



# NOTICE OF MEETING

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## **CABINET MEMBER FOR HOUSING AND PREVENTING HOMELESSNESS**

**MONDAY, 25 OCTOBER 2021 AT 4.30 PM**

## **COUNCIL CHAMBER - THE GUILDHALL**

Telephone enquiries to Anna Martyn Tel 023 9283 4870  
Email: [anna.martyn@portsmouthcc.gov.uk](mailto:anna.martyn@portsmouthcc.gov.uk)

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

### **Information with regard to public access due to Covid precautions**

- Attendees will be requested to undertake an asymptomatic/ lateral flow test within 48 hours of the meeting.
- If symptomatic you must not attend and self-isolate following the stay at home guidance issued by Public Health England.
- All attendees are required to wear a face covering while moving around within the Guildhall (requirement of the venue)
- Attendees will be required to take a temperature check on arrival (requirement of the venue)
- Although it will no longer be a requirement attendees may choose to keep a social distance and take opportunities to prevent the spread of infection
- Hand sanitiser is provided at the entrance and throughout the Guildhall. All attendees are encouraged to make use of hand sanitiser on entry to the Guildhall and are requested to follow the one-way system in place.
- Attendees are encouraged book in to the venue (QR code). An NHS test and trace log will be retained and maintained for 21 days for those that cannot or have not downloaded the app.
- Those not participating in the meeting and wish to view proceedings are encouraged to do so remotely via the livestream link

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## **Membership**

Councillor Darren Sanders (Cabinet Member)

Councillor Cal Corkery

Councillor Scott Payter-Harris

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

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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 of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.**

## **A G E N D A**

### **Meeting information: Risk assessment for Council Chamber**

- 1 Apologies for absence**
- 2 Declarations of interest**
- 3 Acquisition of Viking Court and Shootpool (Pages 11 - 34)**

#### **Purpose**

1. To seek approval from Cabinet Member for Housing and Preventing Homelessness to acquire the buildings known as Viking Court and Shootpool to provide 24 units of accommodation.
2. To seek approval of a capital spend of £3,250,000 to acquire and refurbish the 24 units of accommodation to be held in the Housing Revenue Account.

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

- 1. Approves Housing Revenue Account (HRA) Capital Expenditure of £3,250,000, to deliver 24 units of accommodation.**
- 2. Delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources & S151 Officer to agree the use of either Grant funding or 141 receipts to support this acquisition.**
- 3. Delegates to the Director of Housing, Neighbourhood and Building Services to apply for any grant funding to support the acquisition.**
- 4. Delegates to the Director of Housing, Neighbourhood and Building Services in consultation with the City Solicitor to enter into contracts and grant agreements as needed to support the acquisition.**

Members of the public are permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting nor records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.

Whilst every effort will be made to webcast this meeting, should technical or other

difficulties occur, the meeting will continue without being webcast via the Council's website.

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

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	<b>Coronavirus Risk Assessment for the Council Chambers</b>
<b>Company</b>	Portsmouth City Council
<b>Department</b>	Corporate Health and Safety, Housing, Neighbourhood and Building Services Directorate
<b>Activity</b>	<p>Covid-19 operating safely in the Guildhall Council Chambers</p> <p>This risk assessment is a live document and will be updated as new information is issued.</p>
<b>Date</b>	19 July 2021 (v3)
<b>Review date</b>	Ongoing
<b>Author</b>	Lynda Martin, Health and Safety Manager

Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
<div>Page 6</div> Risk of exposure to Covid-19 virus	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>The capacity for the Guildhall Council Chamber for all attendees (including members of the public) has been calculated to be maximum of 30 people to accommodate 2 m social distancing.</li> <li>Improvements in ventilation permits up to an additional 30 attendees. Members of the public will be advised to follow Covid safety recommendations. If 2m social distancing cannot be maintained then face coverings should continue to be worn.</li> <li>The actions taken to maximise ventilation in the Guildhall Council Chamber includes:</li> <li>The removal of internal casement secondary glazing windows.</li> <li>Large casement windows will be opened.</li> <li>Pedestal fans - positioned in each of the wing areas and along the back wall behind the pillars, maximum speed and modulation setting.</li> <li>High level doors and window - the double doors to the high level galleries and the gallery corridor window will be opened.</li> <li>The Guildhall deems, with the rate of infection and transmission still high that the following mitigations remain in place and will be conditions of entry:               <ul style="list-style-type: none"> <li>The wearing of masks</li> <li>Temperature checks</li> <li>To ask for a Covid pass (double vaccination / negative lateral flow test)</li> </ul> </li> <li>Therefore:</li> <li>All attendees are required to wear a face covering while moving around within the Guildhall. If 2m social distancing cannot be maintained then face coverings should continue to be worn.</li> <li>On arrival all attendees must scan the Test and trace QR code, sanitise their hands and may have their temperature checked</li> </ul>	All attendees will be invited.  Signage displayed.  All staff to monitor and politely challenge non-conformity directly.  Posters displayed.	In place

Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
		<ul style="list-style-type: none"> <li>• All attendees are requested to undertake an Asymptomatic / lateral flow test within 48 hours of a meeting. Information on how to access this testing can be found on the Portsmouth City Council website: (<a href="https://www.portsmouth.gov.uk/services/coronavirus-covid-19/getting-tested-for-coronavirus-in-portsmouth/community-testing-for-covid-19-in-portsmouth/">https://www.portsmouth.gov.uk/services/coronavirus-covid-19/getting-tested-for-coronavirus-in-portsmouth/community-testing-for-covid-19-in-portsmouth/</a> or <a href="https://intranet.portsmouth.gov.uk/hr/wellbeing/coronavirus/testing-for-coronavirus/">https://intranet.portsmouth.gov.uk/hr/wellbeing/coronavirus/testing-for-coronavirus/</a>)</li> <li>• If the result is positive you must not attend the meeting, you and your household must self-isolate and you must book a confirmatory PCR test</li> <li>• Further mitigations to reduce the risk of exposure and transmission:</li> <li>• Attendees should be reminded of the need to regularly wash hands for 20 seconds using soap and water or hand sanitiser.</li> <li>• Maintain good hygiene particularly when entering or leaving. Hand sanitiser will be located at the entrance of the building.</li> <li>• Practice social distancing, trying where possible to keep 2m apart. Where 2m cannot be maintained 1m+ applies, this involves additional measures i.e. Face coverings and not facing each other etc.</li> <li>• No hospitality to be provided.</li> <li>• Some members are in the clinically extremely vulnerable group or vulnerable group <a href="https://www.nhs.uk/conditions/coronavirus-covid-19/people-at-higher-risk/whos-at-higher-risk-from-coronavirus/">https://www.nhs.uk/conditions/coronavirus-covid-19/people-at-higher-risk/whos-at-higher-risk-from-coronavirus/</a> Therefore:</li> <li>• Members are advised not to use public transport to get to and from Council meetings wherever possible.</li> <li>• Council Meeting is scheduled so members can avoid peak travel times on public transport if they have not alternative option.</li> <li>• All members will be requested to sit 2 metres apart and must adhere to arrival and exit procedures as detailed above.</li> <li>• All members may be required to undertake a temperature check on arrival and will sanitise their hands.</li> <li>• All member will bring their own refreshments.</li> <li>• All members will bring and use their own pen/stationery.</li> </ul>	<p>Staff to monitor. Any non compliance will result in the attendee not be permitted entry to the building.</p> <p>Guidance sheet provided to all attendees in advance of the meeting.</p>	

Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
		<ul style="list-style-type: none"> <li>The duration of the meeting should be reduced as much as possible to only consider essential business.</li> <li>Multiple exit doors will be opened at the end of the meeting to facilitate a straightforward exit from the building and minimise congestion.</li> </ul>		
<b>Social distancing and NHS Test and Trace - advice from Public Health Portsmouth (PHP)</b> Maintaining 2m distance is primarily about reducing the risk of infection. However, it is important to recognise that for NHS Test and Trace, the definition of a close contact of a positive case outside of the household is either being face to face with someone for 1 minute or being within 2m of someone for 15 minutes. Therefore, people may still be asked to self-isolate for 10 days if they are not able to meet the 2m requirement (regardless of any of the 1m+ mitigations). Further details can be found here <a href="https://www.gov.uk/guidance/nhs-test-and-trace-how-it-works">https://www.gov.uk/guidance/nhs-test-and-trace-how-it-works</a>				
Hygiene and Prevention	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>Cleaning staff are working at the Guildhall so each hand rail, door plate and stairwell is regularly cleaned.</li> <li>Cleaning wipes are provided at the reception desk in the Octagon.</li> <li>Sanitiser provided at entry, exit and at all lift lobbies.</li> <li>Building ventilation adjusted to provide good extraction and fresh air turnover (where possible)</li> <li>Doorways marked, where possible, with entry and exit channels.</li> <li>Only one person should use the Lifts at a time.</li> <li>Staggered arrival and exit times to minimise the number arriving and leaving in one go.</li> <li>Follow entry/exit signage to the building</li> <li>Member's seats to be located 2m distance from each other.</li> <li>Tables to be used to ensure chairs are not moved.</li> <li>Each speaker to have their own microphone. No sharing of microphones.</li> <li>All attendees are to bring their own water bottles/drinks.</li> <li>Members are to remain in their own seats throughout the meeting. There will be no swapping of chairs when elected to another position.</li> </ul>	Sanitising equipment with COSHH safety sheets are provided on arrival and in each reception area.  Posters displayed  Signage regarding hand washing placed in all restroom areas  All soap provided will be anti-bacterial soap  Gloves will be worn by staff completing	In place



Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
		<ul style="list-style-type: none"> <li>Members will be sat with their group colleagues to minimise the risk of members needing to move to speak to colleagues.</li> <li>Attendees should only leave their seat to use the rest rooms.</li> </ul>	<p>cleaning and/or sanitising. Gloves to be disposed of appropriately after cleaning is undertaken.</p> <p>Exiting will be undertaken in a distanced manner maintaining 2m social distancing at all times.</p>	
Test and trace	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>Contact details of all staff are held by the meeting organiser.</li> <li>No members of the public can just turn up on the day.</li> <li>All attendees must scan the venue's test and trace QR code on arrival.</li> <li>NHS test and trace log to be retained and maintained for those that cannot or have not downloaded the app.</li> <li>Contact details will be held securely by the event manager for 21 days and will then be securely disposed of.</li> </ul>		In place
Symptomatic attendees	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>All attendees briefed if symptomatic they must not attend the council meeting and must self-isolate following the stay at home guidance issued by Public Health England.</li> <li>If any person displays or reports symptoms of Covid-19 they must leave the building by the closest exit, return home directly and follow the stay at home guidance for households issued by Public Health England.</li> <li>If the person is unable to leave the building safely on their own, event staff will ask them to move to the first aid room and we will call 111 for advice.</li> <li>The area will be thoroughly cleaned and sanitised that has been occupied by the person using the correct PPE.</li> </ul>	First aid staff always available during working hours. Additional PPE available to first responders in the event of the person showing symptoms.	In place

Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
		<ul style="list-style-type: none"> <li>Close contacts will be notified. This is anyone who has come into face to face contact (under 1 metre) with the case for any length of time, or within 2 metres of the case for more than 15 minutes'.</li> </ul>		
Ventilation and air conditioning	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>Existing ventilation systems have been reviewed and improvements have made in the Guildhall to maximise fresh air into the building and ventilation where possible</li> <li>All windows to remain open in chamber during the meeting</li> </ul>	The Guildhall Trust and PCC Facilities Team to implement and monitor.	In place/ongoing
Toilet facilities	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>Access to toilet facilities will be limited to one person at a time.</li> <li>Cleaning products are provided for use by attendees to clean area after use, paying particular attention to contact points i.e. door handles, taps etc.</li> <li>Posters are displayed reminding attendees staff to clean down touch points etc. after use and 'single person use' posters displayed.</li> </ul>	<p>Facilities team to monitor</p> <p>Additional cleaning during the day and after the meeting.</p> <p>Staff to inform Line manager where there are concerns.</p> <p>Posters displayed</p>	In place/ongoing
PPE	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>All attendees must wear a face covering and are encouraged to bring their own.</li> <li>Face coverings to be available at the entrance to the Guildhall if required.</li> <li>Gloves, anti-bacterial wipes and bin bags to be provide to all events staff.</li> <li>Sanitiser available at the entrance and exit of the building and in reception areas.</li> </ul>	<p>Posters displayed</p> <p>Guidance provided in advance of</p>	In place/ongoing

Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
		<p>The following guidance on using face coverings should be followed:</p> <ul style="list-style-type: none"> <li>• Wash/sanitise hands prior to fitting the face covering</li> <li>• when wearing a covering avoid touching your face or mask as you will contaminate the covering</li> <li>• change your face covering if it becomes damp or contaminated,</li> <li>• continue to wash your hands regularly</li> <li>• if the material is washable then follow the manufacturer's instructions if not dispose of in your usual waste</li> </ul>	meeting to all attendees.	
Manual handling	Staff	<ul style="list-style-type: none"> <li>• Staff to follow manual handling policy and guidance</li> <li>• 2 person or more lift should be avoided where possible if participants are closer than 2m. Consider use of mechanical aids etc.</li> <li>• Where a 2 person or more lift is unavoidable the risk assessment must be revisited to ensure Covid-safe mitigation measures are in place i.e. face coverings, disposable gloves, minimising exposure time etc.</li> </ul>	Meeting to be planned in advance with alternatives to 2 man lifts provided wherever possible.	In place/ongoing
Financial Risk	Staff, contractors and attendees	<ul style="list-style-type: none"> <li>• The council meeting may need to be cancelled at short notice if the Covid-19 situation changes due to local outbreaks, local sustained community transmission, or a serious and imminent threat to public health.</li> <li>• Contact details of all attendees held by the event manager to enable easy efficient cancellation.</li> <li>• Technology in place to move to virtual council meeting if required and permitted by legislation.</li> </ul>	<p>Financial commitments minimised wherever possible.</p> <p>PCC Insurance department aware of council meeting.</p>	In Place

Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
Updates		<ul style="list-style-type: none"> <li>This risk assessment is a live document and will be updated and a result of consultation and as new information becomes available.</li> </ul>		
Further information		<ul style="list-style-type: none"> <li>Further government information on support during the coronavirus pandemic can be found <a href="#">here</a></li> <li>HSE guidance, on working safely during the coronavirus pandemic can be found <a href="#">here</a></li> <li><a href="#">The Government's guidance for the safe use of council buildings</a></li> </ul>		

# Agenda Item 3



<b>Title of meeting:</b>	Cabinet Member for Housing & Preventing Homelessness
<b>Date of meeting:</b>	25 <sup>th</sup> October 2021
<b>Subject:</b>	Acquisition of Viking Court and Shootpool
<b>Report by:</b>	James Hill - Director for Housing, Neighbourhood and Building Services
<b>Author:</b>	Jo Bennett - Head of Business Growth, Play and Youth
<b>Wards affected:</b>	Charles Dickens
<b>Key decision:</b>	Yes
<b>Full Council decision:</b>	No

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## **1. Purpose of report**

- 1.1 To seek approval from Cabinet Member for Housing and Preventing Homelessness to acquire the buildings known as Viking Court and Shootpool to provide 24 units of accommodation.
- 1.2 To seek approval of a capital spend of £3,250,000 to acquire and refurbish the 24 units of accommodation 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 £3,250,000, to deliver 24 units of accommodation.**
- 2.2 **That the Cabinet Member for Housing and Preventing Homelessness delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources & S151 Officer to agree the use of either Grant funding or 141 receipts to support this acquisition.**
- 2.3 **That the Cabinet Member for Housing and Preventing Homelessness delegates to the Director of Housing, Neighbourhood and Building Services to apply for any grant funding to support the acquisition.**
- 2.4 **That the Cabinet Member for Housing and Preventing Homelessness delegates to the Director of Housing, Neighbourhood and Building**

**Services in consultation with the City Solicitor to enter into contracts and grant agreements as needed to support the acquisition.**

**3. Background**

- 3.1 Viking Court was built in approximately 2004 and is situated at 165 Arundel Street, PO1 1HG. The location and pictures of the property are shown in Appendix A.
- 3.2 The building known as Viking Court is a 3-4 storey block of flats comprising 12no. two-bedroom flats and 2 no. one-bedroom flats with a bike store on the ground floor
- 3.3 Shootpool was built in approximately 2001. Shootpool is situated at 207-209 Fratton Road, PO1 5EY. The location and pictures of the property are shown in Appendix A.
- 3.4 Shootpool comprises 10no. one-bedroom flats with a detached cycle store building located in the southwest corner of the garden.
- 3.5 Viking Court and Shootpool are owned by private individuals trading as a property company.
- 3.6 The properties are currently leased from the property company to Vivid Housing Ltd. The lease ran for 36 months from 1<sup>st</sup> May 2018 and expired 30<sup>th</sup> April 2021.
- 3.7 Officers have been told by the agents acting for the property company that the disposal relates to retirement planning.
- 3.8 The agent has confirmed that the existing parties failed to reach agreement regarding the future of the buildings.
- 3.9 Negotiations and an agreement on terms have been reached between the property company and Portsmouth City Council.
- 3.10 The original properties were built without Homes England grant funding and accordingly there is no requirement for the properties to remain as affordable housing.
- 3.11 Sale of the units on the open market rather than to a Social Landlord would see a reduction in the city's affordable housing numbers.

**4. Acquisition Considerations**

**4.1 Current occupiers**

- 4.1.1 The lease between the owners of the property and Vivid requires that a six-month notice is issued by the owners to Vivid. The intention of the



owners is to provide this notice on exchange of contracts with Portsmouth City Council.

- 4.1.2 On approval of the transaction officers will work with their counterparts at Vivid to discuss the options for this property and the housing of those living in the properties.
- 4.1.3 In the event that residents are unable to source alternative accommodation independently and seek support from the Local Authority, Housing Needs, Advice and Support will seek to understand the resident's circumstances in order to support them to secure an alternative suitable property. The Homeless Reduction Act places a duty on the local authority to relieve homelessness and reasonable steps must be taken to help an applicant secure accommodation that becomes available for at least six months.
- 4.1.4 There will also be a duty to assess whether a [main housing duty](#) exists. Where a full duty is owed there is a responsibility placed on the Authority to secure an alternative temporary or permanent property. This duty may be discharged by sourcing a reasonable and affordable private rented property or social housing tenancy.

