



NOTICE OF MEETING

CABINET MEMBER FOR HOUSING AND PREVENTING HOMELESSNESS

THURSDAY, 28 JULY 2022 AT 10.00 AM

COUNCIL CHAMBER - THE GUILDHALL, PORTSMOUTH

Telephone enquiries to Allison Harper Tel 023 9268 8014
Email: democratic@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

- Following the government announcement 'Living with COVID-19' made on 21 February attendees will still be requested to undertake an asymptomatic/ lateral flow test within 48 hours of the meeting until the end of March (This guidance will be updated at that point). Around one in three people who are infected with COVID-19 have no symptoms so could be spreading the virus without knowing it. Asymptomatic testing - getting tested when you don't have symptoms - helps protect people most at risk by helping to drive down transmission rates.
- We strongly recommend that attendees should be double vaccinated and have received a booster.
- If symptomatic we encourage you not to attend the meeting but to stay at home, avoid contact with other people and to take a PCR test in line with current UKHSA advice.
- We encourage all attendees to wear a face covering while moving around crowded areas of the Guildhall.
- Although not a legal requirement attendees are strongly encouraged to keep a social distance and take opportunities to prevent the spread of infection by following the 'hands, face, space' and 'catch it, kill it, bin it' advice that also protects us from other winter viruses.
- 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.
- Those not participating in the meeting and wish to view proceedings are encouraged to do so remotely via the livestream link.

Membership

Councillor Darren Sanders (Cabinet Member)

Councillor Cal Corkery
Councillor George Madgwick

Councillor Daniel Wemyss

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

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

Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon 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.

AGENDA

Meeting information: Risk assessment for Council Chamber

Environment Bill and landlord preparation (Pages 7 - 34)

Purpose

The purpose of the report is to update the Cabinet Member on:

- the upcoming waste changes as a result of the Environment Act 2021
- the administration's ambitions to increase recycling rates to support the city in meeting its net zero carbon commitments by 2030
- how PCC, as a social housing landlord, is preparing for these changes.

PCC Social Housing Landlord Services in Havant (Pages 35 - 40)

Purpose

1. To outline the work of Portsmouth City Council's Housing Service as a Social Housing Landlord in Havant.
2. To detail the material that will form part of a dedicated information page on the PCC website which provides an overview of the landlord services for the housing stock in Havant and highlights the work undertaken for the benefit of PCC tenants, leaseholders, and the wider community.
3. Note that the webpage was published on 21 July 2022.
4. Note that PCC/HBC officer liaison meetings are in place to focus on all aspects of the housing service operating in Havant.

Buy back and development of Council homes (Pages 41 - 44)

Purpose

To update the Cabinet Member on the year-to-date progress of the Council's buy backs and the current housing service development pipeline.

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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Coronavirus Risk Assessment for the Council Chamber, Guildhall

Date: 1 April 2022 (based on Living safely with respiratory infections, including COVID-19, 1 April 2022)

Review date: Ongoing

Author: Lynda Martin, Corporate Health and Safety Manager, Portsmouth City Council

Coronavirus Risk Assessment for the Council Chamber, Guildhall

Manager's Name and Job Title completing Risk Assessment:	Lynda Martin Corporate Health and Safety Manager	Risk Assessment Dept:	Corporate Services	Date:	1 April 2022	Signature:	
		Location:	Council Chamber, Guildhall				

