leigh - Window Replacement	£ 200,000
ZH4184	Dunsmore Close - Roof Replacement	£ 600,000
ZH4191	Eastern Road Screens	£ 200,000
ZH4185	Buckland/Landport Regeneration Works	£ 200,000
ZH4186	System Build Properties Improvements	£ 100,000
NEW CODE	Hawthorn Crescent - External Refurbishment inc Replacement Roofs	£ 800,000
NEW CODE	Cheryble & Weller - External Refurbishment inc Balcony Replacement	£ 350,000
ZH5551	Replacement External Panels	£ 850,000
ZH4048	Lighting Improvements	£ 500,000
ZH400N	Passenger Lift Installations & Refurbishments	£ 1,250,000
ZH400L	Mechanical & Electrical Main & Secondary Distribution	£ 400,000
ZH400L	Mechanical & Electrical BMS & Boiler Upgrade	£ 200,000
ZH400L	Mechanical & Electrical Fire Detection & AOV Upgrade	£ 450,000
ZH4101	Edgbaston House Electrical Heating Upgrade	£ 600,000
ZH4181	Warden Control System Upgrade - Phase 2	£ 800,000
ZH4188	Street Lights on Housing Land	£ 100,000
ZH4189	Energy Efficiency Schemes	£ 500,000
ZH4107	Major Asset Improvements	£ 650,000
	HNB Professional Fees	£ 2,200,000
	HRA Assets (Non Dwellings)	
ZH2006	Review of Business Software (Hardware)	£ 186,000
ZH200P	Review of Business Software	£ 105,000
	TOTAL HRA CAPITAL PROGRAMME	£ 30,391,000

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 yet

HNB fees in the order of £2,200,000 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:

	2021-2022
	£
Revenue contributions	£30,391,000
	£30,391,000

This page is intentionally left blank

**APPENDIX C****IT Capital Schemes – 2021/22 HIP Expenditure Plan****Total provision - £291,000****1. Hardware****£186,000**

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:

- Replacement of desktop PCs with laptop docking stations and other equipment necessary to support staff returning to offices with new laptops, when appropriate
- Contribution towards the cost of replacing public access computers in HRA funded Youth and Community Centres, the Sharps Road Resident Participation Centre and Housing Offices. These devices must be replaced shortly as they are running the outdated Windows 7 operating system.
- A review of the Housing CCTV infrastructure and replacement of equipment with new solutions where necessary (The monies set aside annually for CCTV include for the revenue cost of two CCTV operators in the CCTV room to monitor CCTV on the HRA estates together with CCTV day to day repairs, servicing, ongoing maintenance, licence and telecom costs.)
- Body cameras and associated infrastructure for ASB and ESO staff
- Review and replacement of ageing plotters used by Housing surveyors

**2. Software****£105,000**

This allocation is used to fund system development work within Housing, Neighbourhood and Building Services.

The forward plan for this year primarily covers further development of the Housing, Stock and Repairs system, including:

1. Re-design, development and migration of data storage mechanisms to make new data collection easier and more manageable thereafter
2. Revisiting user security to improve GDPR compliance
3. Implementation of retention periods for files and other categories of data, ensuring they are removed automatically, when appropriate, for GDPR compliance



Implementation of the new Electronic Document Management System will also complete this year. Work will then begin on digitizing paper based tenancy files, providing Housing Officers with access to important documents from anywhere.



**Portsmouth**  
CITY COUNCIL

## **Housing, Neighbourhood and Building Services**

*Maintaining and Improving Our Properties*

**Budget Plan 2021/22**



**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS**  
**Revenue Budget Total 2021/2022**

Cost Centre	HRA Revenue Budget Heading	2020/21
	<b>Building Maintenance, Servicing &amp; Compliance (HBM)</b>	
HR3BM	General Repairs	£ 12,750,000
HR3BM	Dwelling Electrical Inspections (EICR)	£ 750,000
HR3BM	Small Disabled Adaptations (DP15)	£ 230,000
HR3BM	Special Decorations	£ 170,000
HR3BM	Gas Safety Inspection and Repairs	£ 2,800,000
HR3BM	Communal Electrical Inspections (EICR)	£ 500,000
HR3BM	Stairlift Servicing and Repairs	£ 100,000
HR3BM	Fire Alarm Maintenance	£ 100,000
HR3BM	Legionella Testing	£ 125,000
HR3BM	Mechanical & Electrical Servicing & Compliance	£ 420,000
HR3BM	General Void Works	£ 2,200,000
	<b>TOTAL HR3BM :</b>	<b>£ 20,145,000</b>
	<b>Engineering Services Maintenance &amp; Servicing (HBES)</b>	
HR3BS	Passenger Lift Repairs	£ 300,000
HR3BS	Central Communications System	£ 70,000
HR3BS	CCTV - D2D repairs, servicing, maintenance, control room staffing	£ 290,000
	<b>TOTAL HR3BS :</b>	<b>£ 660,000</b>
	<b>Planned Revenue (HBM)</b>	
HR3PR	Blocks of Flats External Decoration, Repair and Improvement	£ 2,800,000
HR3PR	Acquired House External Decoration, Repair and Improvement	£ 285,000
	<b>TOTAL HR3PR :</b>	<b>£ 3,085,000</b>
	<b>Associated Costs (HBM)</b>	
HR3AC	Asbestos Surveys And Sampling	£ 25,000
HR3AC	Fire Risk Assessment Surveys	£ 25,000
HR3AC	High Rise Structural Inspections	£ 350,000
HR3AC	EPC Lodgement Fees	£ 10,000
HR3AC	Condition Surveys	£ 200,000
	<b>TOTAL HR3AC :</b>	<b>£ 610,000</b>
	<b>TOTAL MAINTENANCE &amp; IMPROVEMENTS REVENUE :</b>	<b>£ 24,500,000</b>

HBM - Head of Building Maintenance  
HBES - Head of Building Engineering Services

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS**  
**HRA Capital Budget - Head of Building Maintenance 2021/2022**

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
	<b>BM Response Capital</b>			
ZH4BMC	Asbestos Removal	HBM	£ 2,000,000	£ 2,000,000
ZH4BMC	Disabled Facilities Grants	HBM	£ 1,300,000	£ 1,300,000
ZH4BMC	New Bathroom	HBM	£ 1,600,000	£ 1,600,000
ZH4BMC	New Kitchen	HBM	£ 4,000,000	£ 4,000,000
ZH4BMC	New Over Bath Shower	HBM	£ 1,100,000	£ 1,100,000
ZH4BMC	M&E Plant Service Provider Upgrades	HBM	£ 200,000	£ 200,000
ZH4BMC	New Heating Installations	HBM	£ 2,800,000	£ 2,800,000
	<b>TOTAL</b>		<b>£ 13,000,000</b>	<b>£ 13,000,000</b>
	<b>BM Capital Schemes</b>			
ZH4111	Environmental Improvements	HBM	£ 500,000	£ 500,000
ZH4121	Fire Upgrade Works	HBM	£ 750,000	Nil
ZH4121	Emergency Lighting	HBM	£ 1,000,000	Nil
NEW CODE	Sprinklers	HBM	£ 1,250,000	£ 3,000,000
ZH4149	Individual Property Refurbishments	HBM	£ 700,000	£ 700,000
ZH4149	Acquired Property Improvement/ Refurbishment	HBM	£ 200,000	£ 200,000
ZH4155	Roof Replacements	HBM	£ 500,000	£ 500,000
ZH4161	Fire Doors	HBM	£ 1,250,000	£ 3,000,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	HBM	£ 1,000,000	£ 500,000
ZH4173	West Leigh Window Replacement	HBM	£ 200,000	£ 2,200,000
ZH4184	Dunsmore Phase One External Refurbishment inc replace roof	HBM	£ 600,000	£ 350,000
ZH4191	Eastern Road - Replacement Screens	HBM	£ 200,000	Nil
NEW CODE	Hawthorn Crescent - External Refurbishment inc replace roof	HBM	£ 800,000	£ 1,250,000
NEW CODE	Cheryble & Weller - External Refurbishment inc replace balcony	HBM	£ 350,000	Nil
ZH5551	Replacement External Panels	HBM	£ 850,000	£ 1,450,000
ZH4185	Buckland Area Regeneration Works	HBM	£ 200,000	£ 50,000
ZH4186	System Build Properties Improvements	HBM	£ 100,000	£ 50,000
	<b>TOTAL</b>		<b>£ 10,450,000</b>	<b>£ 13,750,000</b>
	<b>TOTAL BUILDING MAINTENANCE HRA CAPITAL PROGRAMME</b>	HBM	<b>£ 23,450,000</b>	<b>£ 26,750,000</b>