## 4.2 Building Condition

- 4.2.1 Initial survey works have taken place to understand the buildings condition. Initial cost estimates are based on these inspections. The costs of the refurbishment works have been reflected in the property valuations and the acquisition costs have been negotiated to allow for this.
- 4.2.2 The Viking Court survey identified the following repairs as being necessary, please note this list is not exhaustive and further detailed surveys will be required:
- Lift replacement
  - Replacing defective rainwater goods and repair of associated elevations
  - Replace inoperable or defective windows
  - Replace flat entrance fire doors
  - Addressing condensation issues
  - Kitchen repairs
  - Bathroom repairs
  - Electrical up-grades and testing
- 4.2.3 The Shootpool survey identified the following as being necessary, again please note that this list is not exhaustive and further detailed survey works are needed:

- Asphalt roof coverings to flat roof terrace
- Rainwater gutters and hoppers overflowing
- External communal doors and frames
- Mould affected plaster to flats
- Water penetration around windows
- Water penetration through flat roof
- Electrical installations to communal areas

4.2.4 Floor plans for the units are attached at Appendix B, C and D. In addition to the flats each block has purpose-built cycle storage. There are no issues with the construction or layout of the buildings which provide concern with regards to building management.

4.2.5 There are further surveys and detailed investigations to take place before the total sum and works for the refurbishment element are understood. This work will be carried out by the Building Services team.

4.2.6 The building services team will also review the energy use of the building and will seek to improve the energy efficiency of the building if it is practical to do so. This could include the use of renewable technologies.

4.2.7 The budget of £3,250,000 is made up of three different components: acquisition costs, refurbishment and fees.

#### 4.3 Timeline

4.3.1 Assuming the decision is made to acquire these properties, completion of the acquisition is likely to happen in approximately May 2022.

### 5. **Reasons for recommendations**

5.1 These units currently provide affordable homes within Portsmouth and through this acquisition we can ensure that these units remain as affordable homes. These homes will 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'.

5.2 The acquisition will increase the overall number of homes owned and managed by Portsmouth City Council and will be held in the Housing Revenue Account.

5.3 These properties have the capacity to be allocated in a number of ways and can be flexibly used to meet the housing needs felt by the council. The properties would be suitable for general needs, supported housing or temporary accommodation and accordingly are a sound long term investment.

5.4 The properties were constructed within approximately the last twenty years and from a life cycle point of view are relatively young. The majority of our existing



housing stock was built between 40-50 years before these dwellings were constructed.

## **6. Integrated impact assessment**

- 6.1 An integrated impact assessment has been completed and no adverse equality implications were identified. Attached as Appendix E.

## **7. Legal implications**

- 7.1 Under Section 120 (1) of the Local Government Act 1972 local authorities can acquire land for the purposes of any of their functions under the 1972 Act or any other enactment or for the benefit, improvement or development of their area. The land may be situated inside or outside of its area.

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

- 8.1 The Council will fund the acquisition of the two properties using unsupported borrowing and right to buy receipts within the Housing Revenue Account. The Council will also look to apply for affordable homes grant from Homes England.
- 8.2 A financial appraisal has been carried out that takes into account the initial capital outlay, funding structure, borrowing costs, ongoing revenue expenditure and rental income. The appraisal shows that the proposal will have a positive effect on the HRA's 30-year business plan.

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

## **Appendices:**

Appendix A - Elevations and Red Line Plans  
Appendix B - Shootpool Ground Floor Plans  
Appendix C - Shootpool First and Second Floor Plans  
Appendix D - Viking Floor Plans  
Appendix E - 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:

## Appendix A - Elevations and Red line plans

**Photos**  
**Viking Court, Arundel Street**




001 - Front Elevation - East



002 - Side Elevation - South

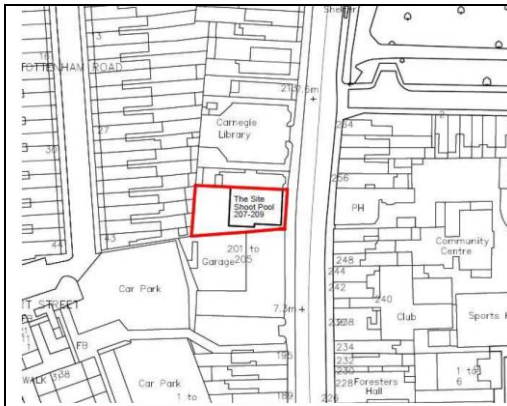


003 - Side Elevation - North



004 - Rear Elevation - West

**Shootpool, 207-209 Fratton Road**



001 - South Elevation



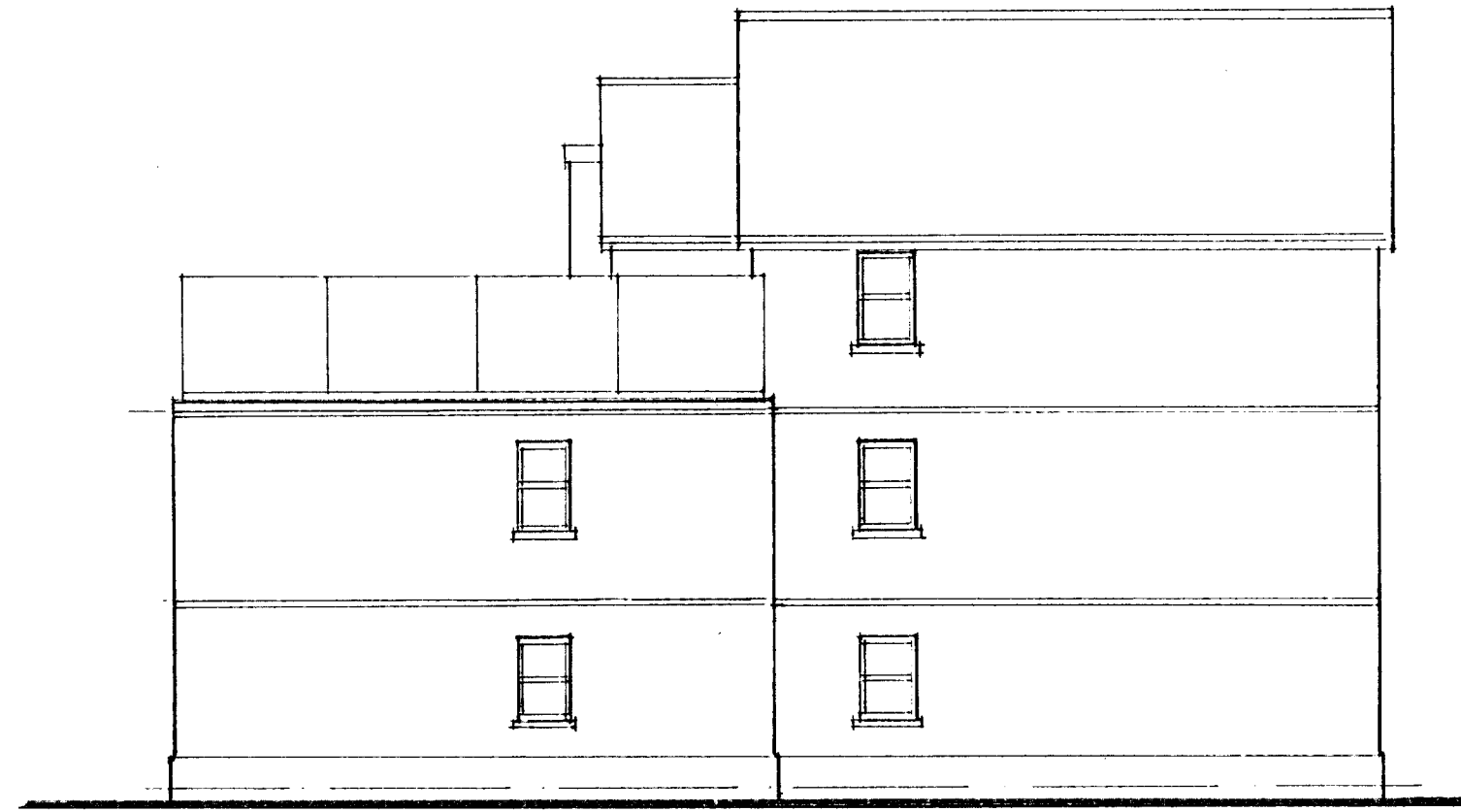
002 - South / East Elevation

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21 AUG 2000



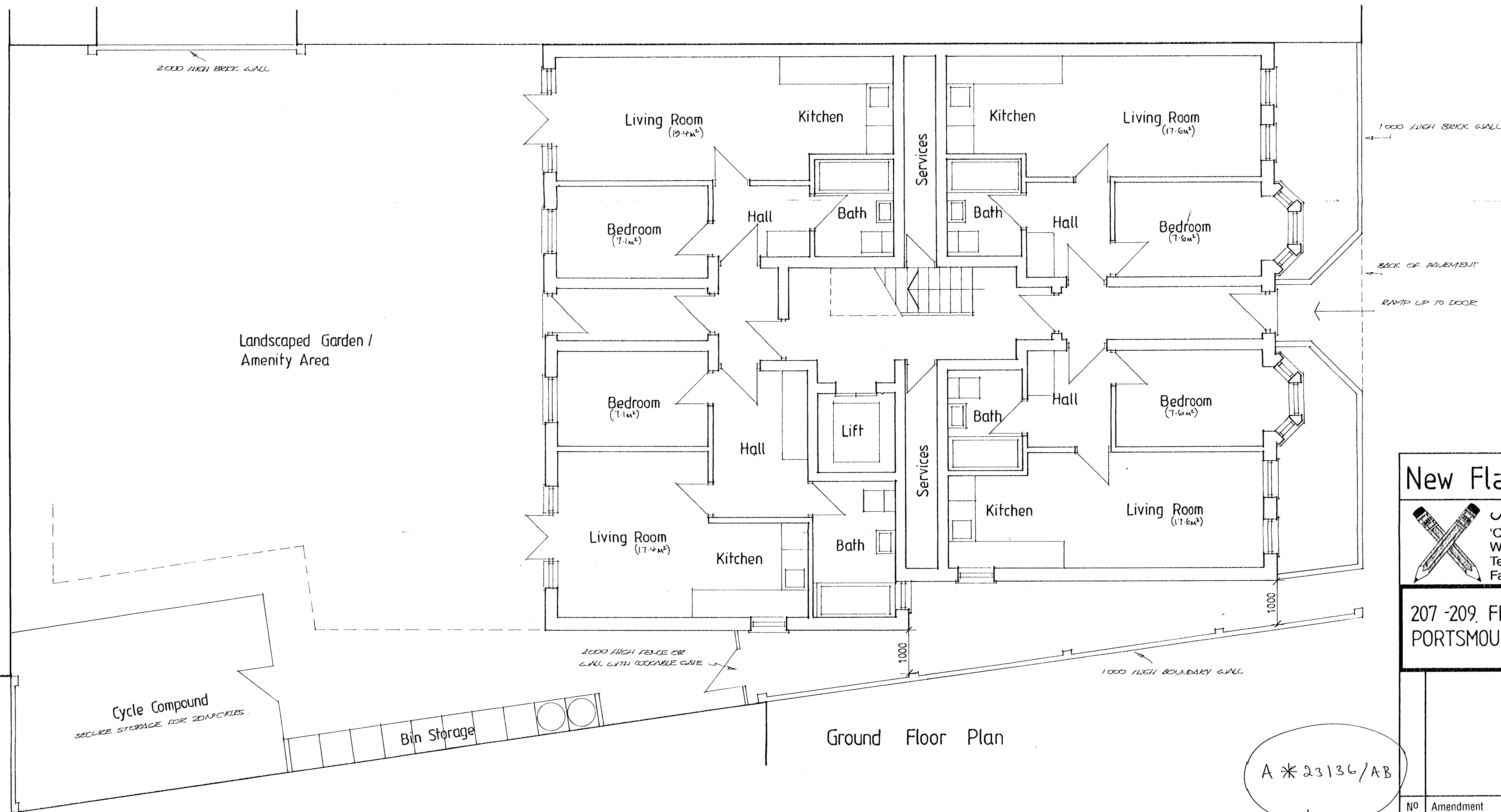
East Elevation



South Elevation

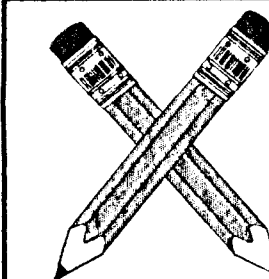


West Elevation



Ground Floor Plan

## New Flats



**Mike Gillings - Building Plans**

'Oakdene', 248 Milton Road, Cowplain,  
Waterlooville, Hampshire. PO8 8TX  
Telephone: 023 - 9264 8053  
Fax: 023 - 9278 2670