Hazard	Who could be harmed and how	All controls required	How controls will be checked	Confirmed all in place or further action required
Risk of exposure to Covid-19 virus - Ventilation	Staff, contractors and attendees	<ul style="list-style-type: none"> There are no longer capacity limits for the Guildhall Chamber. We encourage all attendees to wear a face covering when moving around crowded areas of the Guildhall and the council chamber. The mechanical ventilation system works efficiently and the South Special Rooms Supply and Extract fans are fully operational during times when the Council Chamber is in use. Pedestal fans - positioned in each of the wing areas and along the back wall behind the pillars, maximum speed and modulation setting. 	Staff will ensure ventilation system and fans are operational.	In place
Risk of transmission of virus - Risk mitigation	Staff, contractors and attendees	<p>The Guildhall has the following measures in place:</p> <ul style="list-style-type: none"> Face Coverings – as per government guidance, we encourage you to continue to wear a face covering whilst in the venue & crowded places especially when walking around the building. Enhanced Sanitisation & Cleaning – we will carry out enhanced cleaning procedures between meetings and we encourage you to sanitise your hands on entry and regularly throughout your visit at the sanitisation points provided. 	The Guildhall Trust and PCC Facilities Team to implement and monitor.	In place
Risk of transmission of virus - Hygiene and Prevention		<ul style="list-style-type: none"> Updated government guidance from 1 April advises people with a respiratory infection, a high temperature and who feel unwell, to stay at home and avoid contact with other people, until they feel well enough to resume normal activities and they no longer have a high temperature. From 1 April, anyone with a positive COVID-19 test result is being advised to follow this guidance for five days, which is the period when you are most infectious. Although not a legal requirement attendees are strongly encouraged to keep a social distance and take opportunities to prevent the spread of infection by following the 'hands, face, space' and 'catch it, kill it, bin it' advice that also protects us from other winter viruses. Wash hands for 20 seconds using soap and water or hand sanitiser. Maintain good hygiene particularly when entering or leaving. Hand sanitiser and wipes will be located in the meeting room. No refreshments will be provided. Attendees should bring their own water bottles/drinks. All attendees should bring and use their own pens/stationery. Attendees are no longer required to undertake an asymptomatic/ lateral flow test within 48 hours of the meeting however we still encourage attendees to follow the Public Health precautions we have followed over the last two years to protect themselves and others including vaccination and taking a lateral flow test should they wish. It is strongly recommended that attendees should be double vaccinated and have received a booster. 	The Guildhall Trust and PCC Facilities Team to implement and monitor.	In place
Financial Risk	Staff, contractors and attendees	<ul style="list-style-type: none"> 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. Technology in place to move to virtual council meeting if required and permitted by legislation. 	Financial commitments minimised wherever possible.	In place

Agenda Item 3



Portsmouth
CITY COUNCIL

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)

Title of meeting:	Cabinet Member for Housing and Preventing Homelessness
Subject:	Environment Bill and landlord preparation
Date of meeting:	28 th July 2022
Report by:	James Hill - Director of Housing, Neighbourhood & Building Services
Report Author:	Ashleigh Moore, Project Manager - Waste Management
Wards affected:	All

1. Requested by

- 1.1. The report has been requested by Cllr Sanders, Cabinet Member for Housing and Preventing Homelessness

2. Purpose

- 2.1. The purpose of the report is to update the Cabinet Member on:
 - the upcoming waste changes as a result of the Environment Act 2021
 - the administration's ambitions to increase recycling rates to support the city in meeting its net zero carbon commitments by 2030
 - how PCC, as a social housing landlord, is preparing for these changes

3. Information Requested

3.1. The Environment Act

- 3.1.1. Under the terms of the Environmental Protection Act 1990, Portsmouth City Council (the 'Council') is classed as a Waste Collection and Disposal Authority. Section 45(1) states "it shall be the duty of each waste collection authority -

- (a) to arrange for the collection of household waste in its area except waste -
 - i. which is situated at a place which in the opinion of the authority is so isolated or inaccessible that the cost of collecting it would be unreasonably high, and
 - ii. as to which the authority is satisfied that adequate arrangements for its disposal have been or can reasonably be expected to be made by a person who controls the waste

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- 3.1.2. The Environment Act 2021 will introduce compulsory separation of more recycling streams and increase the recyclable materials to be collected kerbside.
- 3.1.3. In July 2021, the Cabinet noted the Environment Act 2021 (previously the Environment Bill 2020) and agreed to the principle of providing a twin stream recycling collection service in the future - this is the collection of fibre and dry mixed recycling (DMR) separately, with separate food waste and refuse collections. Future DMR is likely to include glass, plastic pots, tubs and trays, flexible plastics, foil trays and cartons as well as plastic bottles, tins, cans and aerosols currently recycled in Portsmouth. A new materials recovery facility (MRF) is being developed to enable twin stream recycling collection service.
- 3.1.4. At the Environment and Climate Change decision meeting in December 2021, the Cabinet Member for Environment and Community Safety took a decision to adopt the Joint Municipal Waste Management Strategy which aligns the direction of travel of Hampshire authorities and highlights a twin stream collection system being the preferred option for PCC.
- 3.1.5. Secondary legislation is due in 2022 following consultation responses from DEFRA. This should set out more details on how and when we will need to collect separate food waste and additional recyclable materials.