**HBM - Head of Building Maintenance**

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS**  
**HRA Capital Budget - Head of Building Engineering Services**  
**2021/2022**

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
<b>BES Capital Schemes</b>				
ZH4048	Lighting Improvements	HBES	£ 500,000	£ 500,000
ZH400N	Passenger Lift Installations & Refurbishments	HBES	£ 1,250,000	£ 1,000,000
ZH400L	Mechanical & Electrical Main & Secondary Distribution	HBES	£ 400,000	£ 400,000
ZH400L	Mechanical & Electrical BMS & Boiler Upgrade	HBES	£ 200,000	Nil
ZH400L	Mechanical & Electrical Fire Detection & AOV Upgrade	HBES	£ 450,000	Nil
ZH4101	Tipton House & Edgbaston House Electrical Heating Upgrade	HBES	£ 600,000	£ 1,200,000
ZH4181	Warden Control System Upgrade Phase Two	HBES	£ 800,000	£ 750,000
ZH4188	Street Lights on Housing Land	HBES	£ 100,000	£ 100,000
ZH4189	Energy Efficiency Schemes	HBES	£ 500,000	£ 500,000
<b>TOTAL BUILDING ENGINEERING HRA CAPITAL PROGRAMME</b>			<b>£ 4,800,000</b>	<b>£ 4,450,000</b>

**Overall HRA Capital Budget 2021/2022**

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
ZH4107	Major Asset Improvements	ADB	£ 650,000	
	HNB Professional Fees	ADB	£ 2,200,000	
<b>TOTAL BUILDING MAINTENANCE HRA CAPITAL PROGRAMME</b>			<b>£ 23,450,000</b>	<b>£ 26,750,000</b>
<b>TOTAL BUILDING ENGINEERING HRA CAPITAL PROGRAMME</b>			<b>£ 4,800,000</b>	<b>£ 4,450,000</b>
<b>TOTAL HRA CAPITAL PROGRAMME</b>			<b>£ 31,100,000</b>	

HBM - Head of Building Maintenance  
HBES - Head of Building Engineering Services  
ADB - Assistant Director of Buildings



**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS - 2020/21 to 2026/27**  
**HRA Capital Budget - All Areas**

Local Cost Centre	HRA Capital Programme Heading	Held By	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
ZH4BMC	Asbestos Removal	HBM	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,150,000
ZH4BMC	Disabled Facilities Grants	HBM	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,400,000
ZH4BMC	New Bathroom	HBM	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,750,000
ZH4BMC	New Kitchen	HBM	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,200,000
ZH4BMC	New Over Bath Shower	HBM	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,250,000
ZH4BSC	New Heating Installations	HBM	£ 2,000,000	£ 3,000,000	£ 3,000,000	£ 3,000,000	£ 3,000,000	£ 3,000,000	£ 3,200,000
	<b>TOTAL BM RESPONSE CAPITAL :</b>		<b>£ 12,000,000</b>	<b>£ 13,000,000</b>	<b>£ 13,000,000</b>	<b>£ 13,000,000</b>	<b>£ 13,000,000</b>	<b>£ 13,000,000</b>	<b>£ 13,950,000</b>
ZH4111	Environmental Improvements	HBM	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000
ZH4121	Fire Upgrade Works	HBM	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,250,000
ZH4121	Sprinklers	HBM	£ 1,250,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000
ZH4149	Individual Property Refurbishments	HBM	£ 700,000	£ 750,000	£ 750,000	£ 750,000	£ 750,000	£ 750,000	£ 750,000
ZH4155	Roof Replacements	HBM	£ 500,000	£ 1,000,000	£ 1,500,000	£ 2,000,000	£ 2,500,000	£ 3,000,000	£ 3,500,000
ZH4161	Fire Doors	HBM	£ 1,500,000	£ 1,500,000	£ 1,500,000	£ 1,750,000	£ 1,750,000	£ 2,000,000	£ 2,000,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	HBM	£ 750,000	£ 750,000	Nil	Nil	Nil	Nil	Nil
ZH4173	Ashe Road (West Leigh) - Window Replacement	HBM	£ 1,500,000	£ 700,000	Nil	Nil	Nil	Nil	Nil
ZH4184	Dunsmore Close - Roof Replacement	HBM	£ 400,000	£ 500,000	Nil	Nil	Nil	Nil	Nil
ZH4191	Eastern Road Screens	HBM	£ 600,000	£ 200,000	Nil	Nil	Nil	Nil	Nil
ZH4185	Buckland Regeneration Works	HBM	£ 50,000	£ 500,000	£ 1,500,000	£ 1,500,000	Nil	Nil	Nil
ZH4186	System Build Properties Improvements	HBM	£ 50,000	£ 500,000	£ 1,500,000	£ 1,500,000	£ 250,000	£ 600,000	£ 600,000
	<b>TOTAL BM CAPITAL SCHEMES :</b>		<b>£ 8,800,000</b>	<b>£ 9,900,000</b>	<b>£ 10,250,000</b>	<b>£ 11,000,000</b>	<b>£ 8,750,000</b>	<b>£ 9,850,000</b>	<b>£ 10,600,000</b>
ZH4048	Electrical Improvements - Emergency Lighting	HBES	£ 800,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 600,000	£ 600,000
ZH400N	Passenger Lift Installations & Refurbishments	HBES	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,200,000	£ 1,200,000
ZH400L	Mechanical & Electrical Plant Upgrades	HBES	£ 250,000	£ 250,000	£ 250,000	£ 250,000	£ 300,000	£ 300,000	£ 300,000
ZH4178	Edgbaston House Electrical Heating Upgrade	HBES	£ 800,000	£ 600,000	£ 250,000	Nil	Nil	Nil	Nil
ZH4179	Tipton House Electrical Heating Upgrade	HBES	£ 800,000	£ 600,000	£ 250,000	Nil	Nil	Nil	Nil
ZH4181	Warden Control System Upgrade	HBES	£ 500,000	£ 1,000,000	£ 750,000	£ 250,000	Nil	Nil	Nil
ZH4187	CHP Installations	HBES	Nil	Nil	£ 750,000	£ 1,000,000	£ 500,000	£ 500,000	£ 500,000
ZH4188	Street Lights on Housing Land	HBES	£ 200,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000
ZH4189	Energy Efficiency Schemes	HBES	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 1,000,000	£ 1,000,000	£ 1,000,000
	<b>TOTAL BES CAPITAL SCHEMES :</b>		<b>£ 4,850,000</b>	<b>£ 4,500,000</b>	<b>£ 4,300,000</b>	<b>£ 3,550,000</b>	<b>£ 3,350,000</b>	<b>£ 3,650,000</b>	<b>£ 3,650,000</b>
ZH4107	Major Asset Improvements	ADB	£ 1,500,000	£ 1,500,000	£ 2,000,000	£ 1,500,000	£ 1,500,000	£ 2,000,000	£ 2,000,000
	HNB Professional Fees	ADB	£ 2,389,503	£ 2,200,000	£ 2,350,000	£ 2,000,000	£ 2,000,000	£ 2,250,000	£ 2,350,000
	<b>TOTAL HRA CAPITAL PROGRAMME :</b>		<b>£ 29,539,503</b>	<b>£ 31,100,000</b>	<b>£ 31,900,000</b>	<b>£ 31,050,000</b>	<b>£ 28,600,000</b>	<b>£ 30,750,000</b>	<b>£ 32,550,000</b>

ADB - Assistant Director of Buildings

HBM - Head of Building Maintenance

HBES - Head of Building Engineering Services



MAINTENANCE & IMPROVEMENTS

## BUILDING MAINTENANCE PROJECTS

PROGRAMME 2021/22

**Buckland Area  
Planned Maintenance 2021/22**



**BUCKLAND FRA SITE 1**

Planned Maintenance scheme on site, due to complete in 2021/22

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

<b>Type of Assets</b>	
Block of Flats	21
Studios	19
Flats	186
Maisonettes	43
Leaseholders	38
<b>Total Dwellings included in Site</b>	<b>248</b>

