

**Title of meeting:** Cabinet Member for Housing

**Date of meeting:** 29<sup>th</sup> October 2018

**Subject:** Exceptional Housing needs case

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

**Wards affected:** Paulsgrove

**Key decision:** Yes

**Full Council decision:** No

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## **1. Purpose of report**

- 1.1. To seek approval from Cabinet Member for Housing to engage the Regeneration team to deliver a new build 5 bed property for family 1.
- 1.2. To seek approval for the purchase of family 1's current property into the Housing Revenue Account, on it becoming void, and then to refurbish and re let it as a disabled adapted property. (Appendix A)

## **2. Recommendations**

- 2.1 **That the Cabinet Member for Housing authorises the build of a new five bed house, alongside the purchase and refurbishment of their current home through prudential borrowing and 141 receipts.**

## **3. Background**

- 3.1 The report for the purchase of the property currently used by this family, details the history relating to family 1. The financial appraisal (appendix B) details the two options which were considered to provide a more suitable property for the family.
- 3.2 Option one shows the cost for a new bespoke property to be built specifically for the family. Their current home will be purchased by PCC then re-let to them as council tenants whilst the new build is under construction. Once family 1 has moved into the new build, the existing property will be refurbished and re-let as a disabled adapted property as there is a through floor lift within the property.

The timescale to deliver this option is estimated at 12 months as all parts of this project can be delivered simultaneously.

- 3.3 Option two consists of refurbishing a property which is currently vacant for the provision of a replacement children's home followed by an additional refurbishment including a new extension for family one.

The timescale to deliver this option is substantially longer at 28 months.

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

- 4.1 The report to purchase the property from family 1 details clearly the position the family are in, it considers the ongoing use of the property once family 1 have vacated, it also details to date the actions Housing, Neighbourhood and Buildings have looked at options to deliver a positive outcome for the family.

With all cases, the principles of costs, suitability and alternatives have been applied, ultimately leading to this report and its recommendations.

- Costs - the decision must be cost effective
- Alternatives - are there alternative uses for this property that will make it cost effective?
- Suitability - is the property of a suitable quality to provide housing?
- Deliverability - the time scales in which the property for family 1 can be delivered.

- 4.2 Although the family currently reside in a shared ownership property with a housing association, the provision of care of the children lies with Portsmouth City Council's Children's and Family Services.

Portsmouth City Council has already invested money into the property through DFG grants, and these have sustained the family within the property for a period of time enabling them to meet the care needs of their children, however the property is now inhibiting this.

Portsmouth City Council has a statutory duty to provide as best we can for all of our residents who have additional needs whether this is under the Care Act 2014 or the Children's Act 2004. Ultimately should the decision be made not to take this proposal forward the family could very easily go into crisis and the authority could be faced with large care costs in providing accommodation to meet just the children's need. This could result in the removal of the children from the family home. The detrimental emotional effect on the remaining two children and their parents will also be avoided in the provision of the new house.

#### **5. Equality impact assessment**

Following discussion with Portsmouth City Council's Access and Equality Advisor, a preliminary report has been completed; a full EIA is not required.

## **6. Legal implications**

- 6.1 The proposed decision is one that is within the competency of Portsmouth City Council, it is also concomitant with the obligations under the Care Act 2014 and the Children's Act 2004 - on balance the option suggested is proportionate.

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

- 7.1 A financial appraisal has been carried out on this proposal. The upfront capital cost of this proposal will be £670,000. That takes account of £430,000 to build a purpose built home for this family and a further £240,000 to purchase the family's existing home. This will be funded from the HRA using its borrowing powers £470,000 and £200,000 of 141 receipts (monies received by the authority from tenants executing the right to buy).
- 7.2 The Council will then receive rent for the newly built property and the newly acquired property. This additional rent is sufficient to cover the cost of borrowing and to maintain the two properties.
- 7.3 Both properties will be classed as adapted properties and therefore will not be subject to Right to Buy meaning that at the end of the tenancy the properties will come back to the Council and could be rented out again or sold

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Signed by:

**James Hill - Director of Housing, Neighbourhood and Building Services**

## **Appendices:**

Purchase of Property (**Exempt**)  
Financial Appraisal (**Exempt**)

**The recommendation(s) set out above were approved/ approved as amended/  
deferred/ rejected by Cabinet Member for Housing on 29<sup>th</sup> October 2018**

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Signed by:  
**Councillor Sanders - Cabinet Member for Housing**