3.2. Waste Provision at Portsmouth City Council Housing Blocks

- 3.2.1. The Council is a social housing landlord of around 1,223 housing blocks and has responsibility for approximately 570 housing blocks as both a landlord and waste collection & disposal authority. This is around 8,543 dwellings. Approximately 500 blocks are located in Leigh Park & Wecock Farm and waste is collected from these by Havant Borough Council.
- 3.2.2. An audit of waste provision at our housing blocks highlighted an inadequate provision of recycling facilities and to compensate, an over provision of refuse capacity.
- 3.2.3. Historically, waste management and housing have always had a good relationship and waste have provided housing with more bins or additional refuse collections when requested to help with issues being experienced at housing blocks - these could be overflowing bins, bulk in bins taking up capacity, bins being used by non-residents of the block.
- 3.2.4. As a landlord, the Council is responsible for ensuring tenants have the correct information, and suitable waste storage facilities to manage their waste in the right way, and to contact tenants if concerns are raised regarding their waste storage or prestaton of their waste.

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3.3. Project and Trial

3.3.1. Waste Management, Housing and Building Services have set up a joint project that is looking at all of the PCC housing blocks as we have a landlord responsibility to ensure waste storage facilities are adequate for the waste allowance needed now and in the future - with more waste streams to be collected separately there is a need to ensure we can accommodate these changes at our housing blocks.

3.3.2. The project aims to:

- provide correct bin provision and capacity for weekly refuse collections
- provide sufficient recycling and capacity for weekly recycling collections
- understand and remove barriers to recycling whilst empowering and educating residents to recycle fully and correctly
- and reduce ASB associated with and around bin stores

3.3.3. The project will trial the 'twin stream' collection system at 5 of our housing blocks - this will mean each block in the trial will have a refuse collection, a food waste collection, a dry mixed recycling collection of items currently recyclable in Hampshire (tins, cans, aerosols, plastic bottles) and a fibre collection (card and paper).

3.3.4. Blocks included in the project trial are Berry House (Buckland), Picton House (Somerstown), Leominster House (Paulsgrove), Gerard House (Hilsea) and Millgate House (Portsea). These were selected as they are a range of sizes, styles and flat sizes.

3.3.5. In addition to the 4 different waste streams mentioned above, each block will have a glass bin and small electrical items bin.

3.3.6. Minor improvement works will be carried out at the 5 trial blocks to ensure the additional bins can be accommodated safely at the block. Lighting, paintwork and flooring will be improved where needed and new signage and stickers has been designed to clearly explain what waste can be placed in the bins.

3.3.7. Planned communications for the trial include attending the Residents' Consortium; letter drop and door knocking exercises; new stickers and signage designed; information packs; and a resident's survey for later in the year

3.3.8. Key dates for the trial are listed below

- July 7th - Residents' Consortium
- Week commencing July 11th - letter drop and door knocking at blocks in the trial, alterations to bin stores/areas to begin
- Week commencing July 25th - info packs and resources drop

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(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)

- Week commencing 1st August - bins swapped over at trial blocks, trial live once new bins are in place. Food waste caddies to be delivered this week once food waste bin at blocks
- September/October - Resident survey
- January 2023 - review of learning and planned expansion

3.3.9. By trialling these changes, we will learn more about the volumes of each waste stream produced by our housing blocks and how we can best support our residents to recycle fully. We will be able to understand more about changes needed to waste storage facilities to accommodate additional bins and the effectiveness of communication and engagement methods before rolling the changes out to all our housing blocks in a phased way.

3.3.10. Although residents will be asked to separate their recycling into two streams, DMR and fibre will be collected the same Refuse Collection Vehicle (RCV) for the trial until the 'twin stream' collection service is implemented across the city and a larger fleet is procured in order for the service to meet the requirements of the Environment Act 2021.

3.3.11. Preparing our housing blocks in this way means once the waste infrastructure is operations and Environment Act 2021 enacted, we will only need to ask residents to put the additional recyclable items in their green recycling bins.

3.3.12. The outcomes and learning from the trial will be used to form the guidance that will be shared with private landlords and housing associations when 'twin stream' collections are implemented.

