

NOTICE OF MEETING

CABINET MEMBER FOR HOUSING AND TACKLING HOMELESSNESS

WEDNESDAY, 18 SEPTEMBER 2024 AT 4.00 PM

COUNCIL CHAMBER - THE GUILDHALL, PORTSMOUTH

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

Membership

Councillor Darren Sanders (Cabinet Member)

Councillor Raymond Dent
Councillor Spencer Gardner

Councillor Rajah Ghosh

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

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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

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**
- 3 Approving Portsmouth City Council's Allocations Policy (Pages 7 - 82)**

Purpose of Report

To present Portsmouth's policy for allocating social housing, which sets out the arrangements for allocating housing accommodation within the meaning of Part VI of the Housing Act 1996, including:

1. The selection of applicants to be offered tenancies by Portsmouth City Council,
2. Nominations to tenancies offered by private registered providers of social housing.

RECOMMENDATIONS

To approve the council's new Allocations Policy (Appendix 1) and associated banding scheme (Appendix 2), to be effective from the 20th November 2024.

4 Bunting Gardens, Havant - Council Housing Development (Pages 83 - 100)

Purpose of Report

1. To update on a capital spend of £1.494m from the Wecock Farm (Infill) capital scheme, which was added to the capital programme on the 8th March 2021; this spend will deliver 3 x four-bedroom, eight-person new council house dwellings at Bunting Gardens within the Wecock Farm estate, Havant.
2. To seek approval to build these houses to Passivhaus standard, in line with approved energy efficiency standards for new council homes approved in March 2021.

RECOMMENDATIONS

To note that Housing Revenue Account (HRA) Capital Expenditure of £1.494m has been approved by the Director of Finance and Resources (Section 151 Officer) under Financial Rule B.11, to deliver 3 new council housing dwellings at Bunting Gardens, subject to consultation with the Cabinet Member for Housing and Tackling Homelessness on the requirement for them to be built to Passivhaus standard.

To approve for the Bunting Gardens development to be built to Passivhaus standard.

5 Update on our Home Ownership Policies (Pages 101 - 140)

Purpose of Report

1. To update on the Home Ownership Policies following the recent stock transfer from Clarion Homes.
2. To ensure that we meet all aspects of the new Consumer Standards introduced in April 2024, with respect to Home Ownership products.
3. To note the following policies have been recently revised or written - the

Right to Buy (RTB) policy and the Shared Ownership (SO) policy.

6 Water Hygiene Policy (Pages 141 - 166)

Purpose of Report

The purpose of this report is to seek approval from the Cabinet Member for Housing and Tackling Homelessness for a new Water Hygiene policy that outlines our approach to manage water systems to help reduce the risk from legionella and other bacteria in all council Housing Revenue Account (HRA) assets only, including residential dwellings and sheltered schemes.

RECOMMENDATIONS

- 1. The Cabinet Member for Housing and Tackling Homelessness approves the Water Hygiene policy and asks the Housing, Neighbourhood and Building Services to implement the policy on 1 October 2024.**
- 2. The Cabinet Member for Housing and Tackling Homelessness approves the implementation and communication plan for the updated policy.**

7 Rent & Service Charge Setting Policy for Housing Revenue Account owned Social Housing (Pages 167 - 192)

Purpose of Report

To present and approve a new Rent & Service Charge Setting Policy for the Housing Revenue Account (HRA) owned social housing.

RECOMMENDATION

To approve the new Rent & Service Charge Setting Policy (Appendix A) for the Housing Revenue Account (HRA) owned social housing.

8 Repairs and Maintenance Policies Update (Pages 193 - 290)

Purpose of Report

The purpose of this report is to update the Cabinet Member for Housing and Tackling Homelessness of a review of a number of Repairs and Maintenance policies to ensure they meet the requirements of the Regulator of Social Housing, Consumer Standards and to seek approval for the updated policies.

RECOMMENDATIONS

- 1. The Cabinet Member for Housing and Tackling Homelessness approves the updated Repairs and Maintenance policies and asks the Housing, Neighbourhood and Building Services to implement the new policies on 1 October 2024 (Appendix A - K).**
- 2. The Cabinet Member for Housing and Tackling Homelessness approves the implementation and communication plan for the**

updated policies.

9 Approving Portsmouth City Council's Safeguarding Policy for the Housing Needs, Advice & Support Service (Pages 291 - 330)

Purpose of Report

1. The purpose of the report is to update members about the processes and approaches taken by officers in the Housing Needs, Advice & Support (HNAS) service to meet its statutory safeguarding obligations and;
2. To seek approval to implement a new Safeguarding Policy for the HNAS service.
3. The Policy sets out:
 - The key overarching principles which inform the service's work, as embedded in the relevant legislation, and its commitment to them.
 - Identification of key safeguarding roles and responsibilities of specific officers in the service, including the senior management team and the Designated Safeguarding Lead (DSL) and Deputy DSL.
 - The recruitment, induction and training processes for all staff which support the principles and requirements of the policy.
 - Identification of different types of abusive and neglectful behaviours, which may require a safeguarding response from officers in the service.
 - The processes in place which HNAS staff will follow to report and escalate safeguarding concerns, and how it will work with partner agencies as necessary to meet its safeguarding responsibilities.

RECOMMENDATION

The Cabinet Member for Housing and Tackling Homelessness approves the new Safeguarding Policy (Appendix A - HNAS Safeguarding Policy) and asks the Housing Needs, Advice & Support service to implement the new policy with immediate effect.

10 Meeting the Housing Regulation Act and Housing Standards - update report. (Pages 331 - 390)

Purpose of Report

1. To update on changes to the housing standards as of 1st April 2024 and the Regulator for Social Housing's inspection regime.
2. To provide an update on the actions taken by Housing, Neighbourhood and Building Services in response to legislative change, as agreed in the last update report February 2024.

3. To update on the tenant satisfaction measures results submitted to the housing regulator in June 2024 and resultant actions to be taken by the service.
4. To update on the complaints self-assessment submitted to the housing ombudsman in June 2024 and resultant actions to be taken.
5. To highlight the annual report for 23/24 which has been sent to all residents and leaseholders in the summer edition of House Talk magazine.
6. To update on the self- assessment against the consumer standards.

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