207 -209, FRATTON ROAD, FRATTON,  
PORTSMOUTH, HANTS, PO1. 5EZ. (10)

Scales 1-50 1-100

Date July 2000

Project No 00/953 D

Drawing No

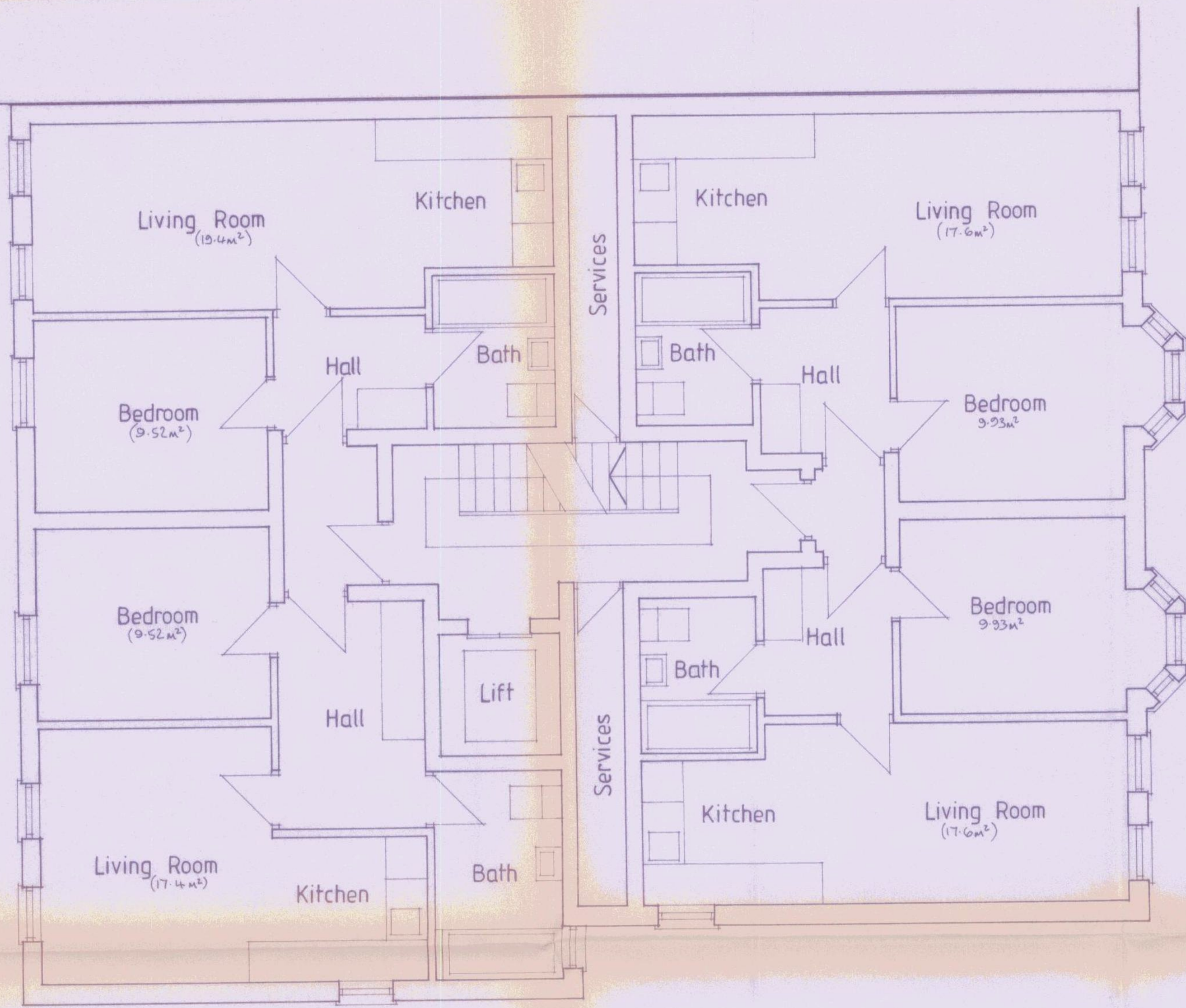
953.01

No Amendment

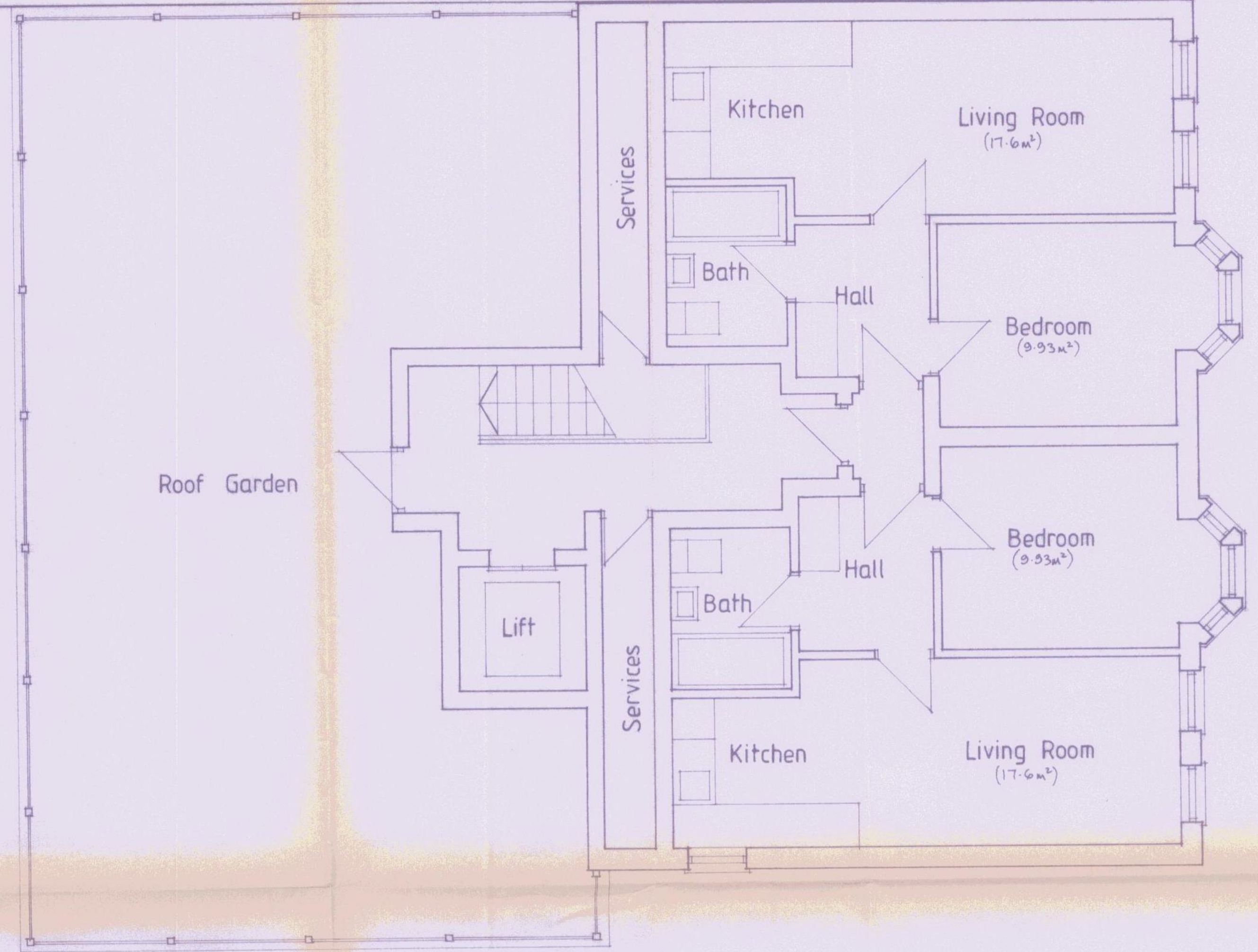
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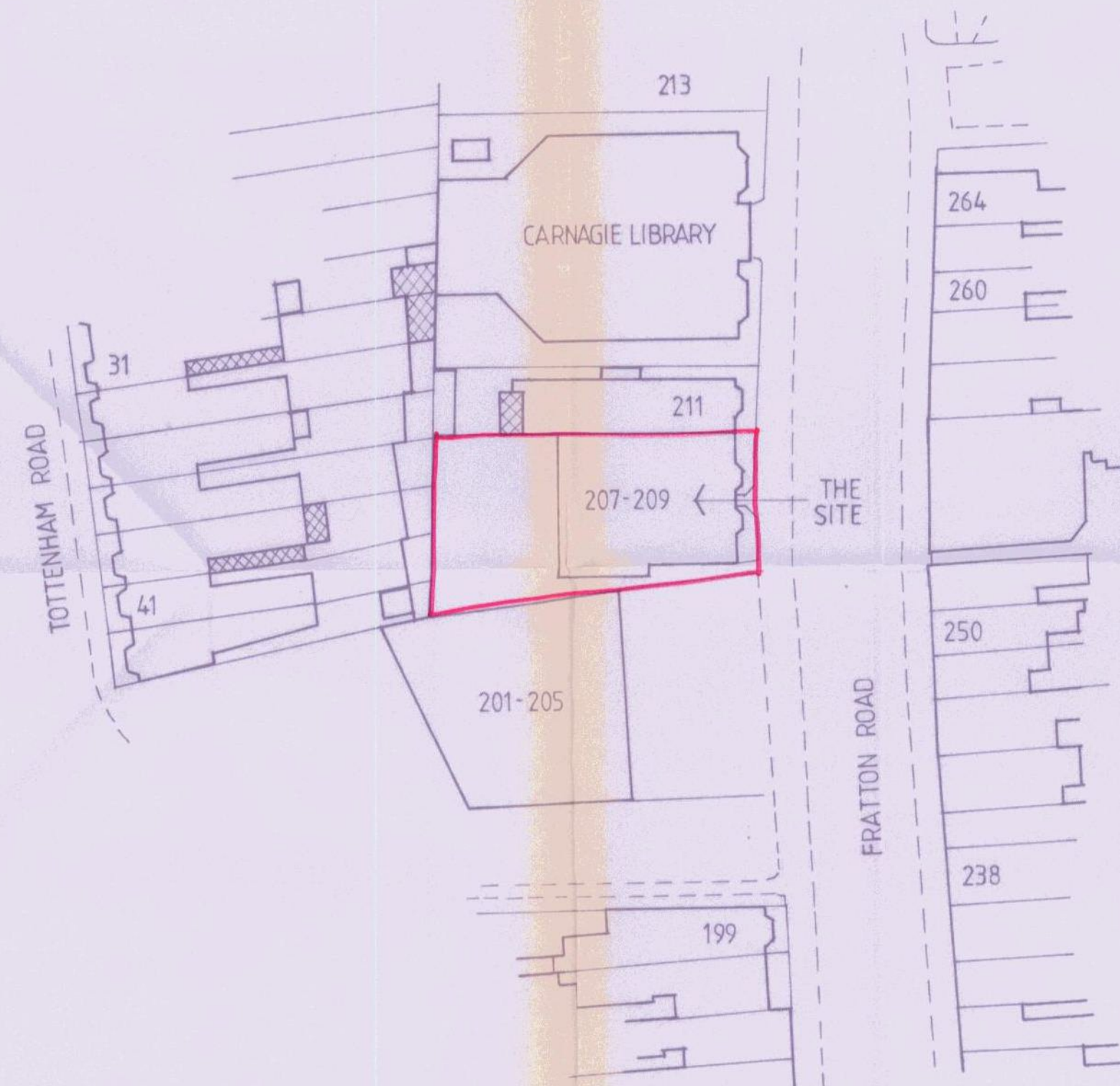




First Floor Plan

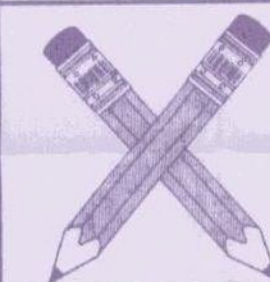


Second Floor Plan



Site Plan

## New Flats



**Mike Gillings - Building Plans**  
'Oakdene', 248 Milton Road, Cowplain,  
Waterlooville, Hampshire. PO8 8TX  
Telephone: 023 - 9264 8053  
Fax: 023 - 9278 2670

