

Please ask for:

Catherine McDonald

Direct dial:

(023) 9254 5340

Fax:

(023) 9254 5587

E-mail:

catherine.mcdonald@gosport.gov.uk

9 June 2009

S U M M O N S

MEETING: Housing Board
DATE: 17 June 2009
TIME: 6.00pm
PLACE: Committee Room 1, Town Hall, Gosport
Democratic Services contact: Catherine McDonald

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Philpott (Chairman)
Councillor Beavis (Vice Chairman)

Councillor Allen	Councillor Mrs Forder
Councillor Bradley	Councillor Geddes
Councillor Mrs Cully	Councillor Gill
Councillor Edwards	Councillor Mrs Mudie

The Mayor (Councillor Mrs Searle) (ex officio)
Chairman of Policy and Organisation Board (Councillor Hook) (ex-officio)

FIRE PRECAUTIONS

(To be read from the Chair if members of the public are present)

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately.
Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

NOTE:

- i. Members are requested to note that if any member wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA

RECOMMENDED
MINUTE
FORMAT

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE
2. DECLARATIONS OF INTEREST

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETINGS OF THE BOARD HELD ON 4 MARCH AND 14 MAY 2009 [copies herewith].
4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Monday, 15 June 2009. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Monday, 15 June 2009).

6. PROPERTY DESIGNATIONS

The purpose of this report is to:

- a) *Rationalise the classification of elderly designated properties in the Councils ownership*
- b) *Create a 'mature let' category and recommend where this is applied*
- c) *Comply with Government guidance on the criteria for elderly designation and Right to Buy exemptions*
- d) *Correct previous anomalies of property designation*
- e) *Bring property designations in line with current letting practice.*

PART II
Contact Officers:
Judy Knapp
Ext 5574
Steve Newton
Ext 5296

Housing Board
17 June 2009

7. LOCALITY HOUSING OFFICER UPDATE AND LPSA2
(LOCAL PUBLIC SERVICES AGREEMENT) REWARD
MONEY

PART II
Contact Officer:
Steve Newton
Ext 5296

To update the Board on the successful LPSA pilot scheme involving partnership between Hampshire districts and Hampshire County Council. This report also makes spend proposals for reward money due from the successful pilot.

8. GARAGE REVIEW

PART II
Contact Officer:
Charles Harman
Ext 5287

To provide a further overview to Housing board on the condition of Housing Services owned garages and propose an action plan for investment and development of garage sites.

9. REVISED COUNCIL DWELLING RENTS 2009/2010 UPDATE

PART II
Contact Officer:
Kim Carron
Ext 5372

This report updates Housing Board on the outcome of the consultations undertaken by the Department of Communities and Local Government (DCLG) on the Housing Revenue Account (HRA) Subsidy Determination and any impact on the HRA.

10. ANY OTHER ITEMS

- which, in the opinion of the Chairman should be considered as a matter of urgency by reason of special circumstances.

AGENDA ITEM NO. 6

Board/Committee:	Housing Board
Date of Meeting:	17th June 2009
Title:	Property Designations
Author:	Housing Services Manager
Status:	For Decision

Purpose

The purpose of this report is to:

- a) Rationalise the classification of elderly designated properties in the Councils ownership
- b) Create a 'mature let' category and recommend where this is applied
- c) Comply with Government guidance on the criteria for elderly designation and Right to Buy exemptions
- d) Correct previous anomalies of property designation
- e) Bring property designations in line with current letting practice.

Recommendation

This report recommends:

- a) The removal of the elderly designated status from dwellings which are far from local amenities and which do not comply with Right to Buy exemptions (listed at Appendix 1).
- b) That the Housing Board approve the incorporation of Appendix 2 into the existing Allocations Policy defining elderly designated lettings in Section 2(4)(c) of the current Policy, and mature lets in Section 2(4)(e) of the current Policy.
- c) A further review of elderly designated properties is conducted in 2011 and a further report is brought to this Board.
- d) The Housing Services Manager identifies a way forward for these properties in conjunction with the Development Services Manager.

1.0 Background

- 1.1 This Council's historical strategy has been to designate significant amounts of Council housing stock for either the elderly (60 years or more minimum age) or for mature customers (40 years or more minimum age). The elderly category was primarily a response to planning restrictions on developments prior to the 1980's where there was a notion that people of 60 years or more required no or much less parking than younger people. Changes over time have significantly diminished the importance of these

factors as Allocations Policy drivers. The relevant part of the Allocations Policy considered in this report primarily affects one bedroom accommodation.

- 1.2 The mature person's category (40 years or more) was solely introduced to create a social cushion around elderly designated properties. For example, all elderly designated ground floor flats would have mature lets applied for 1st floor flats so as to avoid the mix of elderly and young people in the same close proximity
- 1.3 The labelling of properties as being restricted on an age basis has to be justified to avoid the general administrative duty of a public authority to not discriminate. The proposed Single Equality Bill (imminent adoption expected) proposes some further controls in respect of age discrimination in respect of public service provision. However, it is understood that the Bill is only proposing further measures in respect of discrimination against elderly people.
- 1.4 The key point in the above paragraph is the issue of justification of age restrictions in the Allocations Policy. There are three legal justifications for designating a property as restricted on an age basis:
 - a) Right To Buy exclusions
 - b) Planning restrictions
 - c) Local Lettings Policies.
- 1.5 However, in addition to the above legal considerations, there are operational and strategic issues which also apply and this report aims to address these.

2.0 Report

Right to Buy and Exempt Properties

- 2.1 The Right to Buy was introduced in the Housing Bill 1980. Subsequent Housing Committee meetings have considered the implications of that legislation and further guidance issued by the Government.
- 2.2 In November 1988, Housing Committee removed the elderly designated status from eight areas (listed at Appendix 3), but did not stipulate an age category for future letting. In practice, these properties have generally been allocated to middle-aged customers. This category has become known as 'mature let', although this terminology has never been formally approved by Board.
- 2.3 In June 1994, Housing Committee established an allocation category for customers of 40+ years, for first floor flats above elderly designated ground floor properties, to which the terminology 'mature lets' has been applied by Officers (listed at Appendix 4).
- 2.4 There are some other housing areas where the 'mature let' category has been applied in allocations practice. These include Fleet Close flats and Naish Drive bungalows (never designated for the elderly).
- 2.5 More recently (in 2002) the Office of the Deputy Prime Minister issued guidance for tenants. This guidance clarified which properties which are suitable for elderly persons, because of their location, size, design, heating system or other features and are therefore exempt from the Right to Buy if they have been let to a person aged 60 or

more and they were first let to this age group before 1990.

- 2.6 This guidance gives further detail about the criteria of suitability for the elderly:
- a) Easy access on foot to the home (not hilly, and no more than 3 steps to the front door)
 - b) Accommodation on one level
 - c) No more than 2 bedrooms
 - d) Adequate heating
 - e) Located reasonably conveniently for shops and public transport.
- 2.7 Subsequently, in 2004, the Office of the Deputy Prime Minister issued further clarification in Circular 07/2004. This provides much more detailed guidance about the 'reasonable location' of shops and public transport. The dwelling should be no more than 800 metres from both the nearest shop selling basic food items, including bread and milk and the nearest public transport stop (100 properties). The Circular also states that if these properties have been let at any time (after 1st January 1990) to tenants under the age of 60, they are not exempt from the Right to Buy.
- 2.8 The criteria in respect of shops and public transport mean that some of this Council's elderly designated properties may not be exempt from the Right to Buy and that if an application to purchase under the legislation was to be refused and an appeal was submitted, the Secretary of State would be likely to allow the appeal.

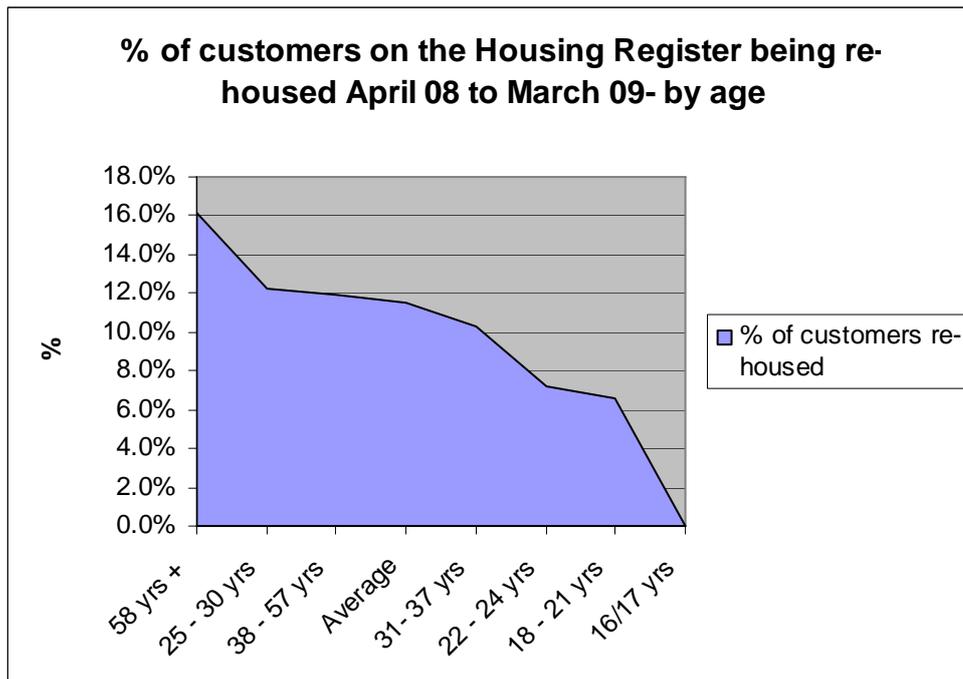
Planning restrictions

- 2.9 A number of blocks of flats within Gosport's housing stock have planning restrictions linked to their original development (Appendix 5). These planning restrictions stipulate that the properties must be let to residents of 65+ years for a man, or 60+ years for a woman. These restrictions were based upon the ratio of parking spaces to dwellings at the time of the developments. In June 2008, this Council's Regulatory Services Board considered Supplementary Advice Note on Policy R/T11 which eased such restrictions, linking the parking spaces to the Census information and parking surveys.
- 2.10 In addition, in 2002, the Regulatory Board has removed such a planning restriction in Alliance Close to resolve a re-sale complication.
- 2.11 It is proposed that the Housing Services Manager investigate the details of the planning restrictions, and where appropriate make applications to seek relaxation of the planning restrictions with regard to those properties contained in Appendix 5.