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

Appendices:

1. Environment Act and housing block preparation - June 22 .ppt

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

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

Title of document	Location
Joint Municipal Waste Management Strategy - December 2021	Joint Municipal Waste Management Strategy.pdf (portsmouth.gov.uk)

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)

Future of Waste Collection Services - July 2021	Future of Waste Collection Services.pdf (portsmouth.gov.uk)
The Environment Act 2021	Environment Act 2021 (legislation.gov.uk)

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PCC housing block & Environment Bill project

Ashleigh Moore & Rebecca Adams



Background

- A few factors have resulted in a need to look at PCC's stock of housing blocks:
 - Environment Act 2021
 - Clean Air Zone (CAZ)/Air quality
 - Waste provision at housing blocks

Environment Act 2021

Enacted last year from Environment Bill:

- Mandate separate food waste collections for domestic and small & medium businesses
- Increased provision of recyclable material (PTT, flexible plastics, glass, cartons & foil trays) – core set of materials
- Increase separation of different recycling material stream

Secondary legislation coming 2022

- Awaiting consultation responses from DEFRA
- Provide more details on how/when we will need to collect separate food waste and confirmation on recyclable materials

CAZ/Air Quality

- CAZ introduced in 2021
- ~ 35% of PCC housing blocks are within the CAZ
- Limit number of waste collection vehicle movements around the City
- Increased number of movements due to additional recycling streams
- Reduce multiple visits per week for rubbish collections

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Waste Provision at PCC Housing Blocks

Inadequate provision of recycling – drives wrong behaviour



Increased need for more refuse capacity



Overflowing refuse bins and increased collection frequency/more refuse bins



Aims

Project will look at the whole of PCC housing stock as we have a landlord responsibility to make sure waste provision is adequate now and in the future

- ✓ Provide correct bin provision and capacity for rubbish collections
- ✓ Provide sufficient recycling provision and capacity
- ✓ Remove barriers to recycling and empower/educate residents to recycle fully and correctly
- ✓ Reduce ASB and dumping around bin stores



Future of Waste Collections

- Separate food waste collections
- Separate card & paper collections (Fibre)
- Dry mixed recycling
- Rubbish



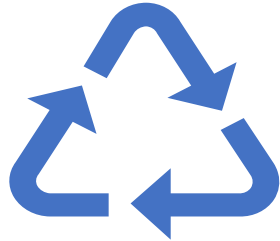
Trial

Blocks to trial

- Berry House – Buckland
- Picton House – Somerstown
- Leominster House – Paulsgrove
- Gerard House – Hilsea
- Millgate House – Portsea

Range of sizes, styles, and average number of bedrooms

Waste Provision



Each block will have:

Weekly refuse collection

Separate dry mixed recycling bin for plastic bottles, food/drink tins and cans, and aerosol cans

Separate fibre bin for card and paper

Glass bin

Food waste bin

Small electrical items bin



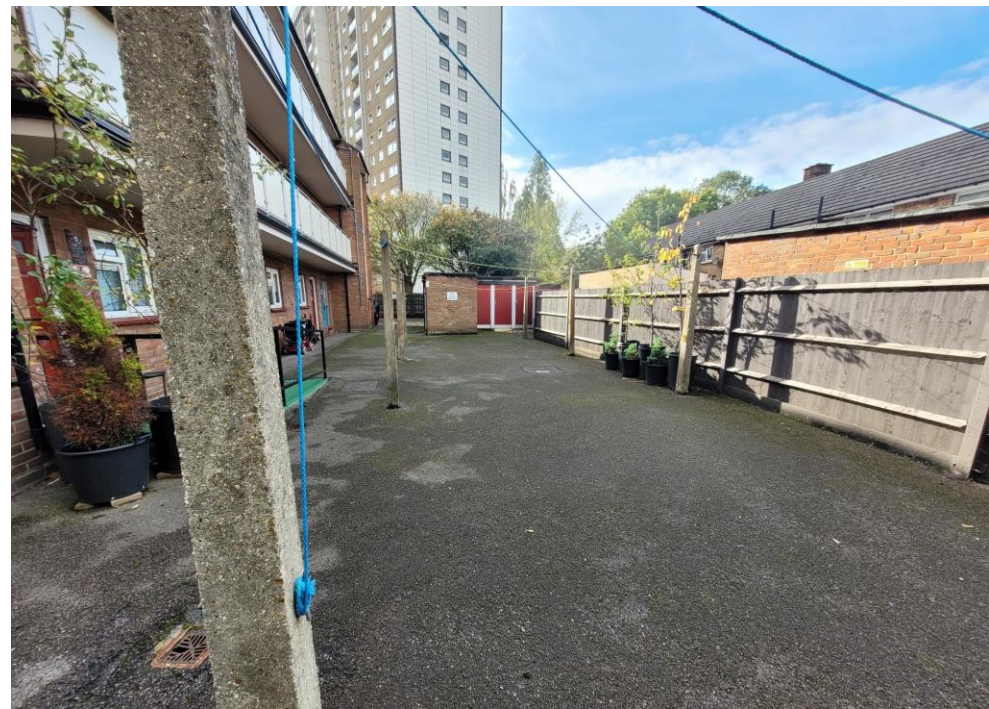
Berry House - Buckland

Summary:

- HH – 9
- Av. no. of bedrooms – 1.8
- Brick bin store with concrete steps - limited space



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Picton House - Somerstown

Summary:

- HH – 19
- Av. No. of bedrooms – 1.7
- Two internal bin stores with ramp
- Recycling outside





Leominster House - Paulsgrove

Summary:

- HH – 12
- Av. no. of bedrooms – 1.8
- Two bin locations – side access
- Narrow pathways, steps & grass



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Gerard House - Hilsea

Summary:

- HH – 20
- Av. no. of bedrooms – 2.9
- Two brick bin stores with concrete steps
- Large courtyard with multiple exit points



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Millgate House - Portsea

Summary:

- HH – 76
- Av. no. of bedrooms – 1.2
- Internal bin store for rubbish
- Chute system for rubbish
- Recycling bins and glass bank outside on the pavement





Communications



Resident Consortium



Letters & door knocking



Stickers & signage – new designs



Information packs



Resident survey

Examples of bin stickers and signage

Getting rid of large items?



For mattresses, furniture, fridges and other large items please call **023 9284 1105**

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www.portsmouth.gov.uk Portsmouth CITY COUNCIL

 **Rubbish ONLY**  **NO recycling or food waste**



NO black sacks or rubbish



Portsmouth Recycles Portsmouth CITY COUNCIL

Recycle here 



food waste

Portsmouth Recycles Portsmouth CITY COUNCIL

Recycle here 



small appliances

Portsmouth Recycles Portsmouth CITY COUNCIL

Recycle here 



mixed paper



cardboard

Portsmouth Recycles Portsmouth CITY COUNCIL

Recycle here 



household metal packaging
metal tins and cans only



plastic bottles
squash and put lids back on

Please empty and rinse plastic bottles, food tins and drink cans

Portsmouth Recycles Portsmouth CITY COUNCIL

Key dates



June 22

Area office engagement
Estates teams' engagement



July 22

7th Residents Consortium
Week commencing 11th July - letter drop & door knocking, alterations to bin stores
Week commencing 25th July – info & resources pack drop



August 22

Bins swapped over week commencing 1st August, trial live



Sept/Oct 22

Resident survey – housing wide



January 23

Where can we go next?
Expansion plan tbc



2023/24

Environment Bill in force,
new container MRF online

Agenda Item 4



Portsmouth
CITY COUNCIL

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)

Title of meeting:	Cabinet Member for Housing and Preventing Homelessness
Subject:	PCC Social Housing Landlord Services in Havant
Date of meeting:	28 th July 2022
Report by:	James Hill - Director for Housing, Neighbourhood and Building Services
Report authors:	Stephen Weatherill - Marketing and Communication Officer Mark Fitch - Head of Local Housing Authority
Wards affected:	None

1. Requested by Councillor Darren Sanders, Cabinet Member for Housing and Preventing Homelessness

2. Purpose

2.1 To outline the work of Portsmouth City Council's Housing Service as a Social Housing Landlord in Havant.

2.2 To detail the material that will form part of a dedicated information page on the PCC website which provides an overview of the landlord services for the housing stock in Havant and highlights the work undertaken for the benefit of PCC tenants, leaseholders, and the wider community.

2.3 Note that the webpage was published on 21 July 2022.

2.4 Note that PCC/HBC officer liaison meetings are in place to focus on all aspects of the housing service operating in Havant.

3. Information Requested

3.1 Background

3.1.1 PCC were invited to attend a meeting with the Leader of Havant Borough Council, other HBC officers and representatives of Registered Social Landlords (RSLs) operating in Havant Borough Council's boundary.

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3.1.2 In preparing for the meeting an information pack was put together to highlight the work of PCC as a social housing landlord in Havant. The information pack described the services provided to tenants, leaseholders and the wider community.