<b>Addresses Included</b>	
BAYTHORN CLOSE (1-7 ODDS)	
BILL STILLWELL COURT (1-29)	
CAIRO TERRACE (1-17 ODDS)	
CAIRO TERRACE (19-35 ODDS)	
CAIRO TERRACE (2-48 EVENS)	
FLYING BULL CLOSE (1-12)	
HASLEGRAVE HOUSE (1-21)	
HASTINGS HOUSE (1-36)	
KINGSTON ROAD (163 & 165 & 167A-167F)	
KINGSTON ROAD (169A-175C ODDS)	
MEYRICK HOUSE (1-10)	
NEWCOMEN ROAD (102-128 EVENS)	
NEWCOMEN ROAD (65-81 ODDS)	
SCOTT HOUSE (1-16)	
ST NICHOLAS FLATS (1-6)	
STONECROSS HOUSE (1-20)	
TWYFORD AVENUE (248-248A)	

## Buckland Area Planned Maintenance 2021/22



### BUCKLAND PATH

Planned Maintenance scheme on site, due to complete in 2021/22

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
<b>Total Dwellings included in Site</b>	<b>24</b>

Addresses Included	
BUCKLAND PATH (1-24)	

### LESSORS SITE 1

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence on site in 2022/23

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

Type of Assets	
Block of Flats	6
Flats	8
Maisonettes	32
Leaseholders	16
<b>Total Dwellings included in Site</b>	<b>40</b>

Addresses Included	
SEYMOUR CLOSE (1-7 & 23-25 ODDS)	
SEYMOUR CLOSE (63-69 & 79-81 ODDS)	
SEYMOUR CLOSE (71-77 & 83-85 ODDS)	
SEYMOUR CLOSE (87-93 & 103-109 ODDS)	
SEYMOUR CLOSE (9-15 & 27-29 ODDS)	
SEYMOUR CLOSE (95-101 & 111-117 ODDS)	

**Buckland Area  
Planned Maintenance 2021/22**



**BUCKLAND EMERGENCY LIGHTING SITE 3**

Planned Maintenance scheme being evaluated, due to commence on site in 2021/22

<b>Type of Work</b>	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	21
Flats	94
Maisonettes	93
Leaseholders	31
<b>Total Dwellings included in Site</b>	<b>187</b>

<b>Addresses Included</b>	
CONSORT HOUSE (1-9)	
DOMBEY COURT (1-12)	
DUKE CRESCENT (8-30 EVENS)	
GLADSTONE PLACE (1-5)	
GLADYS AVENUE (7-7A)	
KINGSTON ROAD (169A-175C ODDS)	
KINGSTON ROAD (75-79 ODDS)	
MAYO CLOSE (14-48 EVENS)	
MEYRICK HOUSE (1-10)	
NORTHBROOK CLOSE (1-29 ODDS)	
ST NICHOLAS FLATS (1-6)	
SULTAN ROAD (120-128 & 142-150 EVENS)	
SULTAN ROAD (130-140 & 152-162 EVENS)	
SULTAN ROAD (164-174 & 184-194 EVENS)	
SULTAN ROAD (176-182 & 196-202 EVENS)	
TEMPLE COURT (1-4)	
TWYFORD AVENUE (248-248A)	
TWYFORD AVENUE (305-305A)	
WASHINGTON ROAD (101-111 ODDS)	
WASHINGTON ROAD (113-121 & 123-131 ODDS)	
WATTS ROAD (2-20 EVENS)	



## Buckland Area Planned Maintenance 2021/22



### CHEERYBLE HOUSE & WELLER HOUSE

Planned Maintenance scheme being evaluated, due to commence on site in 2021/22

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

Type of Assets	
Block of Flats	2
Studio Flats	22
Maisonettes	12
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>34</b>

Addresses Included	
CHEERYBLE HOUSE (1-17)	
WELLER HOUSE (1-17)	

### GRAFTON STREET & ESTELLA ROAD

Planned Maintenance scheme being evaluated, works due to commence in 2022/23

Type of Work	
External Panels Replacement	

Type of Assets	
Block of Flats	10
Flats	308
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>308</b>

Addresses Included	
GRAFTON STREET (BLOCK A 2-70 EVENS)	
GRAFTON STREET (BLOCK B 72-126 EVENS)	
GRAFTON STREET (BLOCK C 128-182 EVENS)	
GRAFTON STREET (BLOCK D 184-238 EVENS)	
ESTELLA ROAD (BLOCK E 1-35)	
ESTELLA ROAD (BLOCK F 36-63)	
ESTELLA ROAD (BLOCK G 64-105)	
ESTELLA ROAD (BLOCK H 106-133)	
ESTELLA ROAD (BLOCK I 134-161)	
ESTELLA ROAD (BLOCK J 162-189)	

## Buckland Area Planned Maintenance 2021/22



### WESTMINSTER PLACE & WINGFIELD STREET

Planned Maintenance scheme being evaluated, due to commence on site in 2021/22

Type of Work	
External Panels Replacement	

Type of Assets	
Block of Flats	2
Flats	114
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>114</b>

Addresses Included	
WESTMINSTER PLACE (1-78)	
WINGFIELD STREET (1-71 ODDS)	

### KILMISTON CLOSE

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence on site in 2022/23

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	3
Maisonette	34
Leaseholders	7
<b>Total Dwellings included in Site</b>	<b>34</b>

Addresses Included	
KILMISTON CLOSE (1-5 & 22-26)	
KILMISTON CLOSE (6-11 & 27-32)	
KILMISTON CLOSE (16-21 & 33-38)	

### BUCKLAND ACQUIRED HOUSES

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence on site in 2022/23

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Acquired Houses	20
<b>Total Dwellings included in Site</b>	<b>20</b>

Addresses Included	
Buckland Area Houses	

## Buckland Area Planned Maintenance 2021/22



### JOHN MARSHALL COURT

Planned Maintenance scheme evaluated, works to be undertaken in 2021/22

Type of Work	
Scooter Storage	

Type of Assets	
Block of Flats	1
Studios	36
Flats	13
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>49</b>

Addresses Included	
JOHN MARSHALL COURT (1-49)	

### BUCKLAND EMERGENCY LIGHTING SITE 2

Planned Maintenance scheme to be evaluated with works commencing in 2021/22

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	18
Flats	27
Maisonettes	97
Leaseholders	35
<b>Total Dwellings included in Site</b>	<b>124</b>

Addresses Included	
ARNAUD CLOSE (10-16 & 22-24 EVENS)	
ARNAUD CLOSE (26-32 & 42-44 EVENS)	
ARNAUD CLOSE (27-43 ODDS)	
ARNAUD CLOSE (2-8 & 18-20 EVENS)	
ARNAUD CLOSE (34-40 & 46-48 EVENS)	
ARNAUD CLOSE (5-21 ODDS)	
SEYMOUR CLOSE (16-22 & 28-34 EVENS)	
SEYMOUR CLOSE (1-7 & 23-25 ODDS)	
SEYMOUR CLOSE (62-68 & 78-80 EVENS)	
SEYMOUR CLOSE (63-69 & 79-81 ODDS)	
SEYMOUR CLOSE (70-76 & 82-84 EVENS)	
SEYMOUR CLOSE (71-77 & 83-85 ODDS)	
SEYMOUR CLOSE (8-14 & 24-26 EVENS)	
SEYMOUR CLOSE (86-92 & 102-108 EVENS)	
SEYMOUR CLOSE (87-93 & 103-109 ODDS)	
SEYMOUR CLOSE (9-15 & 27-29 ODDS)	
SEYMOUR CLOSE (94-100 & 110-116 EVENS)	
SEYMOUR CLOSE (95-101 & 111-117 ODDS)	

**Somerstown Area**  
**Planned Maintenance 2020/21**



**PLYMOUTH STREET**

Planned Maintenance scheme being evaluated with works to commence in 2021/22

<b>Type of Work</b>	
External Decorations, Repair or Improvement	
Fencing	

<b>Type of Assets</b>	
Houses	3
Flats	20
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>23</b>

<b>Addresses Included</b>	
PLYMOUTH STREET 2, 4, 8	
HYDE PARK HOUSE (1-20)	

**SOMERSTOWN EMERGENCY LIGHTING SITE 1**

Planned Maintenance scheme evaluated with works to commence in 2021/22

<b>Type of Work</b>	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Blocks of Flats	10
Flats	70
Maisonettes	36
Leaseholders	30
<b>Total Dwellings included in Site</b>	<b>106</b>

<b>Addresses Included</b>	
HYDE PARK HOUSE (1-20)	
KENT ROAD (42-48 EVENS)	
LOWER FORBURY ROAD (1-10)	
MORECAMBE COURT (1-18)	
SOMERS ROAD (168-196 EVENS)	
VICTORIA ROAD SOUTH (26A-26C)	
WATERLOO STREET (1-15 ODDS)	
WATERLOO STREET (17-31 ODDS)	
WELLINGTON STREET (14-28 EVENS)	
WELLINGTON STREET (30-52 EVENS)	