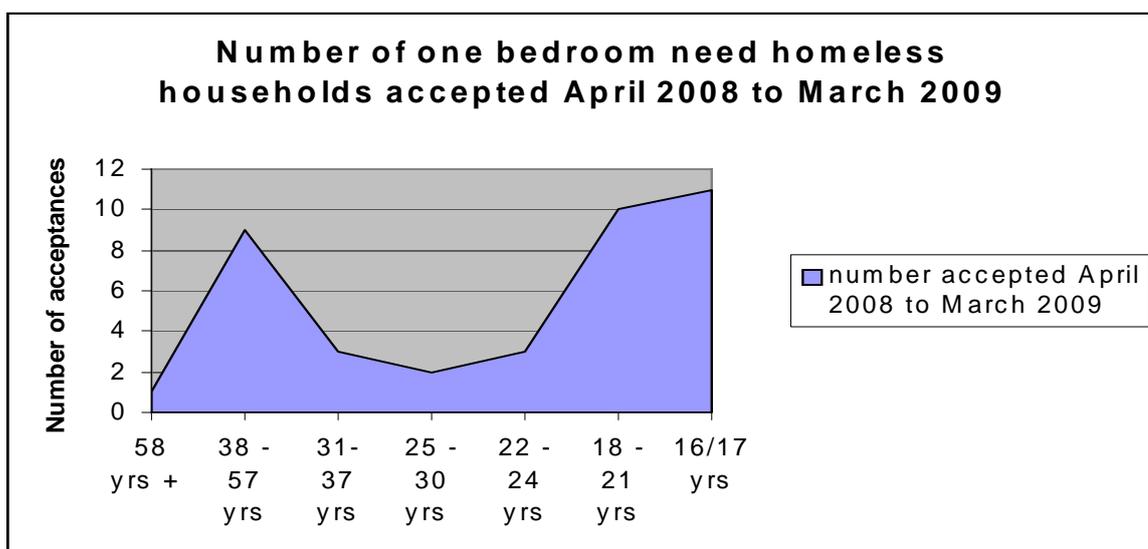
Strategic Considerations

- 2.12 The recently completed (2009) Allocations Policy Equality Impact Assessment identified an imbalance of lettings outcomes when the age of customer is considered (one bedroom lettings only). The lettings of one bedroom properties in 2008/09 were compared with the age of customer and then the number of lets by age category was compared to numbers on the Housing Register (one bedroom lists) by age. The graph below shows a fairly stark imbalance of lettings outcomes highlighting that the the older the customer the more likely they are to be re-housed.

Graph One – Lettings to Housing Register Percentage by age



- 2.13 From Graph One above it can be seen that customers aged 58 and above have a 16% chance of re-housing in the year, compared to an average of 11.5% and 7.2%.for customers from 22 to 24 years of age.
- 2.14 The Councils Housing Needs surveys highlights that there is an anticipated long term increase in demand from elderly customers; however it appears that this potential demand is not being translated to an actual demand which needs to be met by this Council. In fact, the demand is coming from younger customers and is outstripping the supply of accommodation available to meet that need.
- 2.15 Gosport has an unusually high young person demographic (61.5% of homeless households needing one bedroom accommodation accepted in 2008/09 were under 25 years old) and the Council has been proactive in trying to meet this need using its homelessness budgets to further prevention work as part of its homelessness prevention strategies. The result has been only relatively small numbers of households being accepted as homelessness overall. However, younger customers tend to be harder to prevent from homelessness for a variety of reasons. Graph Two depicts the age profile of one-bedroom need homeless households.



Graph Two –homeless households (one-bedroom need) accepted by age

Operational Considerations

2.16 While able to let elderly and sheltered properties (although it should be noted that demand is dropping fast at the present time despite two sheltered schemes being closed and one where no lettings activity is currently in operation) more customers are allocated sheltered/elderly designated properties despite the fact that they have attributes requiring the use of the special allocations rules. The special allocations rules include a further check where applicants attributes include:

- a) Not on list for six months or more
- b) Non-residents of Gosport
- c) Under minimum age for property
- d) Having significant financial resources
- e) Under priority penalty for past arrears /behaviour).

2.17 Table Three below summarises the data.

Property Designation	Total lets April 08 – March 09	Average bids	Eligible bids*	Actual lettings- where specified approvals required %
None	116	46	46	22%
Mature persons	20	44	29	30%
Elderly/Sheltered	68	30	9	53%

*Ineligible cases means not including applications under age. Of the eligible bid figure quoted significant numbers will be ineligible for other reasons

Table Three- analysis of one bedroom Council lets 2008/09

3.0 Planning Considerations

3.1 Clarification of those properties which need to be excluded from the Right to Buy has been made in respect of elderly designated properties. That clarification is more about the detailed specifications of the property attributes that make that property particularly

suitable for elderly customers. A review of existing designated elderly properties has identified a number of properties that no longer meet the criteria for elderly designation.

- 3.2 The properties no longer exempt from the Right to Buy include some that have existing planning permission age restrictions. It is recommended that the Housing Services Manager prepare a report to the Regulatory Board for re-consideration of these age restrictions.

4.0 Local Lettings Policies

The importance of local lettings policies is that they provide a management tool to assist in the creation of sustainable communities. They can be used to create a social cushion around a group of elderly designated properties (as described earlier in this report). Alternatively, they can assist the process of adjusting previously designated areas over time. For example, if this Board accepts the recommendations in this report there will be some properties de-designated from elderly restriction. Where no elderly designated properties remain in that vicinity, there will still be a concentration of elderly tenants. In this case, a time limited local lettings policy would be justified to allow a smoother transition from elderly designation to no restriction, by classing new lets as being for mature customers for a limited time.

5.0 Risk Assessment

- 5.1 Should the Board not approve the recommendations contained within this report there is an increased risk of:
- a) Increasing the number of lets under the special allocations rules (as described in 2.16 above)
 - b) Not being able to let properties and therefore incurring lost rental income.
- 5.2 Should the Board approve the recommendations in the report then it is considered that the proposals are low risk with adoption of the recommendations with a review planned in 2011.

6.0 Section 17 Crime and Disorder Act

- 6.1 There are no Section 17 implications for this report.

7.0 Conclusion

- 7.1 It is important that the Allocations Policy focuses on meeting the highest level of housing need from customers and this report addresses the imbalance between over supply of accommodation reserved for the older customer and the under supply of accommodation for younger customers.

Financial Services comments:	None
Legal Services comments:	None
Service Improvement Plan implications:	None
Corporate Plan:	None
Risk Assessment:	See paragraph 5.0
Background papers:	Housing Committee June 1987, <i>Council Flats for the Elderly</i> Housing Committee report November 1988, <i>Housing and Planning Act 1986 – Council Flats for the Elderly</i> Housing Committee report June 1994, <i>Designation of Flats – Right to Buy</i> Regulatory Board report, 3 December 2002, <i>Removal of age restriction on occupancy condition 1-8 Alliance Close</i>
Appendices/Enclosures:	
Appendix 1	Designate to Mature lets to better comply with RTB guidelines
Appendix 2	Full list of age-specific designation
Appendix 3	Property list from Housing Committee report 3 November 1988
Appendix 4	Property list from Housing Committee report 1 June 1994
Appendix 5	Properties with age-specific planning restrictions
Report author/ Lead Officer:	Judy Knapp/Steve Newton

Appendix 1

Properties currently holding the elderly designated status, but where the mature let category better fits with Right to Buy guidelines and local letting practice (87 in total):

Aspen Close (5)
Blackthorn Drive (27)
Hamlet Way (26)
Naish Drive (6)
Pinewood (5)
Stanley Close (8)
The Thicket (6)
Vineside (4)

Appendix 2 Full list of age-specific property designation

Address	Current designation on IBS	Recommended change	Reason	Property type	Numbers	Total	Planning restriction ?	Other notes
Acorn Close	ED	No change		Bungalow	1-14	14	No	
Anns Hill Road	ED	No change		Bungalow	230 – 236 (evens)	4	No	
Archer House	No designation	ED designation removed by Housing Cttee 3.11.88. First floor for over 38s – Housing Cttee 1.6.94. Re-designate whole block as Mature Let, initially for 5 years	Current letting practice: to let to middle aged customers.	Flat	1-5, 7-8, 10, 12-14	11	No	No. 15 is a 3 bed DPU (not ED). Nos 6, 9, 11 already sold.
Aspen Grove	ED	Re-designate as Mature Let, initially for 5 years		Bungalow	5, 6, 8, 9, 10	5	No	No 7 already sold
Austerberry Way	ED	No change		Bungalow	1, 35	2	No	
Behrendt Close	ED	No change		Bungalow	1-12, 14-17	16	No	
Blackthorn Drive	ED for ground floor flats No designation for 1 st floor	1 st floor already removed from ED status by Housing Cttee 1.6.94. Re-designate 1 st floor as mature let, initially for 5 years.	Over 800 from basic amenities.	Flat	27-34, 51-54	12	Yes	Application to be made to remove Planning restriction
Blackthorn Drive	ED	Re-designate as mature let, initially for 5 years	Over 800m from basic amenities.	Bungalow	35-50, 55-59	21	Yes	Application to be made to remove Planning restriction
Braemar Road	No designation	ED designation	Current	Flat	43, 45-52, 54-55,	60	No	

		removed by Housing Cttee 3.11.88. Re-designate as mature let, initially for 5 years	letting practice: to let to middle aged customers.		57-58, 60, 62-66, 68-69, 71-72, 74, 77-80, 82-92, 94, 98, 102, 106, 108, 110, 112, 114, 120, 122, 124, 134, 138, 140.			
Cheriton Road	ED	No change		Bungalow	10-16 (evens), 2B, 4B, 4A	7	No	
Chester Court	ED for ground floor flats No designation for 1 st floor	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change for ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	1-10, 11-17 (odds), 18-22, 24-46, 47-50, 52-77.	71	No	
Chilworth Grove	ED for ground floor flats No designation for 1 st floor	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change for ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	2-19, 22-29, 32-39	34	No	
Chilworth Grove	ED	No change		Bungalow	20, 21, 30, 31, 40.	5	No	
Copse Lane	ED	No change		Bungalow	9, 11, 12, 13, 15	5	No	
Dieppe Gardens	No designation	Currently not ED. Needs ED status to be applied.		Bungalow	2	1	No	
Dolphin Crescent	ED	No change		Bungalow	1, 52	2	No	

Dukes Road	ED	No change		Bungalow	1-6, 8, 10, 12, 18, 20, 22, 24	13	No	
Fleet Close	ED	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	5-16	12	Yes	Application to be made to remove Planning restriction
Fleet Close	ED	No change		Bungalow	1-4	4	No	
Forest Way	ED	No change		Bungalow	2	1	No	
Giles Close	ED	No change		Bungalow	1-12	12	No	
Glebe Drive	ED for ground floor flats	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	42-47, 51, 53-57, 59-62	16	No	
Glebe Drive	ED	No change		Bungalow	24, 31	2	No	
Gorselands Way	ED	No change		Bungalow	89, 115	2	No	
Greenway Road	ED	No change		Bungalow	2-8 (evens)	4	No	
Gregson Avenue	ED	No change		Bungalow	86-116 (evens)	16	No	No.96 is designated sheltered bungalow – tenant decanted from The Leisure. Will return to ED when that tenant has vacated.