3.1.3 The preparation of the information revealed that PCC does not have a specific section on its website where it describes the work in Havant and it was felt of use to do so.

3.2 Webpage

3.2.1 The content for a page has been prepared (shown in Appendix 1) and an infographic showing the impact of the council owning several thousand properties in Havant has also been produced to form part of the web page (shown in Appendix 2)

3.2.2 The page is published at www.portsmouth.gov.uk/housinginhavant

3.3 Liaison Meetings

3.3.1 A liaison meeting has been established consisting of PCC officers representing the landlord housing services in Havant, Housing Needs, Advice and Support officers and HBC officers.

3.3.2 The liaison meetings have been arranged every 3 months and provide a useful forum to share information, discuss areas of concern, areas of shared interest, and opportunities for collaborative working.

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

Appendices:

Appendix 1 - PCC Landlord Services in Havant - webpage content

Appendix 2 - PCC Landlord Services in Havant - infographic (forming part of the webpage)

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

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

Title of document	Location

Our housing in Havant

Portsmouth City Council is probably unique among UK local authorities in owning about 30% of our social housing outside the city's boundaries. We're rightly proud of this legacy and we continue to invest in Havant as part of our commitment to providing affordable housing.

We make no distinction between how we manage our properties in either location; all our responsibilities as a landlord are taken extremely seriously.

In the 1940s, we started building houses and flats on land bought in Havant as the city recovered from the Second World War; nearly all are within the Leigh Park and Wecock Farm estates. We are continuing to build there, allocating homes at social rent levels to residents of both Portsmouth and Havant.

Leigh Park became one of the largest council estates Europe had ever seen but the Right to Buy scheme meant about half of what we built in Havant passed to private ownership.

There are about 5,200 properties in Havant which we still have an interest in, about 4,800 still rented from us and about 400 flats now owned privately by leaseholders after they were bought under Right to Buy.

With this number of people living in our homes it's only right that we continue to invest in community development.

We directly employ about 100 people to look after the estates and residents. In West Leigh we have our Resident Participation Centre offering a variety of social groups, life skills classes and support into employment, education and training. Two of our seven housing offices are in Havant, and we have green and clean teams based there to maintain and improve the estates. We also engage hundreds of local contractors to maintain and repair our properties, providing employment and a boost to the area's economy.

If you are a Portsmouth resident, you may be offered a tenancy in Havant. We enjoy a strong relationship with Havant Borough Council, meaning that we make tenancies in our properties available to people on their waiting list - including 30% of tenancies from the 213 flats and houses we are building in Cabbagefield Row and Strouden Court at a cost of more than £56m.

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OUR IMPACT IN HAVANT



OUR BRICKS AND MORTAR

- 4,837 homes rented from us
- 419 leasehold homes
- 6 retail locations
- Community facilities

OUR RESIDENT ENGAGEMENT



- Resident Participation Centre in Sharps Road
- Free IT suite
- Financial advice
- Resident support and social activities including gardening and cookery

OUR TENANT SUPPORT

- 2 housing offices in Leigh Park and Wecock Farm
- A team of estate managers and housing officers supporting tenants
- Dedicated money advisers
- Specialist antisocial behaviour support



OUR VALUE TO THE HAVANT ECONOMY

- 100 people directly employed by us
- 100s more local contractors for repairs and maintenance
- £7m spent a year on home repairs



OUR SHELTERED HOUSING

- 208 supported flats
- 6 dedicated locations
- On-site staff
- 24-hour response

OUR NEW HOUSING PROJECTS

Cabbagefield Row

- 150 flats and houses - £38m
- 100% affordable rent tenure
- 30% allocation rights for Havant
- All-electric fossil fuel-free homes using solar panels and air source heat pumps

Strouden Court

- 63 flats and houses - £18.7m
- 100% affordable rent tenure
- 30% allocation rights for Havant
- All-electric fossil fuel free homes using solar panels and air source heat pumps



OUR ESTATE MANAGEMENT



- 120,000 bulbs planted since 2018
- 12 trees
- 4,100 shrubs and plants
- Large meadow of wildflowers laid
- Complimentary gardening service for about 60 tenants

ENERGY SERVICES

- Universal loft and cavity wall insulation across homes in Havant
- Option for a free energy adviser visit
- All our tenants in Havant currently using electric heating or gas fires eligible for free central heating installation
- Funding available for more complex energy saving upgrades - solar panels, air source heat pumps
- Some of our buildings use solar panels and battery energy storage