**Somerstown Area**  
**Planned Maintenance 2020/21**



**DUNSMORE CLOSE - PHASE ONE**

Planned Maintenance scheme being evaluated, works to commence in 2021/22

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

<b>Type of Assets</b>	
Block of Flats	2
Flats	7
Maisonettes	32
Leaseholders	7
<b>Total Dwellings included in Site</b>	<b>39</b>

<b>Addresses Included</b>	
DUNSMORE CLOSE (26-44)	
DUNSMORE CLOSE (46-102)	

**LOCKSWAY ROAD SHOP CONVERSION**

Planned Maintenance scheme being evaluated, works to commence in 2021/22

<b>Type of Work</b>	
New Dwelling - Conversion	

<b>Type of Assets</b>	
Flats	1
<b>Total Dwellings included in Site</b>	<b>1</b>

<b>Addresses Included</b>	
290 LOCKSWAY ROAD (290-296 EVENS)	



## Somerstown Area Planned Maintenance 2021/22



### LOUIS FLAGG HOUSE & FRANK MILES HOUSE

Planned Maintenance scheme being evaluated with works to commence in 2021/22

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
<b>Total Dwellings included in Site</b>	<b>56</b>

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

### TIPTON & EDGBASTON HOUSE

Planned Maintenance scheme being evaluated, commencement date to be agreed

Type of Work	
New Heating	

Type of Assets	
Block of Flats	2
Flats	272
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>272</b>

Addresses Included	
EDGBASTON HOUSE (1-136)	
TIPTON HOUSE (1-136)	

### AVOCET HOUSE

Planned Maintenance scheme to be evaluated with works to commence in 2021/22

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	1
Flats	35
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>35</b>

Addresses Included	
AVOCET HOUSE (1-35)	

**Somerstown Area**  
**Planned Maintenance 2021/22**



**EASTERN ROAD - SCREENS**

Planned Maintenance scheme on site, works due to complete in 2021/22

<b>Type of Work</b>	
Windows (Communal) (New)	

<b>Type of Assets</b>	
Block of Flats	14
Studios	14
Flats	112
Leaseholders	49
<b>Total Dwellings included in Site</b>	<b>126</b>

<b>Addresses Included</b>	
EASTERN ROAD (13-29 ODDS)	
EASTERN ROAD (43-59 ODDS)	
EASTERN ROAD (73-89 ODDS)	
EASTERN ROAD (91-107 ODDS)	
EASTERN ROAD (121-137 ODDS)	
EASTERN ROAD (151-167 ODDS)	
EASTERN ROAD (181-197 ODDS)	
EASTERN ROAD (199-215 ODDS)	
EASTERN ROAD (229-245 ODDS)	
EASTERN ROAD (247-263 ODDS)	
EASTERN ROAD (277-293 ODDS)	
EASTERN ROAD (295-311 ODDS)	
EASTERN ROAD (325-341 ODDS)	
EASTERN ROAD (367-383 ODDS)	

## Somerstown Area Planned Maintenance 2021/22



### SOMERSTOWN FRA SITE 1

Planned Maintenance scheme on site with works due to complete in 2021/22

Type of Work	
Fire Safety works	

Type of Assets	
Block of Flats	15
Studios	1
Flats	96
Maisonettes	2
Leaseholders	33
<b>Total Dwellings included in Site</b>	<b>99</b>

Addresses Included	
ALHAMBRA ROAD (9-19 ODDS)	
BROOM CLOSE (1-6)	
BROOM CLOSE (19-24)	
BROOM CLOSE (7-18)	
BROOM SQUARE (1-11 ODDS)	
BROOM SQUARE (13-23 ODDS)	
BROOM SQUARE (2-24 EVENS)	
BROOM SQUARE (25-35 ODDS)	
BROOM SQUARE (37-59 ODDS)	
FURZE LANE (34-44 EVENS)	
GAINSBOROUGH HOUSE (1-11)	
HEYWARD ROAD (11A-11B)	
LOCKSWAY ROAD (290-296 EVENS)	
THE CASEMENTS, 23 (FGF & FFF & FSF)	
VENTNOR ROAD (2-6 EVENS)	

### SOMERSTOWN EMERGENCY LIGHTING SITE 1

Planned Maintenance evaluated with works commencing in 2021/22

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	10
Studios	2
Flats	68
Maisonettes	36
Leaseholders	30
<b>Total Dwellings included in Site</b>	<b>106</b>

Addresses Included	
WELLINGTON STREET (30-52 EVENS)	
WELLINGTON STREET (14-28 EVENS)	
WATERLOO STREET (17-31 ODDS)	
WATERLOO STREET (1-15 ODDS)	
VICTORIA ROAD SOUTH (26A-26C)	
SOMERS ROAD (168-196 EVENS)	
MORECAMBE COURT (1-18)	
LOWER FORBURY ROAD (1-10)	
HYDE PARK HOUSE (1-20)	
KENT ROAD (42-48 EVENS)	

**Somerstown Area**  
**Planned Maintenance 2021/22**



**LADYWOOD HOUSE AND HANDSWORTH HOUSE**

Planned Maintenance scheme evaluated with works to commence in 2021/22

<b>Type of Work</b>	
External Panels Replacement	

<b>Type of Assets</b>	
Block of Flats	2
Flats	289
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>289</b>

<b>Addresses Included</b>	
LADYWOOD HOUSE (1-136)	
HANDSWORTH HOUSE (1-153)	

**Portsea Area  
Planned Maintenance 2021/22**



**PORTSEA EMERGENCY LIGHTING SITE 1**

Planned Maintenance on site with works to complete in 2021/22

<b>Type of Work</b>	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	13
Flat	99
Leaseholder	28
<b>Total Dwellings included in Site</b>	<b>99</b>

<b>Addresses Included</b>	
YORK PLACE (25-30)	
YORK PLACE (19-24)	
YORK PLACE (13-18)	
WILLIAM BOOTH HOUSE (1-31)	
SUN STREET (5-9)	
SPICER HOUSE (1-9)	
QUEEN STREET (50-55)	
QUEEN STREET (7A-7D)	
MONTAGUE WALLIS COURT (2-7)	
JOSEPH NYE COURT (8-12)	
HOSKINS HOUSE (1-6)	
CHARLES NORTON-THOMAS COURT (4-5)	
BISHOP STREET (1-5 ODDS)	

**SARAH ROBINSON HOUSE**

Planned Maintenance scheme evaluated with works to commence in 2021/22

<b>Type of Work</b>	
External Panels Replacement	

<b>Type of Assets</b>	
Block of Flats	1
Flat	120
Leaseholder	0
<b>Total Dwellings included in Site</b>	<b>120</b>

<b>Addresses Included</b>	
SARAH ROBINSON HOUSE (1-120)	



**Landport Area  
Planned Maintenance 2021/22**



**WIMPEY COURTS DECORATION**

Planned Maintenance scheme being evaluated with works to commence in 2021/22

<b>Type of Work</b>
External Decorations, Repair or Improvement

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

<b>Addresses Included</b>
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)

**IDSWORTH HOUSE & CRASSWELL STREET**

Planned Maintenance scheme to be evaluated in with works to commence in 2021/22

<b>Type of Work</b>
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement

<b>Type of Assets</b>	
Block of Flats	1
Studio	3
Flats	3
Maisonettes	4
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>10</b>

<b>Addresses Included</b>
IDSWORTH HOUSE (1-8) & CRASSWELL STREET (76-78)

**Landport Area  
Planned Maintenance 2021/22**



**THE QUAD SITE**

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence in 2022/23

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	6
Flats	96
Leaseholders	10
<b>Total Dwellings included in Site</b>	<b>96</b>

<b>Addresses Included</b>	
BEDHAMPTON HOUSE (1-8)	
CLANFIELD HOUSE (1-19)	
DENMEAD HOUSE (1-23)	
HORNDEAN HOUSE (1-19)	
PETERSFIELD HOUSE (1-19)	
SOUTHWICK HOUSE (1-8)	

**ESO OFFICE CONVERSION**

Planned Maintenance scheme to be evaluated with works commencing in 2021/22

<b>Type of Work</b>	
New Dwelling - Conversion	

<b>Type of Assets</b>	
Maisonette	1
<b>Total Dwellings included in Site</b>	<b>1</b>

<b>Addresses Included</b>	
GROUND FLOOR OFFICE LORDS COURT (33-48)	