Hamble Road	ED			Bungalow	2, 4, 6, 8, 10	5	No	
Hamlet Way	ED	Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Bungalow	1-43 (odds) 42-48 (evens)	26	No	
Harris Road	ED	No change		Bungalow	2-40	20	No	No.28 is designated sheltered bungalow – tenant decanted from The Leisure. Will return to ED when that tenant has vacated.
Hewitt Close	ED	No change		Bungalow	1-7	7	No	
High Drive	ED	No change		Bungalow	11	1	No	
Hilton Road	No designation	No change	Current letting practice: to let to middle aged customers.	Bungalow	22-25	4	No	
Hoyle Close	ED for ground floor flats No designation for 1 st floor.	1 st floor already removed from ED status (1.6.94) No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	2-21	20	Yes*	* Further investigation into Planning restriction required.
Ivy House	ED for ground floor flats No designation for 1 st floor.	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground		Flat	1-13	13	No	

		floor. Re-designate 1 st floor as mature let, initially for 5 years.						
James Close	ED	No change		Bungalow	13-17 (odds)	3	Yes	
James Close	ED for ground floor flats No designation for 1 st floor.	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	14-24 (evens)	6	Yes	Application to be made to remove Planning restriction
Lawn Close	ED	No change		Bungalow	1-5	5	No	
Lombardy Close	ED	Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Bungalow	16-20	5	No	
Lombardy Close	ED	ED designation removed by Housing Cttee 3.11.88. Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Flat	7-9, 11, 12	5	No	
Long Drive	ED	No change		Bungalow	21-27, 35, 42, 57, 64, 79, 86, 101	14	No	
Mabey Close	ED	No change		Bungalow	16, 24, 25, 31-34	7	No	
Marine Cottages	ED	Re-designate as mature lets, initially for 5 years	Current letting practice: to let to middle	Bedsit bungalow	1-8	8	No	

			aged customers.					
Mariners Way	ED	Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Bungalow	18, 24, 30, 31, 36	5	No	
Mill Lane	ED for ground floor flats No designation for 1 st floor.	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.	Current letting practice: to let 1 st floor flats to middle aged customers.	Flat	1-3, 6-8, 18-27	16	No	
Naish Drive	ED	Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Bungalow	4, 6, 8, 21, 23, 25	6	No	
Nesbitt Close	ED	No change		Bungalow	1-6	6	No	
Normandy Gardens	ED	No change		Bungalow	1, 5, 6, 7	4	No	
Nyria Way	ED	Re-designate as mature lets, initially for 5 years	Current letting practice: to let to middle aged customers.	Bungalow (bedsits)	26-52 (evens)	14	No	
Old Road	ED	Re-designate as mature lets, initially for 5 years	Current letting practice: to	Bungalow	66-86 (evens)	11	No	

			let to middle aged customers.					
Pinewood	ED	Re-designate as mature let, initially for 5 years	Over 800m from basic amenities.	Flat	15, 17-20	5	No	
Queens Close	ED	No change		Bungalow	1-12, 14-17	16	No	
Selbourne Gardens	No designation	Apply ED status		Bungalow	2, 4, 6, 10, 12	5	No	
Stanley Close	ED	Re-designate as mature let, initially for 5 years. DPU's to be de-designated, as general needs lets.	Current letting practice: to let to middle aged customers.	Bungalow	20-28 (evens), 38-42 (evens)	8	No	Nos 37 & 44 are 3 bed DPU's, not ED
St Lukes Road	ED for ground floor flats No designation for 1 st floor.	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	25-43, 38-68, 72-80	56	No	
Sunningdale Close	ED for ground floor flats No designation for 1 st floor.	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	1-4, 7-18, 21-24	20	Yes*	* Further investigation into Planning restriction required
Sycamore Close	No designation	ED designation removed by Housing	Current letting	Flat	11-16	6	No	

		Cttee 3.11.88. Re-designate as mature let, initially for 5 years.	practice: to let to middle aged customers.					
Sycamore Close	No designation	Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Bungalow	1	1	No	
Tamworth Court	ED for ground floor flats No designation for 1 st floor.	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	1-16	16	Yes*	* Further investigation into Planning restriction required
The Chine	No designation	ED designation removed by Housing Cttee 3.11.88. Re-designate as mature let, initially for 5 years.	Current letting practice: to let to middle aged customers.	Flat	9-12	4	No	
The Coppice	No designation	Re-designate as mature let, initially for 5 years.	Current letting practice: to let to middle aged customers.	Bungalow	5 -11 (odds)	4	No	Nos 6, 8, 10 already sold
The Crossways	ED	No change		Bungalow	11-23 (odds), 42-62 (evens)	18	No	
The Fairway	ED for ground floor flats	1 st floor already removed from ED		Flat	1-8, 14-20 (evens), 21	13	No	

	No designation for 1 st floor	status by Housing Cttee 1.6.94. No change for ground floor. Re-designate 1 st floor as mature let, initially for 5 years.						
The Fairway	ED	No change		Bungalow	9-12	4	No	
The Hoe	No designation	ED designation removed by Housing Cttee 3.11.88. Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Flat	1-4, 6, 12, 14-17	10	No	
The Links	ED for ground floor flats No designation for 1 st floor	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	72-78, 81	8	No	71 The Links is a DPU – not ED 79 & 80 already sold.
The Links	No designation	Apply ED status to this 1 bungalow		Bungalow	16	1	No	
The Mead	ED	No change		Bungalow	1-10	10	No	
The Spinney	ED	No change		Bungalow	9-12	4	No	
The Thicket	No designation	Re-designate as mature let, initially for 5 years	Over 800m from basic amenities.	Bungalow	1-6	6	No	
Turner Avenue	ED	No change		Bungalow	101-105 (odds)	3	No	
Vian Close	No designation	Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle	Bungalow	11-25 (odds)	8	No	

			aged customers.					
Vineside	No designation	Re-designate as mature let, initially for 5 years	Over 800m from basic amenities.	Bungalow	1-4	4	No	
Warders Court	ED for ground floor flats No designation for 1 st floor	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	1-12, 14-28	27	No	
Warnford Close	ED	No change		Bungalow	1-5	5	No	
Warnford Close	ED for ground floor flats No designation for 1 st floor	1 st floor already removed from ED status by Housing Cttee 1.6.94. No change to ground floor. Re-designate 1 st floor as mature let, initially for 5 years.		Flat	6, 8-16	9	No	
Watergate	ED	No change		Flat	1, 3, 4, 6-9, 11, 14, 15, 17, 20, 22, 23	14	No	
Wheeler Close	ED	No change		Bungalow	5-10	5	No	
Wilmott Close	No designation	ED designation removed by Housing Cttee 3.11.88. Re-designate as mature let, initially for 5 years	Current letting practice: to let to middle aged customers.	Flat	1-9, 12-15, 18-22(evens), 27, 29, 33, 35, 43-49(odds), 53-95(odds), 30-42(evens), 48-56(evens), 60,	74	No	

					68-80(evens), 86-104(evens).			
Yewside	No designation	ED designation removed by Housing Cttee 3.11.88. Re-designate as mature let, initially for 5 years.	Current letting practice: to let to middle aged customers.	Flat	15-20	5	No	

Appendix 3.

Housing Committee 3 November 1988

List of flats to be removed from elderly designated category, and therefore included within RTB

Archer House 1-14
Braemar Road 43-97, 46-140
The Chine 8-13
The Hoe 1-6, 12-17
Lombardy Close 7-12
Sycamore Close 11-16
Wilmott Close 2-104, 1-9, 13-95
Yewside 15-20

Appendix 4.

Housing Committee 1 June 1994

List of first floor flats above elderly designated flats, which will be let to over 40s, and therefore have the Right to Buy

Archer House 1-8
Blackthorn Drive 27-34, 51-54
Chester Court 1-22, 24-77
Chilworth Grove 2-19, 22-29, 32-39
The Fairway 1-8, 14-21
Fleet Close 5-16
Glebe Drive 42-63, 65
Hoylake Close 2-21
Ivy House 1-13
James Close 14-24
The Links 72-81
Mill Lane 1-9, 18-27
St Lukes Road 25-43, 38-68, 72-80
Tamworth Court 1-16
Warnford Close 6-17
Warders Court 1-12, 14-28
Watergate 1-18, 20-24

Appendix 5.

Properties with planning restriction, to be let to 60+ years (women) or 65+ years (men)

Blackthorn Drive 27-34, 35-50, 51-54, 55-59

Fleet Close 5-16

Hoylake Close 2-21

James Close 13-17, 14-24

Sunningdale Close 1-4, 7-18, 21-24

Tamworth Court 1-16

AGENDA ITEM NO. 7

Board/Committee:	Housing Board
Date of Meeting:	17 TH June 2009
Title:	Locality Housing Officer Update and LPSA2 (Local Public Services Agreement) Reward Money
Author:	Housing Services Manager
Status:	For Decision

Purpose

This report updates the Housing Board on the successful LPSA pilot scheme involving partnership between Hampshire districts and Hampshire County Council. This report also makes spend proposals for reward money due from the successful pilot.

Recommendation

It is recommended that Housing Board:

- (a) Notes the contents of this report
- (b) Approves the following items of expenditure:
 - I. £4,000 per year, over three years (£12,000 total), to be applied to Lettings Team staffing budgets to cover the Locality Housing Officer existing on-costs;
 - II. £5,865 per year, over three years (£17,595 total), to be applied to Lettings Team staffing budgets to cover the Visiting Officer existing costs of work associated with customers with assessed housing and care needs;
 - III. £4,000 per year, over three years (£12,000 total), grant payable to Hampshire County Council, to enable variation of Locality Housing Officer contract for the purpose of work with Gosport Children's Services and associated agencies;
 - IV. £60,000 to be held on account for the purpose of future funding of a Family Support Service, subject to further Housing Board approval before any draw-down of finance;
 - V. £6,942 to be held on account for the purpose of improving the existing Gosport and Fareham Supported Housing Panel scheme, subject to further Housing Board approval before any draw down of finance.

1.0 Background

- 1.1 Hampshire County Council (HCC) and its Hampshire local authority strategic partners agreed a Local Area Agreement (LAA) which, in turn, included agreed Local Public Service Agreement (LPSA2) targets. Housing and Care is included in both the LAA and the LPSA2. The LAA target D4/LPSA2 Target 14 sought to combine local and national initiatives by increasing the number of people with both an assessed housing need and an assessed care need who could access

mainstream housing through district Council processes by exercising their “Right to Request”. The scheme which was Hampshire wide, involved the deployment of six Locality Housing Officers within districts, but employed by HCC (Health and Wellbeing). Their purpose was to be a conduit between Hampshire Adult Services (primarily) and housing providers in each district. The aim was to achieve re-housing of people with assessed housing and care needs into mainstream housing. The primary focus has been on moving people who were unnecessarily living in residential care into mainstream housing and in doing so achieve significant cost savings for HCC.

1.2 At an operational level the scheme has proved to be an overwhelming success with targets far exceeded (audits by Hampshire County Council). It has also demonstrated the effectiveness of deploying officers to work at authority interfaces, rather than simply relying upon protocols. Two valuable lessons have been learned from this pilot about interface working:

- a) Where two complex areas of work interface (in this case adult services and housing) it should not be assumed that a worker in one area will be able to navigate the other area effectively. There is a need for support to enable the Locality Housing Officer with that navigation;
- b) There are issues over what can be summarised by the phrase “brand loyalty.” The fact that the Locality Housing Officer worked with the districts’ housing services made it important that they were perceived by Adult Services as part of Hampshire County Council (the “brand” in this case). This greatly assisted the Locality Housing Officers ability to penetrate into the numerous Adult Services teams and agencies that Adult Services work with and develop trusting relationships.

1.3 The outcomes of exceeding the target are that:

- a) Hampshire County Council will receive £1,644,500 financial reward in two tranches: 50% in late 2009/10, and 50% in 2010/11 (subject to final audit);
- b) Hampshire Adult Services have approved funding of the existing Locality Housing Officer posts for a further three years, with a top up from the districts’ slice of the reward money that Hampshire has agreed to share with the districts.