HOUSING, NEIGHBOURHOOD AND BUILDING SERVICES

Portsmouth City Council has enjoyed a unique relationship with Havant since the 1940s with more than 5,200 homes built, 4,800 still occupied by tenants, and with more to come. Our relationship with Havant Borough Council guarantees a share of tenancies to local residents, and we manage these properties in the same way we do for our city, with an emphasis on strengthening these communities', and the local economy's, prosperity.



portsmouth.gov.uk/housinginhavant

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Agenda Item 5



Portsmouth
CITY COUNCIL

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)

Title of meeting:	Cabinet Member for Housing and Preventing Homelessness
Subject:	Update on Buyback and Development of Council Homes
Date of meeting:	28 th July 2022
Report by:	James Hill - Director of Housing, Neighbourhood & Building Services
Report Author:	Jo Bennett - Assistant Director Housing Supply and Need
Wards affected:	All

1. Requested by

- 1.1. The report has been requested by Councillor Sanders, Cabinet Member for Housing and Preventing Homelessness.

2. Purpose

- 2.1. The purpose of the report is to update the Cabinet Member on the year-to-date progress of the Council's buy backs and the current housing service development pipeline.

3. Information Requested

3.1. Buy backs

- 3.1.1. The Council continues to actively purchase property to be part of the Housing Revenue Account to be used for social housing.
- 3.1.2. In 2022/23 the Council has purchased 30 properties up to June 2022 with a further 100 in the process of purchase. By the end of 2022/23 it is estimated that the Council will have purchased a minimum of 100 properties. Appendix A provides a more detailed breakdown.
- 3.1.3. Since 2016/17 the Council has purchased 370 properties, with 352 properties purchased since 2018/19 (as shown in Appendix A).

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3.2. Housing Service Development

- 3.2.1. The housing service continues to develop new council housing working with and alongside other directorates within the Council.
- 3.2.2. The housing service development pipeline is in addition to the strategic development sites in the city, excluding Horatia and Leamington Houses. The Council benefits from a retained council housing stock with a housing revenue account which enables it to develop social housing through the housing service to complement strategic development throughout the city and also alongside PCC's wholly owned development company, Ravelin, which can develop housing.
- 3.2.3. The current pipeline is attached in Appendix B and shows the schemes which will return circa 750 social housing units including 52 supported housing units over the next 5 years.
- 3.2.4. Where appropriate separate reports will be brought forward to track and monitor the progress of the approved developments. Separate reports will come forward for schemes in feasibility etc... for approval

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

Appendices:

- A. Buy Back Summary
- B. Housing Service pipeline

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

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

Title of document	Location
N/A	N/A

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)

Appendix A - Buy Back Summary

updated 30th June 2022								
REPURCHASES STATUS SUMMARY								
Property Type	completed	in progress	on hold	total				
Flat	248	47	2	297				
House	24	17	0	41				
Maisonette	89	27	1	117				
Bungalow	2	1	0	3				
Studio Flat	7	2	0	9				
Total	370	94	3	467				
Please note this is the total from start of replacement homes project (2016).								
NO OF PROPERTIES REPURCHASED BY ASSET TYPE AND YEAR								
Property Type	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	total
Flat	4	10	5	19	89	110	11	248
House	0	1	1	3	7	11	1	24
Maisonette	2	0	1	13	22	43	8	89
Bungalow	0	0	0	0	2	0	0	2
Studio Flat	0	0	0	0	3	3	1	7
Grand Total	6	11	7	35	123	167	21	370

Appendix B - Housing Service pipeline

Scheme name	Status	Units
Patey Court	Approved & Built	28
Highgrove	Approved & Start Date Autumn 2022	24
Doyle Avenue	Approved & Built	16
184a Northern Parade	Approved & Planning Permission Submitted	2
Strouden Court	Approved & Pre-planning	63
Horatia and Leamington	Approved & Planning Submission October 2022	277
Wecock Farm - Robin Gardens - Partridge Gardens - Bunting Gardens	Approved & Pre-planning	28
Cabbagefield Row	Approved to outline planning	150
Viking Court and Shootpool	Approved for acquisition Autumn 2022	24
Maxstoke Close	Identified for development - community engagement Summer 2022	30
Hilsea Lodge	Identified for development - community engagement July 2022	15
		657

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