**Landport Area  
Planned Maintenance 2021/22**



**LANDPORT EMERGENCY LIGHTING SITE 1**

Planned Maintenance scheme on site with works to complete in 2021/22

<b>Type of Work</b>	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	18
Studios	3
Flats	133
Maisonettes	29
Leaseholders	26
<b>Total Dwellings included in Site</b>	<b>165</b>

<b>Addresses Included</b>
ARUNDEL STREET (167-177 ODDS)
ARUNDEL STREET (179-189 ODDS)
ARUNDEL STREET (191-219 ODDS)
BOXGROVE HOUSE (1-24)
BURITON HOUSE (1-15)
CHARLES STREET (2-24 EVENS)
CHARLES STREET (26-32 EVENS)
CHURCH STREET (22 & 24)
CHURCH STREET (26 & 28)
CHURCH STREET (30 & 32)
CORNWALLIS CRESCENT (1-15 ODDS)
COTTAGE VIEW (2-16 EVENS)
CRASSWELL STREET (107-113 ODDS)
CRASSWELL STREET (115-121 ODDS)
FROXFIELD HOUSE (1-12)
IDSWORTH HOUSE (1-8) & CRASSWELL STREET (76-78)
MILFORD ROAD (2-18 EVENS)
RUSTINGTON HOUSE (1-14)

## Leigh Park Area Planned Maintenance 2021/22



### WEST LEIGH SITE

Planned Maintenance scheme to be evaluated with works to commence in 2021/22

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
<b>Total Dwellings included in Site</b>	<b>56</b>

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)	

### SERPENTINE ROAD

Planned Maintenance scheme on site with works to complete in 2021/22

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Houses	2
<b>Total Dwellings included in Site</b>	<b>2</b>

Addresses Included	
SERPENTINE ROAD HOUSES	

**Leigh Park Area  
Planned Maintenance 2021/22**



**SOBERTON ROAD SITE**

Planned Maintenance scheme to be evaluated with works to commence in 2021/22

<b>Type of Work</b>
Fire Safety Works

<b>Type of Assets</b>	
Block of Flats	8
Flat	160
Leaseholder	15
<b>Total Dwellings included in Site</b>	<b>160</b>

<b>Addresses Included</b>
EDINBURGH (1-39 ODDS)
HOOD (41-79 ODDS)
RODNEY (81-119 ODDS)
MARY ROSE (121-159 ODDS)
SHEFFIELD (161-199 ODDS)
VICTORY (201-239 ODDS)
VANGUARD (241-279 ODDS)
WARRIOR (281-319 ODDS)

**TWEED COURT ROOF**

Planned Maintenance scheme being evaluated with works to commence in 2021/22

<b>Type of Work</b>
Flat Roofing (New)

<b>Type of Assets</b>	
Block of Flats	1
Flats	31
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>31</b>

<b>Addresses Included</b>
TWEED COURT (1-45)



## Leigh Park Area Planned Maintenance 2021/22



### LEIGH PARK FRA SITE 3

Planned Maintenance scheme on site with works due to complete in 2021/22

Type of Work	
Fire Safety Works	

Type of Assets	
Block of Flats	11
Flats	95
Leaseholders	17
<b>Total Dwellings included in Site</b>	<b>95</b>

Addresses Included	
ALDRSHOT HOUSE (1-18)	
AVINGTON GREEN (1-15 ODDS)	
BURGHCLERE ROAD (2-12 EVENS)	
BURLEY CLOSE (1-11 ODDS)	
FOUR MARKS GREEN (5-15 ODDS)	
GOSPORT HOUSE (1-12)	
HECKFIELD CLOSE (1-11 ODDS)	
LIPHOOK HOUSE (1-15)	
LONGSTOCK ROAD (10-24 EVENS)	
OAKSHOTT DRIVE (1-7 ODDS)	
PENWOOD GREEN (1-11 ODDS)	

### LEIGH PARK STRUCTURAL WORKS

Planned Maintenance scheme to be evaluated with works to start in 2021/22

Type of Work	
Structural Repair	

Type of Assets	
Block of Flats	2
Flats	40
Leaseholders	4
<b>Total Dwellings included in Site</b>	<b>40</b>

Addresses Included	
EDINBURGH (1-39 ODDS)	
RODNEY (81-119 ODDS)	

# **Leigh Park Area Planned Maintenance 2021/22**



## **LEIGH PARK FRA SITE 4**

Planned Maintenance scheme on site, works to complete in 2021/22

<b>Type of Work</b>	
Fire Safety Works	

<b>Type of Assets</b>	
Block of Flats	15
Flats	98
Maisonettes	2
Leaseholders	20
<b>Total Dwellings included in Site</b>	<b>100</b>

<b>Addresses Included</b>	
ST ALBANS ROAD (64 & 68A)	
STOCKBRIDGE CLOSE (2-12 EVENS)	
SUMMERLANDS WALK (1-8)	
TANGLEY WALK (1-11 ODDS)	
TYTHERLEY GREEN (1-11 ODDS)	
TYTHERLEY GREEN (2-16 EVENS)	
WAKEFORDS WAY (138-152 EVENS)	
WAKEFORDS WAY (154-168 EVENS)	
WAKEFORDS WAY (186-200 EVENS)	
WAKEFORDS WAY (201-211 ODDS)	
WAKEFORDS WAY (202-212 EVENS)	
WAKEFORDS WAY (46-60 EVENS)	
WAKEFORDS WAY (75-89 ODDS)	
WHITE OAK WALK (10-20 EVENS)	
WORLDHAM ROAD (2-12 EVENS)	

**Paulsgrove Area  
Planned Maintenance 2021/22**



**HAWTHORN CRESCENT PHASE THREE**

Planned Maintenance scheme being evaluated with works commencing in 2021/22

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

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

<b>Addresses Included</b>	
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)	

**MAGDALA ROAD**

Planned Maintenance scheme being evaluated with works to commence in 2021/22

<b>Type of Work</b>	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	1
Flats	2
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>2</b>

<b>Addresses Included</b>	
MAGDALA ROAD (31-31A)	

## Paulsgrove Area Planned Maintenance 2021/22



### HAWTHORN CRESCENT

Planned Maintenance scheme evaluated with works commencing in 2021/22

Type of Work	
External Panels Replacement	

Type of Assets	
Block of Flats	1
Maisonettes	36
Leaseholders	7
<b>Total Dwellings included in Site</b>	<b>36</b>

Addresses Included	
HAWTHORN CRESCENT (475-545 ODDS)	

### LONDON ROAD

Planned Maintenance scheme being evaluated with works commencing in 2021/22

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

Type of Assets	
Block of Flats	1
Studio Flat	6
Maisonettes	6
Leaseholders	4
<b>Total Dwellings included in Site</b>	<b>12</b>

Addresses Included	
LONDON ROAD (521-543 ODDS)	

### ALLAWAY AVENUE

Planned Maintenance scheme evaluated with works due to commence in 2021/22

Type of Work	
Internal Property Refurbishment	

Type of Assets	
Flat	2
<b>Total Dwellings included in Site</b>	<b>2</b>

Addresses Included	
ALLAWAY AVENUE 223 & 225	

## Wecock Farm Area Planned Maintenance 2021/22



### EAGLE AVENUE

Planned Maintenance scheme evaluated with works commencing in 2021/22

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

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

Addresses Included	
EAGLE AVENUE (109-143)	

### MAGPIE WALK

Planned Maintenance scheme on site, works due to complete in 2021/22

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
<b>Total Dwellings included in Site</b>	<b>79</b>

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





MAINTENANCE & IMPROVEMENTS

# Sprinkler Installation Programme

2021/22 - 2023/24

## Sprinkler Installations



Portsmouth  
CITY COUNCIL

### Sprinkler Installation 2021/22

Sprinkler installation schemes to commence in 2021/22

Type of Assets	
Blocks of Flats	2
Flats	289
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>289</b>

Addresses Included
LADYWOOD HOUSE
HANDSWORTH HOUSE

### Sprinkler Installation 2022/23

Sprinkler installation schemes to commence in 2022/23

Type of Assets	
Blocks of Flats	2
Flats	194
Leaseholders	2
Carparks	4
<b>Total Dwellings included in Site</b>	<b>468</b>

Addresses Included
MILL GATE HOUSE (1-76)
SARAH ROBINSON HOUSE (1-120)
GRAFTON STREET
ESTELLA ROAD
WESTMINSTER PLACE
WINGFIELD STREET

## Sprinkler Installations



Portsmouth  
CITY COUNCIL

### Sprinkler Installation 2023/24

Sprinkler installation schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	4
Flats	542
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>544</b>

Addresses Included
NICKLEBY HOUSE (1-136)
BARKIS HOUSE (1-136)
TIPTON HOUSE
EGBASTON HOUSE