207 - 209. FRATTTON ROAD, FRATTTON,  
PORTSMOUTH, HANTS, PO1. 5EZ. (10)

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Date July 2000

Project No 00/953 D

Drawing No

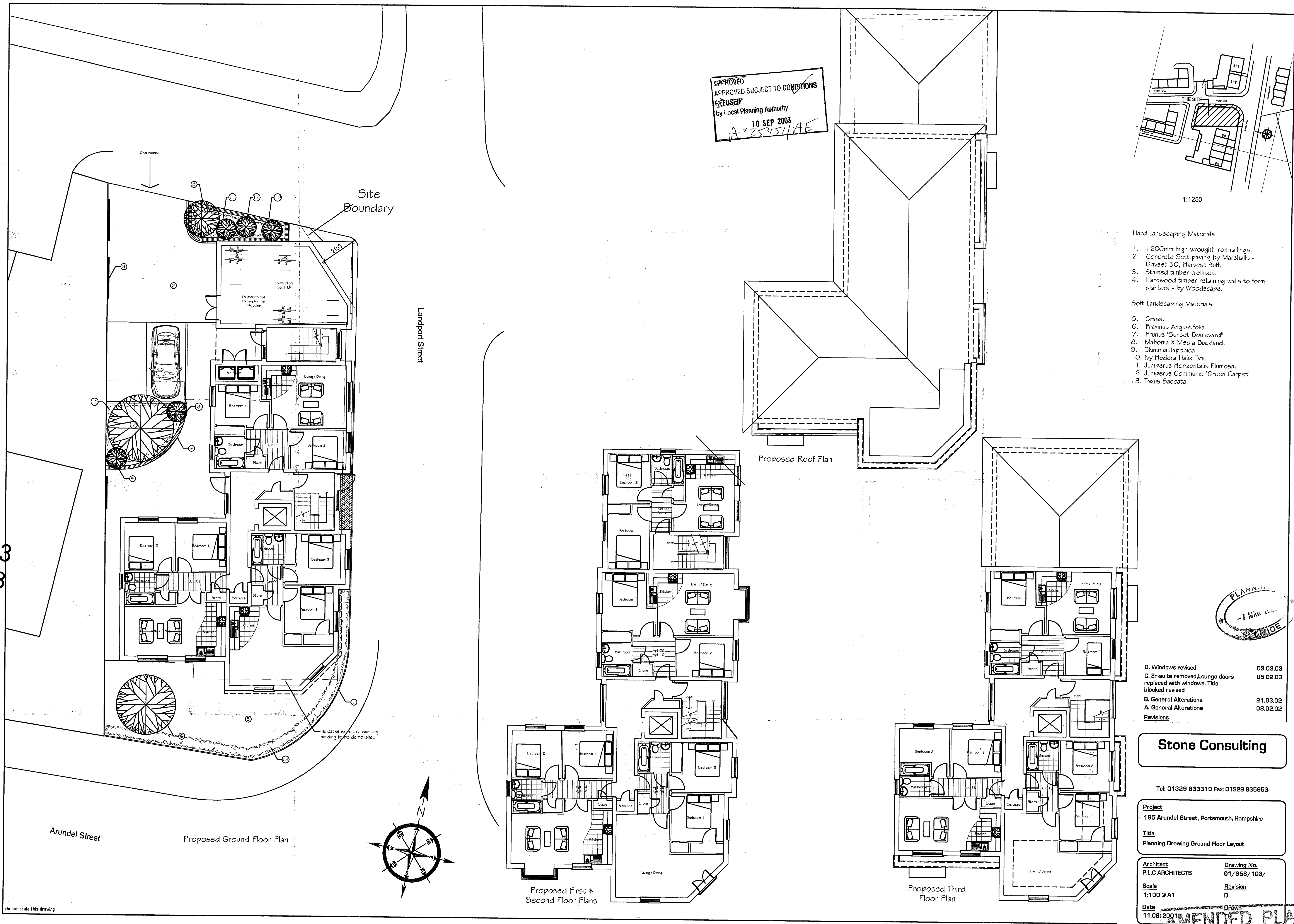
953.02

No Amendment



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- Hard Landscaping Materials
1. 1200mm high wrought iron railings.
  2. Concrete Sett paving by Marshalls - Drivset 50, Harvest Buff.
  3. Stained timber trellises.
  4. Hardwood timber retaining walls to form planters - by Woodscape.
- Soft Landscaping Materials
5. Grass.
  6. Fraxinus Angustifolia.
  7. Prunus 'Sunset Boulevard'.
  8. Mahonia X Media Buckland.
  9. Skimmia Japonica.
  10. Ivy Hedera Helix Eva.
  11. Juniperus Horizontalis Plumosa.
  12. Juniperus Communis 'Green Carpet'.
  13. Taxus Baccata.

D. Windows revised	03.03.03
C. En-suite removed, Lounge doors replaced with windows. Title blocked revised	05.02.03
B. General Alterations	21.03.02
A. General Alterations	08.02.02
Revisions	

Stone Consulting

Tel: 01329 833319 Fax: 01329 835953

Project  
165 Arundel Street, Portsmouth, Hampshire  
Title  
Planning Drawing Ground Floor Layout

Architect P.L.C ARCHITECTS	Drawing No. 01/658/103/
Scale 1:100 @ A1	Revision D
Date 11.09.2001	Drawn AMENDED PLAN

7

A\* 25451 / AE

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# 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 Growth

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

Acquisition of Viking Court and Shootpool

**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 acquire 24 additional housing units to be part of the Housing Revenue Account stock.

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?

No

## 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?

The aim of the acquisition is to maintain the units as affordable housing and to ensure they remain as affordable housing.

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

We will assess the housing need of the individuals living in the properties and ensure the properties are used as social housing.

**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?

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?

**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?

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?

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?

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

**B - Environment and climate change**

Yes

No

Is your policy/proposal relevant to the following questions?

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

In thinking about this question:

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

If you want more information contact [Triston.thorn@portsmouthcc.gov.uk](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?

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?

**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?**

Jo Bennett, Head of Business Growth, Play and Youth

**This IIA has been approved by:** James Hill, Director of Housing, Neighbourhood & Building Services

**Contact number:** 07769 704336

**Date:** 27/09/21