

Title of meeting: Housing Cabinet

Date of meeting: 9th March 2020

Subject: Development of Affordable homes - Huntsman Close, Havant

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

Wards affected: Hart Plain, Havant

Key decision: Yes

Full Council decision: No

1. Purpose of report

- 1.1 To seek approval from Cabinet Member for Housing to instruct the strategic development team to deliver a new development of 10 flats.
- 1.2 To seek approval of the financial appraisal delivering 10 new properties, to be let via Portsmouth City Council housing waiting list and Havant Borough Council waiting list, all let at affordable rents and managed by Wecock Farm housing office.

2. Recommendations

- 2.1 That the Cabinet Member for Housing approves Capital Expenditure of £1,9m, to deliver 10 new affordable housing properties, to be held in the Housing Revenue Account.
- 2.2 That the Cabinet Member for Housing delegates authority to the Director of Housing, Neighbourhood and Building Services in consultation with the Director of Finance and Resources & S151 Officer to amend the composition and spending profile of the proposed schemes in order to meet planning and design requirements and also to agree the use of 141 receipts whilst ensuring that the schemes remain financially viable following any necessary changes.
- 2.3 That the Cabinet Member for Housing delegates the Director of Housing, Neighbourhood and Building to apply for any grant funding to support the scheme.

3. Background

- 3.1 This underused site has been identified by both the strategic developments team and the area office team as a potential site to deliver a new affordable housing scheme.
- 3.2 Following confirmation from Housing, Neighbourhood and Buildings, the strategic development team working alongside Martin Ralph Architects have carried out a feasibility to establish massing and an estimate of cost to deliver the new properties.
- 3.3 The site sits within the Housing Revenue Account.
- 3.4 The site is currently marked out as a car park, it is not however a let site and therefore, does not generate an income, the area housing office have confirmed its underuse as a car park.

4. Reasons for recommendations

- 4.1 Delivery of these homes will go towards reducing the current Portsmouth City Council waiting list.

Housing Register Demand Breakdown for Wecock Farm:

Bedrooms Needed	Households on PHR	High Priority%	Transfer%	Available Last Year
1	81	20%	12%	19
2	164	16%	16%	5
3	131	11%	52%	2
4	56	14%	68%	1

- 4.2 These homes will provide much needed homes for residents and support Portsmouth City Councils corporate priority 1 " Make Portsmouth a city that works together, enabling communities to thrive and people to live healthy, safe and independent lives".
- 4.3 The schemes will increase the overall number of homes in the HRA and will improve its viability to allow for continued maintenance and tenant services to residents.
- 4.4 Havant Borough Council affordable housing allocation is 30% of all developments of 10 units or more, therefore on completion Portsmouth will allocate 3 properties for Havant to nominate to, this will be in perpetuity.

4.5 Portsmouth City Council are working jointly with Havant Borough Council in relation to the allocations for affordable housing delivered within the Havant planning boundary, Havant currently have a hard to place Family who require ground floor disabled access due to a full time wheelchair user, the delivery of a suitable flat which Havant can directly nominate into will go a long way continuing our good working relationship.

4.6 The new homes will be delivered to a high quality and we will seek to make them as energy efficient as possible delivering the lowest practical impact on carbon and nitrogen dioxide emissions. This will continue to show Portsmouth City Council leading the way in this area.

5. Integrated impact assessment

5.1 An Integrated Impact Assessment has been completed, this report seeks to obtain permission to develop new additional housing situated within the Havant boundary as such does not directly impact many of the criteria. Therefore, no adverse integrated implications were identified.

6. Legal implications

6.1 The recommendations are within the power of the Cabinet Member for Housing to adopt, and for the City Council to approve, and raise no immediate notable legal implications. The delegations recommended in the report are supportable and focus upon the scheme delivery within the HRA.

7. Director of Finance's comments

7.1 The development will be financed through Unsupported Borrowing through the Housing Revenue Account and either 141 Receipts, or if available Affordable Homes Grant financed by the Homes England.

7.2 141 receipts is the name given to the percentage of an authorities retained receipts from right to buy sales, authorities are able to use up to 30% towards development costs.

7.3 The development, if rented at Affordable Rents is financially viable at the estimated cost of £1.9m after taking account of borrowing costs and non-chargeable maintenance, the financial appraisal will be updated to ensure the development is still viable once we have more surety on cost and the choice of funding, at this time it will be possible to review the rent levels for the properties.

7.4 All but three of the properties are to be built within the Housing Revenue Account for General Needs use and as such will be subject to the right to buy. The three adapted properties will not be subject to Right to buy.

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Signed by:

James Hill

Director of Housing, Neighbourhood and Building Services

Appendices:

A - Integrated Impact Assessment

B - Floor Plans

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

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

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Signed by:

Councillor Darren Sanders

Cabinet Member for Housing