1.4 The districts will each be given by Hampshire County Council a total of £108,537 in two equal tranches as above. This is a matter of contract between Hampshire County Council and the districts and is subject to one crucial stipulation which is:

“Reward grant received by Hampshire County Council for performance in relation to this target will be ring-fenced for the purposes of housing for people with assessed care needs.” (Schedule 1, paragraph 6).

1.5 The remainder of this report considers how best to apply the windfall reward money due.

2.0 Report

2.1 Four areas of spend within Gosport Borough Council have been prioritised. These areas reflect need and meet the contractual obligation for ring-fencing set out in

1.4 above. These areas are:

- a) Apportionment of existing staffing and associated costs in the Lettings Team for functions performed in connection with customers with care needs;
- b) Pilot expansion of Locality Housing Officer role to address the interface with local Children's Services teams;
- c) Family Support Service;
- d) Gosport & Fareham Supported Housing Panel development plans.

2.2 Items (c) and (d) above require money to be held on account at present and would be subject to further Housing Board approval before actual commitment.

Lettings Team functions

2.3 The Locality Housing Officer is within this team and whilst direct staffing costs are borne by Hampshire County Council, this Council clearly incurs on-costs. At the standard rate of 25% on-cost calculation the annual cost is £4,000. As the Council is committed to three years, this on-cost should apply for three years giving a cost of £12,000.

2.4 The Visiting Officer in the Lettings Team has taken on the responsibility for managing the sublets waiting list and monitoring and identification of potential customer's suitability for the scheme. The sublets scheme is the primary way in which customers with assessed care needs have been re-housed and as such has been the majority contributor to target fulfilment in Gosport. It is the case that customers in sublets/waiting list have assessed care needs.

2.5 The estimate of time the Visiting Officer spends on the sublet scheme is 25% which means that existing direct staffing costs, plus on-costs at 25% totals £5,865 per annum, or for three years equals £17,595.

Pilot expansion of the Locality Housing Officer Role

2.6 Whilst the current thrust of work undertaken by the Locality Housing Officer is about servicing the interface between Hampshire Adult Services and housing, it is the case that the job description includes work with Children's Services. Members will be aware that this Council is encountering severe operational issues, primarily in the homelessness service, with young people (particularly 16 and 17 year olds). All districts are reporting similar issues to Gosport in this respect. However, because Gosport has an unusually high proportion of young people the extent of the problems in Gosport are more severe.

2.7 For the above reason this Council has volunteered to lead a review of the existing protocol between Children's Services and all Hampshire districts. That review is still in progress but the initial stages of the review involved an assessment of the Gosport locality and services within it. What has come out of this Gosport review are:

- a) Both this Council and Children's Services have approved the continuation of grant to the Accommodation Resource Centre as the primary agency for young people (16 to 25 year olds). See March 2009 Housing Board (Grants to external bodies) and Children's Services have committed £12,000 per annum.

- b) New housing with support provision:
 - I. Supported Lodgings Scheme for young people (Accommodation Resource Centre) funded by Hampshire Supporting People;
 - II. Supported Lodgings Scheme for pregnant teenagers (Accommodation Resource Centre) funded by Hampshire Supporting People;
- c) Revised operational guidance in respect of liaison between Accommodation Resource Centre and Children's Services Reception and Assessment Team (see Appendix B);
- d) Identification of a gap in inter-agency working in respect of young persons receiving Children's Services input. This gap is around the area of: how those young customers are passed onto housing agencies where re-housing and/or support are needed.
- e) A recognition that existing arrangements for the Gosport and Fareham Supported Housing Panel require an officer to take responsibility to feed and monitor cases into the Panel system from Children's Services and their associated agencies.

2.8 Paragraph 2.7 d) and e) are what the Locality Housing Officer currently does for adults. The proposal is to replicate the work the Locality Housing Officer already does with adults and apply the same type of service to Children's Services and associated agencies (see Appendix A).

2.9 In three areas in Hampshire (Eastleigh, Basingstoke and New Forest) there are local arrangements in place that are equivalent to the proposal in 2.8 through Connexions. Elsewhere the gap is apparent.

2.10 The Gosport Locality Housing Officer, being part time, is willing to increase hours from 20 to 25 per week to enable a pilot scheme to be delivered. Fareham may replicate this model. The cost to increase the Gosport Locality Officer's hours is £4000 per annum and for three years the total cost would be £12,000 (provisional figure to be confirmed) paid by grant to Hampshire County Council annually.

2.11 As a formal pilot the intention is to demonstrate the effectiveness of this role and seek alternative sources of funding to commence after three years.

2.12 The Locality Housing Officer is directly employed by HCC. Should further funding not be made available by HCC at the end of the pilot the support to adults and children would cease. There are no contractual employment obligations on Gosport Borough Council in relation to this post and therefore there is no need to identify an exit strategy should funding cease. Officers will work with HCC and other partners over the coming year to lever in other funding to protect what is a valuable service to local people.

Family Support Service

2.13 Members will be aware (March 2009 Housing Board, grants to external bodies) that this new service received this Council's Housing Services support for funding from Hampshire Supporting People. In addition, this Council's Community Safety and Gosport Children's Services supported the bid. The first round bid was refused. However, it has been referred back for re-consideration by this Council

under the funding criteria of a “time limited pump-priming bid”. A condition of pump priming criteria is that the service will have alternative sources of funding to enable it to continue after the period when Supporting People grant expires (two years).

- 2.14 The re-submitted bid confirms that a recommendation is being made to this Housing Board to set aside £60,000 to enable the Family support Service to continue after any Supporting People grant expires, subject to further Housing Board approval prior to any spend. The reason for this further approval is two-fold. Firstly, presuming Supporting People grant is agreed, the two years will be used to seek further partnership involvement and funding. Secondly, it is assumed that Members will want to review the matter at the time rather than grant approval for something so far in advance. It is recommended that £60,000 be set aside and held on account for the Family Support Service, and any spend be subject to further Housing Board approval at the relevant time.
- 2.15 The bid to Supporting People is in Appendix B. This gives a useful summary of the scheme and its purpose.

Gosport and Fareham Supported Housing Panel

- 2.16 This established panel is the inter-district forum to resolve specific cases where no move-on plans have been able to be put in place (where support is needed). This aspect of the Panel function works well. However, there are concerns that the panel is insufficiently resourced to monitor existing residents in supported housing. This is a significant issue because some supported housing schemes evidence insufficient move-on activity, yet the scarce supported housing schemes are silted-up and unable to address the needs of people waiting for scheme placements.
- 2.17 Additionally, it is becoming increasingly clear that Gosport has a significant deficit of supported housing for customers in the, County designated homeless, category (all customers except those that are elderly or have learning disability). The combination of a significant deficit of resource and potential inefficiency of some services (insufficient move-on) is thought to be a major contributor to the high profile of single homelessness in Gosport. Gosport homelessness acceptances for single persons are consistently between 10 -15% higher than the average results for South East England.
- 2.18 The impact of supported housing provision in Gosport (or comparative lack of it) does have a direct cost implication to this Council under homelessness and this was highlighted in the 2006 Homeless Strategy Review. There is an established need to make further progress in this area. The lowest cost action is to provide additional resources to enable the Supported Housing Panel to effectively monitor not only new cases but those already in the system to ensure appropriate move-on planning and to evidence strategic relevance of schemes. In addition, the improved strategic information provided by a better Panel administration will strengthen Gosport’s claims to greater re-distribution of a shrinking Hampshire supporting people funding programme.
- 2.19 As the Panel is cross-district with Fareham this is not a matter that should be pursued in isolation. Fareham is as equally determined to move this matter

forward but at this stage have not produced costed proposals. For this reason alone, this item has been placed as the last priority, but in reality it carries far more weight than this ranking. However, it is recommended that the remainder (£6,942) of the reward money be set aside for the purpose of applying to the Gosport and Fareham Supported Housing Panel, subject to further Housing Board approval at the relevant time.

3.0 Risk Assessment

3.1 This report recommends spend in only one new area: the expansion of the Locality Housing Officer role (2.10 above). Other spend recommendations are simply about providing new funding, for a three year period, for existing Council spend (2.3 and 2.5 above) or to hold money on account for future spend, subject to further Housing Board approval before any draw down. The risks involved in this report are restricted to the expansion of the Locality Housing Officer.

3.2 The extent of risk is that for an unforeseen reason, the reward money expected by Hampshire County Council is not paid. Hampshire's own audits of the case results suggest the target was more than easily surpassed and as such the risk is of no reward money being due appears minimal. Additionally, this report commits to only £4,000 being spent this financial year. By the end of this financial year the reward money will have been confirmed and part paid. It is therefore recommended that the Council forward fund this £4,000 as the risks are minimal.

4.0 Conclusion

4.1 This report is presented as a good news story of how the developing strategies of inter-authority work envisioned in the Local Strategic Partnership can produce constructive solutions to difficult areas of work. The recommendations in this report for spend are mainly about re investing Government reward money into new inter-authority work to produce new constructive solutions to overcome newly identified difficult areas of work.

Financial Services comments:	None
Legal Services comments:	None
Service Improvement Plan implications:	There are no Service Improvement Plan implications in this report
Corporate Plan:	N/A
Risk Assessment:	See 3.0
Background papers:	<ul style="list-style-type: none"> • 2009/10 Grants to External Bodies: March 2009 Housing Board. • Review of the Homelessness Strategy: June 2006 Housing Board
Appendices/Enclosures:	
Appendix A	A Process flowchart: Supporting 16/17 year olds-interagency mapping
Appendix B	Family Support (Roberts Centre) funding bid to Hampshire Supporting People 2009
Report author/ Lead Officer:	Steve Newton 023 9254 5296

APPENDIX B

FAMILY SUPPORT/INTERVENTION – GOSPORT

Service Description and Client group

The target group for this project will be families, who are involved in persistent anti social behaviour, & where there is a history of non-engagement & failed sanctions. It is envisaged that the families targeted will be known to agencies, and are threatened with homelessness because of anti social behaviour, and would be intentionally homeless within the homeless legislation. The service will also focus on the Every Child Matters agenda recognising that:

The service will work with families to prevent offending in the context of early intervention to prevent all poor outcomes for children and young people.

The case for whole family support

Evidence shows that effective intervention to improve outcomes for children and young people requires recognition of the way risk factors in families inter relate. Improving a child's behaviour and attendance at school may require supporting their parents with parenting. For families with the most severe and complex needs, research shows that the Family Intervention Projects intensive multi agency support co-ordinated by a single key worker can bring about significant changes.