### Sprinkler Installation 2024/25

Sprinkler installation schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	2
Flats	174
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>176</b>

Addresses Included
COPPERFIELD HOUSE (1-88)
PICKWICK HOUSE (1-88)



MAINTENANCE & IMPROVEMENTS

## Fire Door Programme

2021/22 - 2024/25

## Fire Door Replacement



Portsmouth  
CITY COUNCIL

### Fire Door Replacement 2021/22

Fire door replacement schemes to commence in 2021/22

Type of Assets	
Blocks of Flats	3
Flats	147
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>147</b>

Addresses Included
HALE COURT (1-80)
ST JOHNS COURT (1-44)
THORROWGOOD HOUSE (1-25)

### Fire Door Replacement 2022/23

Fire door replacement schemes to commence in 2022/23

Type of Assets	
Blocks of Flats	6
Flats	496
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>496</b>

Addresses Included
ESCUR (1-47 ODDS)
THE RIDINGS (109-155 ODDS)
COPPERFIELD HOUSE (1-88)
PICKWICK HOUSE (1-88)
NICKLEBY HOUSE (1-136)
BARKIS HOUSE (1-136)



## Fire Door Replacement



Portsmouth  
CITY COUNCIL

### Fire Door Replacement 2023/24

Fire door replacement schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	4
Flats	485
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>485</b>

Addresses Included
MILL GATE HOUSE (1-76)
SARAH ROBINSON HOUSE
LADYWOOD HOUSE
HANDSWORTH HOUSE

### Fire Door Replacement 2024/25

Fire door replacement schemes to commence in 2021/22

Type of Assets	
Blocks of Flats	2
Flats	272
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>272</b>

Addresses Included
TIPTON HOUSE
EDGBASTON HOUSE



MAINTENANCE & IMPROVEMENTS

## Mechanical & Electrical Works

PROGRAMME 2021/22

## Mechanical & Electrical Works

### Planned Maintenance 2021/22



#### LIFT REFURBISHMENT & IMPROVEMENT

Planned Maintenance to improve and upgrade passenger lifts in 2021/2022

PICKWICK HOUSE
PERTH HOUSE
SYDNEY HOUSE
MELBOURNE HOUSE
THORROWGOOD HOUSE
PHASE TWO LIFT MONITORING INSTALLATION (81 SEPARATE LIFTS)

#### ELECTRICAL UPGRADES

Planned Maintenance upgrades to mains and secondary distribution (M&E Project team)

SARAH ROBINSON HOUSE
MILL GATE HOUSE
TIPTON HOUSE
EDGBASTON HOUSE

#### FIRE DETECTION & AOVs

Planned Maintenance to fire detection & AOV Controls ( M&E Projects team)

MILL GATE HOUSE
BARKIS HOUSE
NICKLEBY HOUSE
TIPTON HOUSE
EDGBASTON HOUSE
PICKWICK HOUSE
COPPERFIELD HOUSE
SARAH ROBINSON HOUSE
STAMSHAW FAMILY HUB
BUCKLAND COMMUNITY CENTRE

#### BMS & BOILER UPGRADES

Planned Maintenance BMS Upgrades and Boiler Replacement (M&E Projects Team)

HIGHBURY COMMUNITY CENTRE
JOHN POUNDS CENTRE
PORTSEA ADVENTURE PLAYGROUND
STAMSHAW ADVENTURE PLAYGROUND
SOMERSTOWN FAMILY HUB

## Mechanical & Electrical Works

### Planned Maintenance 2021/22



#### MECHANICAL & ELECTRICAL UPGRADES VARIOUS

Planned Maintenance upgrades (M&E Repairs Team)

MILL GATE HOUSE (Extractors)
LORDS COURT (Dry Riser Valves)
WIMPOLE COURT (Dry Riser Valves)
KING ALBERT COURT (Dry Riser Valves)
CROWN COURT (Dry riser Valves)
CHARLES DICKENS ENERGY CENTRE (Detection System)
IAN GIBSON COURT (Pumps)
COMMUNAL WATER SERVICE (Various Blocks Survey & Replace As Required)

## Energy Team

### Planned Maintenance 2021/22



#### SOLAR PV AND BATTERY INSTALLS

Solar PV and Battery Install Projects to commence in 2021/2022

Addresses Include
BRESLER HOUSE (1-56)
JOHN MARSHALL COURT (1-49)
IAN GIBSON COURT (1-45)
ELSIE FUDGE HOUSE (1-46)
NICHOLSON GARDENS (1-41)
LYNDHURST HOUSE (15-38)
ARTHUR DANN COURT (1-50)

#### BATTERY STORAGE ONLY INSTALLS

Battery Storage only Install Projects to commence in 2021/2022

Addresses Include
WAKEFIELD COURT (1-46)
LANDPORT AREA HOUSING OFFICE
WECOCK FARM HOUSING OFFICE



This page is intentionally left blank

# Integrated Impact Assessment (IIA)

Integrated impact assessment (IIA) form December 2019

[www.portsmouth.gov.uk](http://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 & Building Services

**Service, function:**

Building Service

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

Cabinet Member for Housing report Council Housing Maintenance and Improvements and Housing IT Business Software 2021/2022.

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

- ☐ Existing
- ☐ New / proposed
- ☒ Changed

**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 and IT capital spending proposed for the next financial year 2021/2022.

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?

Yes. Autumn/Winter 2020/21 House Talk Edition, full page information article sent out to residents and leaseholders asking for feedback. MS Teams virtual Residents Consortium meetings on 10th December 2020 and 7th January 2021.

## 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](mailto: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?

All residents who live in Housing Revenue Account (HRA) properties will benefit from the budget spending proposals. No potential negative impacts. The budgets are based on informed surveys, previous repair demand and statutory compliance requirements.

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

Customer satisfaction feedback from residents. Direct interactions with Residents' Consortium, Councillors and media.

## 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](mailto: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?

The wide ranging revenue and capital expenditure for the HRA budget allocation is to maintain and repair our stock of social housing properties, based on the assessment and condition of the assets.

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

Feedback from residents, residents consortium, Councillors and media. Analysis of repair data.

**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](mailto: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?

The budgets include an allocation for disabled adaptations and special decorations demand, along with a repairs service and statutory compliance requirements. All properties and services will be regularly assessed and repaired to a statutory safe standard.

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

Feedback from residents, residents consortium, Councillors and media. Analysis of repair data.

**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](mailto: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?

No negative impacts of the proposal. The wide ranging budget will maintain and improve our properties and services while complying with statutory requirements and taking in to consideration the safety, health and wellbeing of local communities.

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

Feedback from residents, Residents' Consortium, Councillors and media. Analysis of repair data.

## 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](mailto: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?

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 stock assets. The budgets include an allocation for disabled adaptations, gas servicing, electrical testing, lift repairs, identified fire upgrade works and sprinkler installations. No negative impacts noted.

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

Feedback from residents, residents consortium, Councillors and media. Analysis of repair data.



**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](mailto: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?

The budget expenditure includes for project works on renewable energies such as Solar PV and battery storage , Combined heat and Power, LED lighting upgrades, modern efficient boilers and air source heat pumps.

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

Feedback from residents, residents consortium, Councillors and media. Analysis of utility bills and consumption.

**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](mailto: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?

he budget expenditure includes for project works on renewable energies such as Solar PV and battery storage , Combined heat and Power, LED lighting upgrades, modern efficient boilers and air source heat pumps. New heating distribution systems and upgraded and modern water supply systems and plant.

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

Lower energy consumption and reduced energy bills for council properties and for tenants.

**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](mailto: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?

Reduction of carbon by the use of renewable technologies.

How are you going to measure/check the impact of your proposal?  
Reduction in carbon output.

**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](mailto: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?

Provision of environmental improvement schemes around Housing properties.

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](mailto: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?

Renewable technology projects to reduce NOx levels, electric vehicles used by contractors. Reduction in PM2.5 levels internally in Housing properties by more efficient heating systems.

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](mailto: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?

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](mailto: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?

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](mailto: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?

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](mailto: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?

Our contractors employ staff who predominately live in the City of Portsmouth and the PO postcode, improving lifestyle and social responsibility amongst the community. Our own support, repair and maintenance staff are fully qualified and we have implemented an ongoing apprentice and graduate system within PCC for Surveyors, Architects, Engineers and Energy officers.

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](mailto: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?

Our Core contractors create valuable employment opportunities for local Portsmouth people and this in turn promotes growth in the city. Our numerous construction and services frameworks also give opportunities to local contractors and sub-contractors to work for Portsmouth City Council.