Key features of the Family Intervention Project model

The following features have been identified in a recent evaluation as crucial to the effectiveness of the FIP model:

- **A dedicated key worker who works intensively with the whole family:** Their role is to manage or 'grip' the family's problems, co-ordinate the delivery of services and use a combination of support, rewards and (where appropriate) the possibility of sanctions to motivate families to change their behaviour. Persistence and assertiveness with families is critical to keeping them engaged and following agreed steps. Key workers deliver direct support to families (around developing life skills, self confidence, motivation and goals) as well as referring to specialist interventions. Small caseloads enable the key worker to work very intensively with families and stay involved for as long as necessary.
- **Projects take a whole family approach** which recognise the inter-connectedness between children's and adults problems. The key worker takes a 'whole family approach' ensuring that the needs of the whole family are assessed and responded to in a holistic way. Projects make particular efforts to include non resident fathers.
- A **contract** is drawn up between the family and key worker which sets out the changes that are expected, the support that will be provided in order to facilitate that change and the consequences if agreed changes are not made or tasks undertaken. A coordinated support plan for the whole family is developed which sets out the contribution of different services and fills any gaps in support. The support plan nearly always includes an evidence based parenting programme. It should also include the family's objectives and how they will be met, individual family members contributions (where appropriate)

and the contribution of services, with timescales and reviews built in to ensure accountability.

- The **possibility of sanctions to motivate families to change:** The 'ASB FIPS' use a range of sanctions primarily linked to anti-social behaviour (ASBOs, demoted tenancies, possession orders etc). These sanctions may not be applicable or appropriate in working with families not involved in anti-social behaviour. Local authorities will need to consider the role of sanctions in the new projects once they have formed a view on which families they wish to target. Where there is evidence of poor parenting, projects may consider using parenting related sanctions such as Parenting Orders
- **Effective multi agency arrangements:** A FIP cannot be effective without sign up and co-operation from the full range of relevant agencies locally. Services such as early years, schools, social services, youth services, housing, community safety, Police and the YOT , the PCT and health services may all need to participate. Relevant agencies need to make referrals, share information about a family, attend case review meetings and inform the FIP about progress and if appointments are being attended.

The Family Intervention Project model

Family Intervention Projects were recently subject to national evaluation carried out by the National Centre for Social Research. ¹ This found evidence of significant reductions in key risk factors for families:

Number of people supported

The service will support 3 families at any one time.

Number of hours provided

Family Intervention is needs lead and intensive and as such it is difficult to say how many hours – but a minimum of 26 hours a week will be provided.

Outcomes and Outputs and evaluation

The PFIP provides a range of support including developing practical skills such as establishing routines for children, cleaning, cooking as well as improving parenting skills. Where families disengage or refuse help, the FIP will persistently continue its work until a result is achieved.

Impact

Sheffield Hallam University conducted an evaluation of six family support projects in the North West of England. Their study found:

- An 85% reduction in complaints about anti-social behaviour
- A 36% improvement in school attendance
- An 80% reduction in the risk of homelessness

We have our own outcome monitoring tool which we use. This assessment tool measure s were people are at the beginning of our intervention and then we measure them through the process to observe and point out to the family how much they have achieved and were we still need to focus on new behaviours. The Roberts Centre also has a full time User

involvement Worker who will undertake satisfaction surveys and exit interviews for the families.

Risk management We have a system that means each referral is subject to a robust risk assessment process. Staff are all Police Checked for Children and Vulnerable Adults and use the Guardian lone working system.

Evidence of Need

The population of Gosport is approximately 80,000. Out of this number Gosport has a relatively young age structure, with a large percentage of its population aged under 40 years.

Gosport is ranked the 165th most deprived Local Authority area in England out of 354 and is the second most deprived district in Hampshire. Indices of deprivation include information at below ward level known as Super Output Areas (SOAs). Hampshire contains 28 SOAs, located across five districts that are classified within the 20% most deprived areas in England. Of these 28 SOAs, **4 are located in Gosport**. These are within the wards of Town, Grange and Leesland. (Source: ODPM Indices of Deprivation 2004)

Local Priorities

Gosport's Sustainable Community Strategy sets out Gosport's 2026 Vision and shows a commitment to addressing concerns which include homelessness neighbour nuisance and children achieving well against the 5 outcomes of Every Child Matters

National Indicators

This service assists in meeting LAA national indicators:

NI 141 - Percentage of vulnerable people achieving independent living

NI 142 Number of vulnerable people who are supported to maintain independent living

This service recognises that some people are not going to go to get help, or are reluctant to engage with agencies offering them support.

No two families or indeed people are the same, so the service needs to be flexible, creative, tenacious and committed to assisting the members of the household change their behaviours to improve their families potential.

Delivery

Multi agency working – Family intervention is a multi agency project which relies and expects the active participation of other agencies to implement, support the actions plan and sanctions. We would work with children's services, housing, PCT, YOT, schools and

education welfare, Police, Housing officers, anti social behaviour teams, crime & disorder specialists and depending on the families others.

Timescale - The service can be provided in Gosport from the 1st April 2009 and operate until at least the end of March 2011.

Value for money - The approach used by the Roberts Centre Family Intervention service has been designed using our experience and the outcome monitoring tool that we have developed. All our services are designed on the principle that honesty, challenge, and being tenacious are the bedrock upon which our work is delivered.

People need to have action and consequence highlighted and that what happens to them is largely determined by their actions or inaction.

New behaviours take time to embed but once they have you have a life change not crisis management. This outcome is an actually building block of having more sustainable communities.

Funding

Cost of Employment	Salary	Hrs per week	Total inc on costs	2010/11
Project Manager	26,840	37	30,866	
Senior IFS wkr	24,637	37	28,333	
Admin Assistant	13,901	37	15,986	
Resettlement wkrs x 4	79,200	37 each	90,288	
Agency staff			500	
Family Services Manager		5	4,076	
Total Staff costs			170,049	
Travel & subsistence			4,363	
Child Care Allowance			500	
Recruitment costs			7,000	
Staff Training			3,500	
Mobile phones inc Guardian			1,200	
Printing/stationery			850	
Postage			625	
Professional advice			3,000	
IT systems			4,200	
Welfare and Activities			2,100	
Office costs			28,000	
Total Project Cost			225,387	
Gosport				
Supporting People			29,068	29,689.92
26 hours pw @ £21.50 per hour x 52 = £29,068 2009/10				
26 hours pw @ £21.96 per hour x 52 = £29,689.92 2010/11				

The Future – Flexibility

This service can be used with a wide range of client groups and the Roberts centre is committed to adapting to inevitable changing needs in communities.

Support from Statutory Partners

This bid is supported by
Gosport BC:- Housing Services and Community Safety
Hampshire: Gosport Children's Services (Glynis Hodges)

Grant criteria consideration

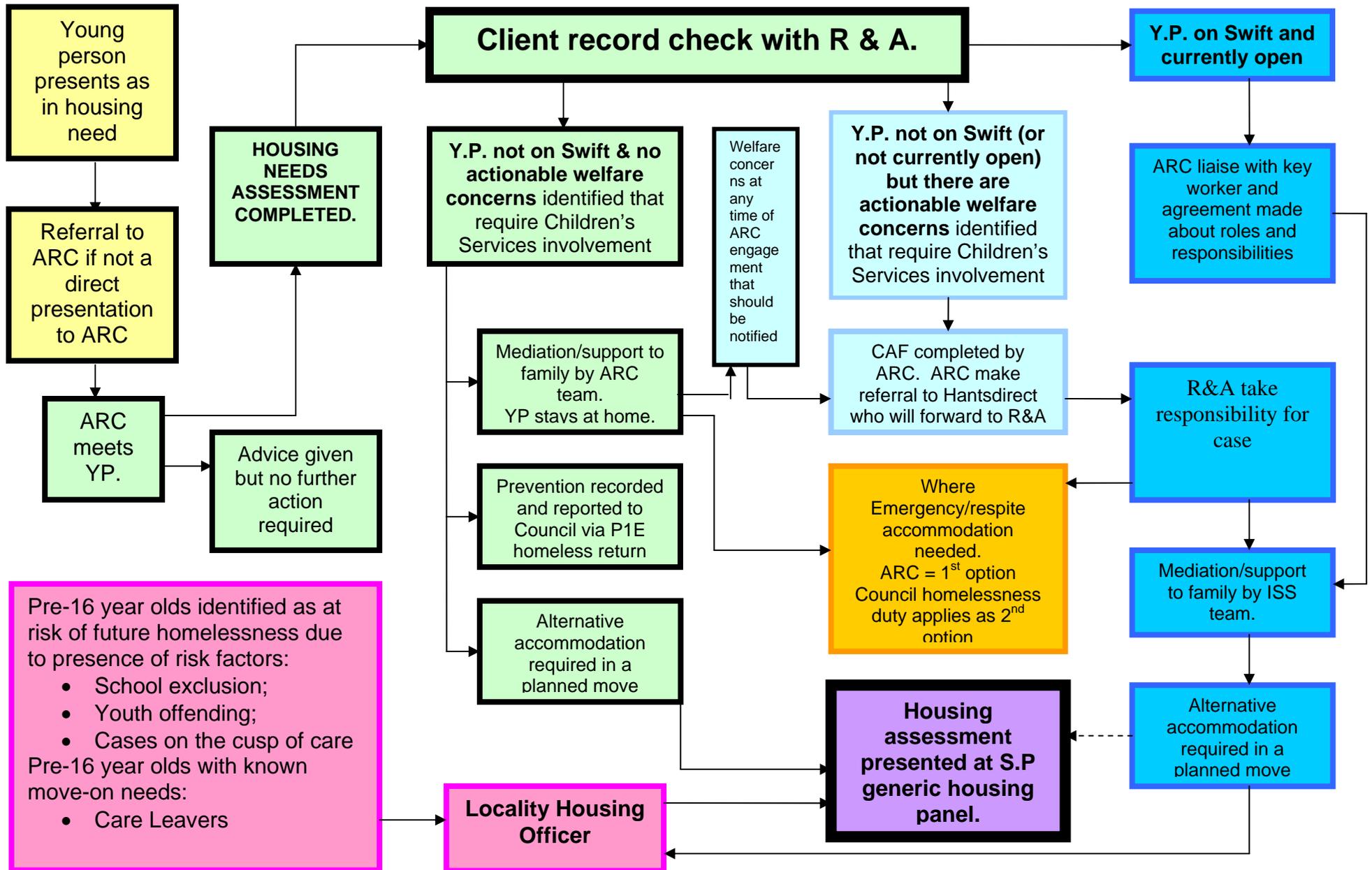
This bid is a pump priming bid to establish the service locally. Gosport BC is due to receive over £100,000 LPSA2 housing reward money in 2010 and a continuing family intervention project remains the highest local priority to develop. Accordingly Gosport Members will consider a report (scheduled for the June 2009 Housing Board) that will recommend holding around £60,000 on account to enable the family intervention project to continue beyond any SP grant funding .In the interim years additional sources of funding via LAA partners will be explored

Exit strategy -

The service capacity of 3 households at any time appears sufficient to address currently established need (GBC homeless households in temporary accommodation evidence need for a minimum of 2 households needing very high levels of intervention support as per this service specification).

Additional sources of funding are being considered for possible expansion and /or continuation after the two year SP grant expires. Funding sources include LPSA2 reward money.

APPENDIX A SUPPORTING 16/17 year olds in HOUSING NEED



AGENDA ITEM NO. 8

Board/Committee:	Housing Board
Date of Meeting:	17 th June 2009
Title:	Garage Review
Author:	Housing Services Manager
Status:	For Decision

Purpose

To provide a further overview to Housing Board on the condition of Housing Services owned garages and propose an action plan for investment and development of garage sites.

Recommendations

That the Housing Board:

- a. Note the contents of the report.
- b. Agree the Garage Action Plan as detailed in Appendix B
- c. Agree the rent framework (subject to Full Council approval in 2010) as described in paragraph 2.9.4.