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

**Q8 - Who was involved in the Integrated impact assessment?**

Meredydd Hughes - Assistant Director Building Services

**This IIA has been approved by:**

James Hill - Director Housing, Neighbourhood and Building Services.

**Contact number:**

023 9268 8606

**Date:**

06/02/2021

# Agenda Item 7



## **THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

<b>Title of meeting:</b>	Cabinet member for Housing and Preventing Homelessness
<b>Subject:</b>	Fire Safety Improvement Programme
<b>Date of meeting:</b>	8 <sup>th</sup> March 2021
<b>Report by:</b>	James Hill - Director of Housing, Neighbourhood and Building Services
<b>Report Author:</b>	Steve Groves - Head of Building Maintenance
<b>Wards affected:</b>	All

---

### **1. Requested by Darren Sanders, Cabinet Member for Housing and Preventing Homelessness**

#### **2. Purpose**

- 2.1 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.
- 2.2 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.
- 2.3 The report provides information against the following elements of the fire safety programme of work
  - 2.3.1 Section 3 - Fire Safety Strategy
  - 2.3.2 Section 4 - Sprinkler Retrofit Programme
  - 2.3.3 Section 5 - Fire Door Replacement Programme
  - 2.3.4 Section 6 - External Panel Replacement Programme
  - 2.3.5 Section 7 - Resident Engagement
- 2.4 It also includes the blocks that will benefit from the programme and start dates, thus:



**THIS ITEM IS FOR INFORMATION ONLY**

(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)

**2.4.1. Sprinkler retrofit installations**

**2021/2022**

- Ladywood House
- Handsworth House

**2022/2023**

- Mill Gate House
- Sarah Robinson House
- The Underground Car Parks At Grafton Street, Estella Road, Westminster Place And Wingfield Street

**2023/2024**

- Nickleby House
- Barkis House
- Tipton House
- Edgbaston House

**2024/2025**

- Copperfield House
- Pickwick House

**2.4.2. Fire door replacement**

**2021/2022**

- Hale Court
- St John's Court
- Thorrowgood House

**2022/2023**

- Escur Close (1-47 Odds)
- The Ridings (109-155 Odds)
- Copperfield House
- Pickwick House
- Nickleby House
- Barkis House

**2023/2024**

- Mill Gate House
- Sarah Robinson House
- Ladywood House
- Handsworth House

## **THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

**2024/25**

- Tipton House
- Edgbaston House

### **2.4.3. Panel replacement schemes**

**2021/2022**

#### **Phase One**

- Ladywood House
- Handsworth House
- Sarah Robinson House

#### **Phase Two**

- Westminster Street (1-78)
- Wingfield Place (1-71)

**2022/2023**

#### **Phase Three**

- Estella Road (1-189)
- Grafton Street (2-238)

#### **Phase Four**

- Hawthorn Crescent (475-522)

## **3 Fire Safety Strategy**

- 3.1 HNB undertake Fire Risk Assessments (FRA) to all relevant properties under the Regulatory Reform (Fire Safety) Order 2005 and implement appropriate fire measures to the common parts of all blocks of flats to minimise the risk of injury or loss of life in the event of a fire.
- 3.2 The FRA is a Type 1 non-destructive survey to the common parts of blocks of flats using the PAS79:2012 template, which is not an intrusive survey. A review of an FRA will be undertaken whenever a significant change has occurred to a block of flats or asset but will not exceed 3 years from the original FRA. A more frequent review will be carried out if deemed appropriate by the surveyor undertaking the original FRA.
- 3.3 The FRAs for higher risk assets such as blocks of flats that are six storeys and above, sheltered blocks, houses in multiple occupation or offices, will be undertaken by appropriately experienced third party registered fire risk assessors. FRA for lower risk assets such as blocks of flats that are five storeys and below, are undertaken by in-house building surveyors who have completed appropriate training to demonstrate their competence.

**THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

- 3.4 An overall assessment of the potential risk of fire is evaluated by the fire risk assessor with recommendations to address issues identified that are prioritised as appropriate depending on the risk. The recommendations are allocated to the appropriate HNB team and may include management actions or repairs.
- 3.5 The fire risk assessment recommendations may also include undertaking further more intrusive inspections of the block by specialists such as fire engineers or carrying out fire stopping surveys to check the actual construction details. It may also recommend carrying out destructive sampling of specific materials used on the building to assess their combustibility.
- 3.6 HNB manage 753 HRA blocks of flats that are five storeys and below that require an FRA together with an additional 41 HRA block of flats that are six storeys and above that require an FRA. There are currently no outstanding FRAs for any block of flats that are being managed.
- 3.7 HRA dwellings, including those of leaseholders, will be fitted with at least one mains operated smoke detector with a battery back-up on each dwelling floor level as appropriate which will be replaced in accordance with manufacturer's instructions by the expiry date. If on inspection the smoke detector is within one year of the manufacturer's expiry date it will be replaced. Smoke detectors are tested and expiry dates checked annually as part of the gas servicing contract.
- 3.8 HRA blocks of flats are regularly inspected throughout the year by the Estate Services teams and Repairs teams undertaking block inspections and raising any repairs as appropriate.
- 3.9 HNB hold regular quarterly strategic safety group meetings attended by the appropriate heads of service and team managers as appropriate specifically for fire safety and separately for high rise buildings to discuss and review policies and processes, evaluate any actions that have been identified or incidents and compliance reports, all to inform future planned fire safety improvement programmes.
- 3.10 Regular meetings are also held with representatives from Hampshire Fire and Rescue Service to share information, organise joint inspections of high rise blocks and facilitate training exercises and community engagement.
- 3.11 The fire safety improvement programme has been planned to address the highest priority blocks first, coordinate different contracts to avoid multiple works being undertaken at one time on any individual block of flats and minimise the disruption to residents.





## **THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

### **4 Sprinkler Retrofit Programme**

- 4.1 The sprinkler retrofit programme was due to commence during 2020/21, however the impact of the risk of further lockdowns during the year due to the pandemic was assessed at the start of the first lockdown. As access would be required into every room in every property there was a potential impact that further lockdown restrictions would prevent access to properties and this would delay progress of works on site. The programme was therefore deferred until 2021/22.
- 4.2 The total investment planned from the HRA Capital Programme for the planned sprinkler retrofit programme over the next five years is £9.5M including the carry forward from the programme being deferred for one year. The list of blocks is highlighted in 2.4.1.
- 4.3 The Building Projects team has undertaken a feasibility study for the installation of sprinkler systems to all tower blocks in the Council HRA housing portfolio. An overall assessment of the suitability of the existing building construction and mechanical and electrical services was undertaken to establish if it would be feasible to retrofit residential sprinklers. Due to low water pressure in Portsmouth, plant areas were assessed to establish if there would be sufficient space available to install a dedicated water storage tanks and associated pump sets and valve arrangements.
- 4.4 In order to understand the practical challenges of installation, the surveys specifically considered the location of existing risers and suitability for installing vertical sprinkler distribution pipework and the location of existing stairwells to see if they would be suitable for vertical distribution pipework. Possible routes of horizontal and vertical pipework assuming new holes are formed within existing structure and consideration of structural implications to existing ceiling heights and bulkheads was carried out.
- 4.5 The prioritisation of works to the tower blocks where sprinklers may be reasonably accommodated has also been assessed. Whilst there is no formally established method for prioritisation we have considered and agreed with Hampshire Fire and Rescue Service the following factors in creating a risk matrix:
1. Height of the building
  2. Number of escape stairs
  3. Proportion of supported living residents
  4. Presence of mains gas
  5. Location

**THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

- 4.6 Height of Building: There are no requirements to retrofit sprinklers under the current legislation, however under the current building regulations, new residential blocks where the top floor slab is greater than 30 metres are required to have sprinklers. Ten blocks of flats have top floors that exceed 30m
- 4.7 Number of Escape Stairs: Residential blocks are permitted to have a single escape stair irrespective of height. However, it is clear that having more than one stair increases the chance of escape for residents if necessary. Six blocks of flats have single escape staircases.
- 4.8 Proportion of supported living residents: These are typically elderly residents or those who, owing to a reduced physical or cognitive capability, require additional support. Notwithstanding the current 'Stay Put' policy (agreed by Hampshire Fire and Rescue Service) there may therefore be a requirement for assisted escape giving these people a higher vulnerability in the event of a serious fire.
- 4.9 Presence of Mains Gas: All the blocks of flats assessed are non-traditional construction and the presence of main gas in Large Panel System (LPS) buildings is not recommended due to the risk of explosion from gas leaks and potential collapse, no LPS buildings therefore has piped gas. Mains gas is present in only four blocks assessed.
- 4.10 Location: in order to procure the contract effectively and noting that there are typically paired blocks of similar construction located together, the location of the blocks is a factor within the priority matrix.
- 4.11 The primary objective of a residential or a domestic sprinkler system is Life Safety, aiming to control any fire that occurs within a protected premises to escape or be rescued. The operation of any sprinkler system will also provide a significant degree of property protection by minimising damage to the origin of the fire and or its contents. Residential Sprinkler heads should be in accordance with BS 9252 with quick response temperature sensing elements.
- 4.12 The residential sprinkler heads proposed would be concealed fast response fire sprinkler head. These are generally the diameter of a down light. The cover plates of these types of units are normally coloured white. In the event of a fire activating a concealed sprinkler head reaching its operating point, the flat plate will drop from the devise and the deflector plate of the sprinkler head will then drop below the ceiling level. As the temperature at ceiling level increase to 74 degrees Celsius, a bi-metal strip activates and releases the seal which enables the full flow of water to be directed towards the fire.
- 4.13 The pipework is concealed within bulkheads to flats and surface mounted pipework in refuse storage areas. Typically the works within each flat can take



## **THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

approximately two days per installation and residents can remain in the property while the works are carried out.

4.14 Sprinkler heads cannot 'false' alarm. The only way they can operate is when the air around them reaches the heads predetermined temperature. They will not respond to smoke, dust or fumes from aerosol sprays. Sprinkler heads can be damaged deliberately, but these tend to be extremely rare events and where this happens the perpetrator would get very wet.

4.15 Sprinkler protection should be provided in all parts/areas of the property. However unless required by a building fire strategy or building risk assessment, the following areas may be excluded:-

- Bathrooms with a floor area of less than 5m<sup>2</sup>
- Cupboards and pantries with a floor area of less than 2m<sup>2</sup> or where the least dimension does not exceed 1 m
- Attached buildings such as garages and or boiler houses without direct access from within the protected building
- External balconies permanently open to the outside
- Uninhabited loft and / or roof voids
- Protected escape routes within the communal areas.

The procurement has commenced to establish a framework of contractors who can undertake the design and installation of sprinkler systems. Four contractors have been selected from initial evaluation to tender for the first phase that includes the two blocks identified as the highest priority using the priority matrix. It is anticipated that the contract will be awarded in April and that the first phase is anticipated to be on site by autumn 2021.

## **5 Fire Door Replacement Programme**

5.1 The fire door replacement programme was due to commence during 2020/21, however the impact of the risk of further lockdowns during the year due to the pandemic was assessed at the start of the first lockdown. As access would be required in every property there was a potential impact that further lockdown restrictions would prevent access to properties and this would delay progress of works on site. The opportunity was also undertaken to review the fire door specification options and take a more holistic view of the impact of the works on other schemes planned. The programme was therefore deferred until 2021/22.

5.2 The total investment planned from the HRA Capital Programme for the planned fire door replacement programme over the next five years is £10.0M including the carry forward from the programme being deferred for one year.

5.3 The planned fire door replacement programme is highlighted in 2.4.2

**THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

- 5.4 HNB have worked with a local door manufacturer, Ahmarra Doors Ltd, to have its own specified timber door tested in December 2019. The timber door specified exceeded the 30 minutes minimum requirements by 40% and subsequently this door has been used on some planned schemes.
- 5.5 In November 2019 a new requirement was brought in that any composite external fire door had to be CE marked. This required the door suppliers to have further testing undertaken on the doors which limited the market and has taken time as testing centres closed due to COVID. We currently have identified two door suppliers, Unitydoor (Britdoor) and Solidcor, who can be specified. Each door can only be installed to a brick surround due to scope of the door installation tested.
- 5.6 Currently there are no manufacturers or suppliers who have a certified composite external door with sidelight that meets testing requirements and is CE marked. We are continuing our research with suppliers to try to overcome this and it will limit our options where fire doors are configured with a side light.
- 5.7 The strategy for the programme to replace fire doors is to focus on fire doors that have been tested and where no other works are planned at the sites. Due to the number of doors that it is planned to replace we are working with procurement to investigate options for establishing a preferred supplier framework.

**6 External Panel Replacement Programme**

- 6.1 The external panel replacement programme is detailed is highlighted in 2.4.3
- 6.2 The total investment planned from the HRA Capital Programme for the planned external panel replacement programme over the next three years is £2.5M.
- 6.3 The Fire Safety Bill is proposing to extend the scope of fire risk assessments to include the structure and external walls of the building including cladding, balconies and windows. This wasn't originally within the scope of fire risk assessments. The fire risk assessments that have been undertaken during 2020 by Ensure, the HNB external accredited fire risk assessors, has included an assessment of the external walls and recommended establishing the fire performance of some external panels to the external elevation of some blocks.
- 6.4 A project team was established and Vemco Consulting were appointed as fire engineers to undertake intrusive investigations and testing of the panels to determine the type and make of panels, the type and make of any insulation present, the type of supporting structure / presence of cavity barriers or fire breaks.



## **THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

- 6.5 The purpose of the reports was to identify any panels that it was recommended should be replaced to reduce the risk of fire. The fire engineer reports have identified eight blocks of flats where it is recommended that the panels are replaced as they are either glass reinforced plastic (GRP) coated panels, high pressure laminate (HPL) panels or PVC composite spandrel panels that are typically located under windows.
- 6.6 The FRA's have been reviewed by Ensure who undertook the original FRA's and updated with the fire engineer information regarding the panels. They have concluded in their report that the overall assessment of the blocks remained unchanged and the only recommendation was to increase the frequency of block inspections at three of the blocks of flats. This was instigated immediately and will remain until the panels are removed. Hampshire Fire and Rescue Service have also been kept updated regularly regarding the panels, joint inspections of the blocks have been carried out and they are satisfied with how the blocks are being managed.
- 6.7 The London Housing Consortium (LHC) framework was chosen as their WH2 South Framework provided a number of value bands and a wide range of contractors. The use of a pre-existing external Framework reduces the procurement programme by removing the requirement for advertisement and shortlisting of contractors, enabling the work to be procured quicker.
- 6.8 Invitations to tender were issued on 12th October 2020 for the whole programme with tenders returned on 20th November 2020. The contract has been awarded and will be JCT Intermediate Building Contract with Contractor's Design 2016 (ICD). The works are planned to commence on site April 2021. The programme is phased with sectional completion dates for each site.

## **7. Resident Engagement**

- 7.1 The resident communication strategy is to utilise the fire safety improvement programme as an opportunity to re-engage with residents to promote fire safety generally and key messages regarding fire safety, particularly within high rise blocks of flats. This will include working closely with Hampshire Fire and Rescue Service and undertaking joint community engagement events, similar to those held a couple of years ago, where the focus is not only the residents of the blocks directly having works undertaken, but the wider resident community.
- 7.2 When the schemes are being prepared residents will be engaged and kept updated regarding the specific planned project to their block by the Building Project team leading the scheme. This will include not only standard letters but undertaking open day events utilising 'pilot flats' that demonstrate the proposed

## **THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

work and provide an opportunity to discuss the schemes individually with residents.

- 7.3 With regard to the retrofit sprinkler programme specifically, we will engage Hampshire Fire and Rescue Service mobile unit to provide a practical demonstration of how effective sprinklers operate and this will be replicated at the start of the programme.
- 7.4 As reported at the Housing and Preventing Homelessness Cabinet on 7 December 2020 as part of the Building safety Regulatory Reform report, discussions are ongoing with the Housing Resident Consortium to expand the current senior management forum to have resident representatives as part of the quarterly building compliance meeting and to rename the group the 'Building and Customer Safety Panel'.

## **8 Director of Finance Comments**

- 8.1 The cost of the measures in the report will be around £22m and will be funded through the Housing Revenue Account Major Repairs reserve as set out in the Council Housing maintenance and improvements and Housing IT Business software 2021/22 report budget book, 7-year plan, to be agreed at this meeting.
- 8.2 If at a later date the Council becomes aware of any external funding that is available to meet these costs it will work to secure this funding to reduce the burden on the reserve.

.....  
Signed by James Hill - Director of Housing, Neighbourhood and Building Services

## **Appendices:**

### **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:

<b>Title of document</b>	<b>Location</b>
Housing and Preventing Homelessness Cabinet on 7 December 2020 - Building safety Regulatory Reform report	<a href="#">Building Safety Regulatory Reform.pdf (portsmouth.gov.uk)</a>