1.0 Background

- 1.1 There are currently 811 garages in the stock throughout the Borough. In 2007, the Housing Services Unit undertook a survey of all garages (then 834 in total, see 1.4 below) and garage sites to:
 - a. Establish condition of the Council owned garages and garage sites managed by the Housing Services Unit
 - b. Inform the production of a strategy and action plan for the delivery of that strategy. This would be subsequently considered by the Housing Board.
- 1.2 Initial inspections of garages took place in 2007. The inspections were undertaken by a Housing Services surveyor and the garage review project Officer. Additional internal garage inspections were undertaken in approximately 40% of garages. All garages were classified into 3 categories according to condition:
 - a. **Good:** requiring minimal investment and an expected life 15+ years
 - b. **Fair:** investment required in medium term with an anticipated life, without investment, of 5 -7 years
 - c. **Poor:** urgent investment or demolition required in short term (ideally 1-3 years).
- 1.3 As reported to Housing Board in September 2008, the garages in Lee on the Solent, Forton, Elson, Leesland and Clayhall areas are overall in slightly better condition than Bridgemary North and South. As might be expected, it is also apparent that brick build garages are in better condition than those that were constructed of concrete panel or wooden structures. All the garages constructed of sectional concrete panels are showing varying signs of spalling and erosion of construction elements (of the pre-cast panels and fittings). It is possible that all the garage blocks deemed to be in fair condition will not be suitable for letting purposes after 5 to 7 years. Any extension

after this period would be subject to a further survey being carried out and their condition would need to be continually monitored during this period.

- 1.4 Of the 811 remaining garages (down from 834 considered at the time of the survey due to enforced demolition) in the Borough it was estimated that 253 garages (over 30%) required demolition, ideally within one to three years. 23 of these garages have already been demolished leaving 230 (28%) to be considered. All but around 3% (23) of garage stock would ideally require some form of action/investment within the next 7 years.
- 1.5 In September 2008, the Housing Board were informed that the estimated total cost of repair works to all garages was in the region of £748,000 [at 2008 - 09 prices, uplifted for inflation] representing £896 per garage on average, but that repair for many of the garages was not an economic or practical solution. These figures excluded consideration of demolition and/or replacement (see Appendix A).
- 1.6 The rent for a garage is £6.38 per week for Council tenants and where garages are let to non Council tenants, VAT is charged (making £7.50 per week for non Council tenants). This is a fixed charge throughout the Borough with all licensees charged the flat rate. The potential gross income generated on the letting of Housing Services managed garages was in the region of £231,000 in 2007 - 08. Actual income (i.e. less empty premises) was in the region of £216,000. The potential gross income generated on the letting of Housing Services managed garages is anticipated to be in the region of £235,000 in 2008 - 09. Actual income (i.e. less empty premises) is budgeted to be in the region of £219,000. A 5.0% rent increase was approved for 2009 -10.
- 1.7 It should be noted, however, that 63 of these garages (£20,900 per annum revenue) are not currently let because of concerns about condition and health and safety.
- 1.8 There are currently 97 applicants, both Council and non-Council tenants on the waiting list for garages (as at 01/05/09). It should be noted that some applicants have given multi location choices (13 in all) so they will appear on the waiting list more than once. It is however reasonable to assume from the profile of applicants that there is a healthy demand for garages in most areas.
- 1.9 At the Housing Board meeting of September 2008, Members requested Officers bring a further report to the Housing Board with recommendations for a garage strategy and action plan and to take account of consultation with Ward members and tenants.

2.0 Report

Strategy and Action Plan

- 2.1 The strategy and action plan considered the following general principles:
 - a. Recognition that the priority investment for the Housing Service is in its property base as reflected in the Asset Management Strategy (agreed at Housing Board January 2009). Investment in garages is a secondary objective.
 - b. Programme priorities are set according to structural condition and unit cost of replacement – a ‘worst first’ strategy
 - c. Consideration is given to all available options for the management of the garage site assets
- 2.2 Officers considered the condition survey results and have made recommendations for the garages that were deemed to be uneconomic to repair along with a phased

priority action programme. The sites proposed for action were identified as those where the unit cost was greater than £500 per garage unit. They were then individually assessed for best use, options included:

- a. Demolition and replacing of garages with new
- b. Demolition and creation of off-road parking areas
- c. Redevelopment
- d. Sale to existing licensees and/or households neighbouring the site.

2.3 The key points considered when discussing the proposal for each site are described in Appendix E.

2.4 Timescales for the delivery of the proposals have been assessed on the basis of existing condition, those assessed as 'poor' being prioritised. Those initially assessed as 'fair' have been prioritised according to the unit cost of repair. The higher the unit cost the higher the priority and the earlier it is proposed that they will receive attention.

2.5 Sale (as currently proposed for sites 4, 18, 19, 22, 43, 51) can include freehold or leasehold. In addition Members need to note that best consideration must be obtained for land and where this may include the potential for development this must also be considered in the valuation of the land and the potential benefit to the purchaser.

2.6 Redevelopment would ordinarily involve the gifting of land to the developer (invariably to a Housing Association) where that benefits the Housing Revenue Account and Council.

2.7 Members should note that any site disposals for redevelopment would have to be processed through the appropriate consultation framework, including approval at Policy and Organisation Board.

2.8 It is proposed that arrangements for those affected by demolition or other proposals requiring decanting will be minimal. It is **not** proposed that any alternative priority is made for individuals required to leave specific sites as a consequence of work. The requirement under the existing agreement is for one weeks notice (on either side). It is proposed however that a longer time is given in practice to garage users (28 days as a minimum) in order for them to make preparations for departure. It is proposed however that existing users (*only those renting at the time of decant date*) are given priority for returning to sites where garages are being re-provided, the remaining allocations then going to those on the waiting list.

2.8 The costs associated with the proposals outlined in Appendix B for the 7 year strategy is £853,360. A further £330,000 for action has been identified for the future (Horton Road, Birch Drive, Tudor Close, Niton Close, Durham Street, Hamlet Way, Dolphin Crescent), but are outside the timescales of this strategy, which will be running from 2009 -16. These locations represent the lowest unit cost repairs currently required on the stock and will need to be considered in a future action plan.

2.9 Rental Framework

2.9.1 As stated above (1.6) the rent for a garage is £6.38 per week for Council tenants and where garages are let to non Council tenants, VAT is charged (making £7.50 per week for non Council tenants).

2.9.2 Options were considered for restructuring the rental framework for garages taking into consideration:

- a. Differential charges between the public and private sector (see Appendix D)
- b. Differing demand in different locations according to demand
- c. Charging policies in other Authorities (see Appendix D).

2.9.3 It is not proposed that there are changes to the rental framework to take into account different locations. This is because the majority of garages are located to specific areas and therefore the net affect of differential charging in revenue terms will be relatively small and remain administratively testing.

2.9.4 There are two proposed changes:

- a. That new garages have a different charging structure. It is proposed that the new rents are based on a payback period of 5 years from initial outlay for the demolition and rebuild costs of the new garages. That cost is approximately £2,500 per garage. A 5 year repayment cycle (excluding on-going maintenance & management costs) would set rents for new garages at £9.62 per week (plus annual increases with Board approval). This compares favourably with some providers, Eastleigh BC and a private provider in Lee on Solent and on a par with Portsmouth CC, most local RSL providers will be lower, but their garages are inferior in both facilities and quality (see Appendix D).
- b. It is also proposed that a flat rate £1.00 increase in rents are made for 2010 -11 onwards (and subject to annual increases with Board approval) for all existing garages. This would make a garage rent £6.38 + £1.00 plus the annual inflationary increase. This increase would help pre-fund the garage improvement works outlined in this strategy.

2.9.5 It is believed that such a strategy would in part split the funding of the action plan between those that have received the benefit of the new garages and those that would be doing so in the future (garage licensees having first refusal of new garages) So therefore:

- a. Increase charges for those with new garages to fund the building
- b. Pre-fund improvements to the garage stock but minimising the impact on funding the broader Asset Management Strategy.

2.10 Consultation

2.10.1 At the September 2008 Housing Board, Members requested that Officers consult with Ward Councillors on proposals for garage sites within their Wards. That consultation took place between 19th January 2009 and 2nd February 2009.

2.10.2 Ward Councillors (where there were sites within their Ward) were provided with a covering letter and an information pack containing:

- a. A map of garages sites within their Ward and the garage locations within Gosport
- b. The current proposals for each site
- c. [where applicable] an example of garage designs
- d. [where applicable] a background briefing on sites with a re-development potential.

2.10.3 In addition the proposals were circulated to all Members via the *Members Information Bulletin* (MIB).

2.11 Feedback from Ward Councillor Consultation

2.11.1 Feedback from the Ward Councillor consultation is contained in Appendix C.

2.11.2 Most Councillors are supportive of most of the proposals for their Wards. The primary objections were to proposal for redevelopment. Discussion with individual Ward Councillors have resulted in a strategy action plan that it is believed has support with Ward Councillors.

2.12 Resident Consultation

2.12.1 Consultation also took place with residents via the Housing Forum.

2.12.2 Local resident consultation (in the case of redevelopment) and additionally with existing garage users (in the case of replacement) will follow the processes identified in the consultation framework already established. Any redevelopment will also be subject to statutory consultation via the planning process.

3.0 Risk Assessment

3.1 There are potential risks associated with the management of these assets. Should the recommendations in this report be approved, then the overall likelihood of risks materialising (with controls in place) is assessed as **Medium**. Those are in the areas of:

- a. Risks of damage to property as a consequence of disrepair (Medium)
- b. Risks of public liability claims (Low)
- c. Increasing loss of rental income (High).

3.2 The assessment of severity of those risks has been assessed as follows:

- a. Personal safety (Low): (Minor injury or discomfort to individual or several people)
- b. Failure to meet legal/Health and Safety obligations (Low): (Litigation or claim up to £100,000)
- c. Financial loss (Medium): (£25,000 to £100,000 (rental income))
- d. Negative publicity (Medium): (Local or public interest/National public or press aware).

3.3 The controls in place to mitigate risk are as follows:

- a. Decanting of high risk garages
- b. One off survey reports on condition (2006 -08)
- c. On-going programme of Estate Wardens inspecting garage sites
- d. Add hoc Housing Officer inspections
- e. Repair and contact system in place for garage licensees.

3.4 Members should note that if this Board decides not approve the proposals as detailed in Appendix B any changes made by Housing Board involving extra finance would have a knock on effect delaying the subsequent programme. In turn as that subsequent stock ages further garages fall into a state of disrepair possibly increasing the risks detailed in 3.1 above and increasing the likelihood of demolition (but without available funding to regenerate the sites).

4.0 Section 17 Crime and Disorder Act

4.1 Garage sites are frequently cited as locations for sources of anti-social behaviour. The Housing Services Unit receives regular reports of fly tipping, noise, car repairs, substance abuse and boundary disputes. The general appearance of some of these garage sites is believed to encourage anti-social behaviour. A successful strategy will reduce the potential for anti-social behaviour in some of these areas.

5.0 Financial Considerations

5.1 The investment per annum proposed in the action plan outlined in Appendix B is as follows;

2009 -10	£106,820
2010 -11	£138,650
2011 -12	£124,116
2012 -13	£124,980
2013 -14	£164,800
2014 -15	£96,694
2015 -16	£97,300
Total Investment	£853,360

5.2 The current funding allocation for 2009 -10 (as approved by Housing Board in March 2009) is £80,000. An additional £26,820 would be required to be vired in to the garage budget. This virement is feasible from within the £300,00 of the MRA permitted by Dept of Communities and Local Government to be funding brought forward from 2010 -11.

5.3 Future programmes would be dependant on available funding at that time, and with Housing Board approval within the annual Housing Repairs Programme report.

6.0 Impact of Strategy and Action Plan

6.1 As stated in 1.1 above there are currently 811 garages. It is anticipated that the position of garage stock with the adoption of this action plan will result in the following by 2015-16;

- 291 new garages would have been built
- 59 garages will have been remedial work carried out to bring them back up to standard
- 30 garages will have been demolished to create open (lit and marked) parking areas on three sites.
- 66 garages (2 sites) will have been cleared to make way for redevelopment.
- 65 garages will have been transferred to local residents (if the sale to existing owners proposal is successful)
- 108 garages require a decision about future (where demolition is proposed or redevelopment) but future options are still being considered
- 222 garages will fall into a strategy from 2016-17 onwards.

6.2 The total number of garages within Gosport Councils ownership as at March 2016 will be 572 garages plus up to a further 108 (making a total of 680) depending on the outcome of future discussions on the options.

6.3 The current annual income as at 2008-09 was £219,000. Projected income in 2015 - 16 under new rental framework (adjusted to March 09 prices) is £230,765 [291 garages at £9.62 per week + 222 garages at 7.38 per week]. This represents a figure very close to the existing potential of the current stock (see 1.6 above) of £231,000.

7.0 Conclusions

7.1 Completion of the inspections confirms that there is an aging garage stock that in numerous locations is uneconomic to repair and will require demolition and/or renewing in the short to medium term.

7.2 Income generated from the letting of garages represents a significant source of revenue for the Housing Revenue Account. The present amount of income being “lost” because garages are unfit for re-letting is currently £13,600 per year.

7.3 The impact on the housing stock can be mitigated by raising increased revenue as detailed in 2.9.4

7.4 The strategy proposes a 7 year action plan to invest £853,360 over that period and to present a number of individual solutions to garage sites to maximise their potential.

Financial Services comments:	Financial implications are described in the body of the report
Legal Services comments:	Any future sales of garage sites will require consent from the Secretary of State, although a number of General Consents have been issued and most disposals should fall within these, so long as conditions are met. The Borough Solicitor will consider each site at the time of any disposal and offer advice on the consents.
Service Improvement Plan implications:	The formulation of the Garage Strategy is in the Housing Service Improvement Plan 2009 - 10 [HSG/CH/030]. The updating of the Asset Management Strategy was a SIP objective for 2008 - 09.
Corporate Plan:	None directly, although it is anticipated that the delivery of a Garage Strategy will reduce the potential for anti-social behaviour and crime at certain locations (the “People” element of the Corporate Plan)
Risk Assessment:	See 3.0 within the report
Background papers:	Housing Board report ‘ <i>Garage Review: Proposed Amendment to Licences</i> ’ January 2007 Housing Board report ‘ <i>Garage Review</i> ’ September 2008
Appendices/Enclosures:	<i>Appendix A:</i> notional estimated total cost of repair works from original survey <i>Appendix B:</i> current proposals for garage action plan <i>Appendix C:</i> feedback from ward Councillors <i>Appendix D:</i> Rent Comparisons <i>Appendix E:</i> Considerations for future of garage sites
Report author/ Lead Officer:	Charles Harman

APPENDIX A

(1) Costs

The notional estimated total cost of repair works to all garages was £748,000* from the original survey

Condition	Number	Cost of repair (£)	% of stock
<i>Good</i>	23	0	3
<i>Fair</i>	558	£440,000	67
<i>Poor</i>	253	£308,000	30
	834	£748,000*	100%

*costs uplifted for building inflation from those presented to Sept 08 Housing Board

These estimates were for making good existing garages, not for demolition and renewal. This estimated cost therefore excludes costs associated with demolition, making good and provision of new garages after demolition. For details of the costs associated with this strategy and action plan see Appendix B.

APPENDIX B

CURRENT PROPOSALS FOR GARAGE ACTION PLAN

Site No.	Location	No. of garages	Assessment of condition	2009-2010 Proposals	Cost of proposals	Year Scheduled	Comments and Observations
1	Layton Road	12	Poor	Demolish and retained as garage site. New garages	£30,000	09-10	Price includes replacement garages
4	Nobes Avenue	3	Poor	Sale to nearby owners	0	09-10	To consult with Ward Councillors if not feasible to sell
5	Nobes Close	6	Poor	Demolition then re-surfacing and lighting upgrades to create parking area	£9,820	09-10	Includes £3,400 for markings and lighting
6	Rowner Close	26	Poor	demolish and consider options	£26,000	09-10	
10	The Leisure	3	Fair	Sold as part of The Leisure development	0	09-10	Already part of The Leisure redevelopment site
14	Laphorn Close	28	Poor	Demolition and consider options	£28,000	09-10	
15	Stoners Close	13	Poor	Demolition and consider options	£13,000	09-10	
18	Nesbitt Close	16	Fair	Sale of 12 garages to nearby owners	0	09-10	Retain 4 garages due to location
22	Prideaux Brune Avenue 26 – 49	24	Fair	Sale of 12 garages to nearby owners or Retained as garage site	0	09-10	Low unit cost for repairs. Repair if sale not feasible
51	Leesland Rd	3	Fair	Sale to nearby owners	0	09-10	
43	Dunkeld Road	4	Poor	Sale to nearby owners	0	09-10	To consult with Ward Councillors if not feasible to sell
Site No.	Location	No. of garages	Assessment of condition	2010-2011 Proposals	Cost of proposals	Year Scheduled	Comments and Observations
2	Fisher Road	9	Poor	Demolition then re-surfacing and lighting upgrades to create parking area	£14,450	10-11	Includes cost of lighting and surfacing works
48	Shamrock Close	6	Poor	Demolish: consider options	£6,780	10-11	Provisional redevelopment site.
49	Old Road	9	Poor	Demolish: consider options	£11,120	10-11	
3	Montgomery Road	23	Poor	Demolish and retained as garage site. New garages	£57,000	10-11	Price includes replacement garages
7	Harris Road 1–25	25	Poor	Demolish and retained as garage site. New garages	£40,000	10-11	Price includes replacement garages
37	Wheeler Close	39	Poor	Redevelopment	£1,000	10-11	Costs for H&S work prior to redevelopment
26	Bracklesham Rd	24	Fair	Retained as garage site. Repair existing	£3,500	09-11	Routine maintenance

27	Chale Close	25	Fair	Retained as garage site. Repair existing	£2,000	09-11	Routine maintenance
44	Mabey Close	10	Fair	Retained as garage site. Repair existing	£2,800	09-11	Routine maintenance
Site No.	Location	No. of garages	Assessment of condition	2011-2012 Proposals	Cost of proposals	Year Scheduled	Comments and Observations
13	Beauchamp Av	13	Fair	Demolish and retained as garage site. New garages	£30,116	11-12	
21	Prideaux Brune Avenue 1 – 13	13	Fair	Demolish and retained as garage site. New garages	£20,800	11-12	
25	Austerberry Way	27	Poor	Redevelopment	£3,000	11-12	Costs for H&S work prior to redevelopment
36	Giles Close	14	Fair	Demolish and retained as garage site. New garages	36,400	11-12	
54	Warnford Close	13	Fair	Demolish and retained as garage site. New garages	£33,800	11-12	
Site No.	Location	No. of garages	Assessment of condition	2012-2013 Proposals	Cost of proposals	Year Scheduled	Comments and Observations
12	Acorn Close	11	Fair	Demolish and retained as garage site. New garages	36,580	12-13	May require earlier demolition
24	Elmore close	34	Fair	Demolish and retained as garage site. New garages	£88,400	12-13	
Site No.	Location	No. of garages	Assessment of condition	2013-2014 Proposals	Cost of proposals	Year Scheduled	Comments and Observations
20	Osborn Crescent	17	Fair	Demolish and retained as garage site. New garages	£27,200	13-14	
23	Skipper Way – large block	42	Fair	Retained as garage site and repair existing (or consider redevelopment). Garages 66 – 69 (4 garages) in car-park on opposite side road to be retained and car-park retained for off road parking.	£109,000	13-14	Interim maintenance needs yet to be considered.
34	Claudia Court	12	Fair	Retain as garage site (but longer term consider could consider redevelopment).	0	13-14	No repairs required
55	Wilmott Close	11	Fair	Demolish and retained as garage site. New garages	£28,600	13-14	Price includes replacement garages
Site No.	Location	No. of garages	Assessment of condition	2014-2015 Proposals	Cost of proposals	Year Scheduled	Comments and Observations
11	Wavell Road	15	Fair	Demolish and retained as garage	£26,494	14-15	Price includes replacement

				site. New garages			garages
29	Lawn Close	18	Fair	Demolish and retained as garage site. New garages	£46,800	14-15	Price includes replacement garages
52	Norman Road 1-9	9	Fair	Demolish and retained as garage site. New garages	£23,400	14-15	Price includes replacement garages
Site No.	Location	No. of garages	Assessment of condition	2015-2016 Proposals	Cost of proposals	Year Scheduled	Comments and Observations
8	Harris Road 26-31	6	Fair	Demolish and retained as garage site. New garages	£15,500	15-16	Price includes replacement garages
17	Mountbatten Close	10	Fair	Demolish and retained as garage site. New garages	£16,000	15-16	Price includes replacement garages
19	Northway	15	Fair	Retained as garage site. Garage No. 85 to be demolished or sold	£24,000	15-16	Price includes replacement garages
40	St Lukes Rd	16	Fair	Demolish and retained as garage site. New garages	£41,800	15-16	Price includes replacement garages
Site No.	Location	No. of garages	Assessment of condition	Locations outside of strategy, work already completed or not required	Cost of proposals	Year Scheduled	Comments and Observations
28	Glebe Drive	6	Fair	No repairs, retain as garage site	0	~	
31	The Fairway	5	Fair	No repairs, retain as garage site	0	~	
32	The Links	5	Fair	No repairs, retain as garage site	0	~	
47	Nyria Way	0	Poor	demolish – (structural report was carried out by Steve Lee in 2005)	Demolished	undetermined	To consult with Ward Councillors on future of the site
53	Norman Road 14-27	15	Poor	Demolished and re-surfaced (work completed)	0	~	Work budgeted for in 2008-09
9	Horton Road	41	Fair	Retained as garage site. Repair existing	£16,881	~	Outside strategy timescales
16	Birch Drive	14	Fair	Demolish and retained as garage site. New garages	£22,400	~	Outside strategy timescales
33	Tudor Close	33	Fair	Demolition then re-surfacing and lighting upgrades to create parking area	£85,800	~	Outside strategy timescales
30	Niton Close	18	Fair	Demolish and retained as garage site. New garages	£46,800	~	Outside strategy timescales
35	Durham Street	13	Fair	Demolish and retained as garage site. New garages	£33,800	~	Outside strategy timescales
42	Hamlet Way	23	Fair	Demolish and retained as garage site. New garages	£59,800	~	Outside strategy timescales
50	Dolphin Crescent	26	Fair	Demolish and retained as garage site. New garages	£67,600	~	Outside strategy timescales

41	St Vincent Rd	8	Good	No repairs: retain as garage site	0	~	No proposals
38	Mill Lane	1	Good	No repairs: retain as garage site	0	~	No proposals
39	Marine Cottages, Willow PI	4	Good	No repairs: retain as garage site	0	~	No proposals
46	Holly Street	3	Good	No repairs retain as garage site	0	~	No proposals
45	Chester Court	7	Good	No repairs retain as garage site	0	~	No proposals

APPENDIX C

FEEDBACK FROM WARD COUNCILLORS BY WARD ON THE PROPOSALS

Site No.	Bridgemary South Ward	No. of garages	Proposal	Comments and Observations by Ward Councillors
1	Layton Road	12	Demolish and retained as garage site. New garages	Councillor D Wright: Support for the proposal
2	Fisher Road	9	Demolition then re-surfacing and lighting upgrades to create parking area	Councillor D Wright: Support for the proposal
3	Montgomery Road	23	Demolish and retained as garage site. New garages	Councillor D Wright: Support for the proposal
4	Nobes Avenue	3	Sale to nearby owners	Councillor D Wright: Support for the proposal
5	Nobes Close	6	Demolition then re-surfacing and lighting upgrades to create parking area	Councillor D Wright: Support for the proposal
6	Rowner Close	26	demolish and consider options	Councillor D Wright: Support for the proposal; requests Ward Councillor input in to options
7	Harris Road 1–25	25	Demolish and retained as garage site. New garages	Councillor D Wright: Support for the proposal
8	Harris Road 26-31	6	Demolish and retained as garage site. New garages	Councillor D Wright: Support for the proposal
9	Horton Road	41	Retained as garage site. Repair existing	Councillor D Wright: Support for the proposal
10	The Leisure	3	Sold as part of The Leisure development	
11	Wavell Road	15	Demolish and retained as garage site. New garages	Councillor D Wright: Support for the proposal
12	Acorn Close	11	Demolish and retained as garage site. New garages	Councillor D Wright: Support for the proposal however understands that if needs to be demolished earlier, it will be a case of demolish and wait
13	Beauchamp Av	13	Demolish and retained as garage site. New garages	Councillor D Wright: Support for the proposal
Site No.	Bridgemary North Ward	No. of garages	Proposal	Comments and Observations
14	Laphorn Close	28	Demolition and consider options	Councillor S Cully: Support for the proposal; requests Ward Councillor input in to options
15	Stoners Close	13	Demolition and consider options	Councillor S Cully: Support for the proposal; requests Ward Councillor input in to options
16	Birch Drive	14	Demolish and retained as garage site. New garages	Councillor S Cully: Support for the proposal
17	Mountbatten Close	10	Demolish and retained as garage site. New	Councillor S Cully: Support for the proposal

			garages	
18	Nesbitt Close	16	Sale of 12 garages to nearby owners	Councillor S Cully: Support for the proposal
19	Northway	15	Retained as garage site. Garage No. 85 to be demolished or sold	Councillor S Cully: Support for the proposal
20	Osborn Crescent	17	Demolish and retained as garage site. New garages	Councillor S Cully: Support for the proposal
21	Prideaux Brune Avenue 1 – 13	13	Demolish and retained as garage site. New garages	Councillor S Cully: Support for the proposal
22	Prideaux Brune Avenue 26 – 49	24	Sale of 12 garages to nearby owners or Retained as garage site	Councillor S Cully: Support for the proposal
Site No.	Lee on the Solent East Ward	No. of garages	Proposal	Comments and Observations
23	Skipper Way – large block	42	Retained as garage site and repair existing (or consider redevelopment). Interim maintenance only needed. Garages 66 – 69 (4 garages) in car-park on opposite side road to be retained and car- park retained for off road parking.	
24	Elmore close	34	Demolish and retained as garage site. New garages	
Site No.	Rowner and Holbrook Ward	No. of garages	Proposal	Comments and Observations
25	Austerberry Way	27	Redevelopment	Councillor M Murphy: Support for the proposal
26	Bracklesham Rd	24	Retained as garage site. Repair existing	Councillor M Murphy: Support for the proposal
29	Lawn Close	18	Demolish and retained as garage site. New garages	Councillor M Murphy: Support for the proposal
33	Tudor Close	33	Demolition then re-surfacing and lighting upgrades to create parking area. Outside strategy timescales	Councillor M Murphy: Support for the proposal
Site No.	Peel Common Ward	No. of garages	Proposal	Comments and Observations
27	Chale Close	25	Retained as garage site. Repair existing. Routine maintenance	Councillor S Philpott: Support for the proposal
28	Glebe Drive	6	No repairs, retain as garage site	Councillor S Philpott: Support for the proposal
30	Niton Close	18	Demolish and retained as garage site. New garages. Outside strategy timescales	Councillor S Philpott: Support for the proposal
31	The Fairway	5	No repairs, retain as garage site	Councillor S Philpott: Support for the proposal
32	The Links	5	No repairs, retain as garage site	Councillor S Philpott: Support for the proposal
Site No.	Brockhurst Ward	No. of garages	Proposal	Comments and Observations

34	Claudia Court	12	No repairs required. Retain as garage site but longer term consider Redevelopment	
35	Durham Street	13	Demolish and retained as garage site. New garages. Outside strategy timescales	
Site No.	Forton Ward	No. of garages	Proposal	Comments and Observations
36	Giles Close	14	Demolish and retained as garage site. New garages	
37	Wheeler Close	39	Redevelopment: Costs for H&S work prior to redevelopment	
40	St Lukes Rd	16	Demolish and retained as garage site. New garages	
41	St Vincent Rd	8	No repairs: retain as garage site	
Site No.	Leesland Ward	No. of garages	Proposal	Comments and Observations
38	Mill Lane	1	No repairs: retain as garage site	
39	Marine Cottages, Willow PI	4	No repairs: retain as garage site	
51	Leesland Rd	3	Sale to nearby owners	
52	Norman Road 1-9	9	Demolish and retained as garage site. New garages	
53	Norman Road 14-27	15	Demolished and re-surfaced (work nearing completion) Work budgeted for in 2008-09	
Site No.	Elson Ward	No. of garages	Proposal	Comments and Observations
42	Hamlet Way	23	Demolish and retained as garage site. New garages. Outside strategy timescales	Councillor S Ballard: Support for the proposal
43	Dunkeld Road	4	Sale to nearby owners	Councillor S Ballard: Support for the proposal, wishes to be consulted if sale not successful
Site No.	Anglesey Ward	No. of garages	Proposal	Comments and Observations
44	Mabey Close	10	Retained as garage site. Repair existing. Routine maintenance	
Site No.	Town Ward	No. of garages	Proposal	Comments and Observations 18% of all demand is in Town + 9% in Seafield = 27% in total
45	Chester Court	7	No repairs retain as garage site	Councillor J Cully: Support for the proposal
47	Nyria Way	8	Already demolished – (structural report was carried out by Steve Lee in 2005)	Councillor J Cully: Check demand, check who's renting, replace as preference
49	Old Road	9	Demolish: consider options	Councillor J Cully: replace as preference
48	Shamrock Close	6	Demolish: consider options. Provisional redevelopment site	Councillor J Cully: Consider replacement but consult re: possibility of just parking. [Who is in the garages]
50	Dolphin Cres	26	Demolish and retained as garage site. New garages. Outside strategy timescales	Councillor J Cully: Support for the proposal

Site No.	Christchurch Ward	No. of garages	Proposal	Comments and Observations
46	Holly Street	3	No repairs retain as garage site	Cllr J Cully: Support for the proposal
Site No.	Privett Ward	No. of garages	Proposal	Comments and Observations
54	Warnford Close	13	Demolish and retained as garage site. New garages	Councillor K Gill: Support for the proposal
55	Wilmott Close	11	Demolish and retained as garage site. New garages	Councillor K Gill: Support for the proposal

APPENDIX D

<u>Council</u>	<u>Tenants Rent</u>	<u>Leaseholder Rent</u>	<u>Non-tenants Rent</u>	<u>Service Charges</u>
Gosport Borough Council	£6.38 per week	£6.38 per week	£6.38 (+ VAT) per week	
Fareham Borough Council	£8.50 per week	£9.78 (+ VAT) per week	£9.78 (+ VAT) per week	
Portsmouth City Council (Inner City)	£9.00 per week	£13.50 (+ VAT) per week	£16.69 (+ VAT) per week	
Eastleigh Borough Council (Town Centre)	£10 per week	£10 per week	£10 per week	
Eastleigh Borough Council (larger garages)	£11.55 per week	£11.55 per week	£11.55 per week	
Eastleigh Borough Council (garages in Bursledon area)	£8.20 per week	£8.20 per week	£8.20 per week	
1 st Wessex (RSL)	£6.45/week in Gosport (former MOD married quarters area) + sinking fund costs = £7.33			Sinking fund £3.10 per month £2.25 management fee £0.20 Insurance
Swaythling HA	£5.80 per week		£6.83 per week	
Guinness Hermitage	£7.80 per week		£8.58 per week	
A2 Dominion (The Towers)	£5.48 per week inc VAT	£5.48 inc VAT	£5.48 inc VAT	
Smith Tollgate (Private) Gosport	£8.08 per week inc VAT			
Private (LoS)	£11.54 per week inc VAT			

APPENDIX E

Considerations for future of garage sites

Redevelopment:

- a. Size of the site
- b. Access to/from the site
- c. Planning outline approval already obtained
- d. Popularity/demand for garages in area/location
- e. If the site was re-developed would there be Gosport Council's nomination rights.

Creation of Open Car Parking Spaces

- a. Security; site overlooked, increased lighting viable, open view, volume of traffic
- b. Demand for parking in and around that area
- c. Drainage; whether the Surface Drainage Legislation is met already
- d. Alternative garages available in locality.

Sale to existing Owners/Neighbouring properties

- a. Small numbers on site
- b. Relatively straightforward legal process
- c. No alternatives readily available
- d. Minimises or removes future liability to the Council

Demolition and Replace with New

- a. The life costing of the site
- b. Location
- c. Construction costs
- d. Unit price of repair currently over £500.

Agenda item no. 9

Board/Committee:	Housing Board
Date of Meeting:	17 th June 2009
Title:	Revised Council Dwelling Rents 2009/2010 Update
Author:	Housing Services Manager
Status:	For Noting

Purpose

This report updates Housing Board on the outcome of the consultations undertaken by the Department of Communities and Local Government (DCLG) on the Housing Revenue Account (HRA) Subsidy Determination and any impact on the HRA.

Recommendations

Housing Board notes that there are no adverse impacts on HRA balances following the publication by DCLG of the actual HRA Subsidy Determination.

1.0 Background

- 1.1 The DCLG published a consultation document suggesting that if Councils wanted to limit their rent increases for 2009/10 to 3.1% (basically opting out of rent restructuring for that financial year) then they should respond to the consultation.
- 1.2 The closing date for the consultation was 24th April 2009 and at Full Council on 1st April 2009 the Housing Services Manager advised the Council that it was anticipated that the 'recompense' in terms of subsidy would not have a negative impact on the HRA. However, because the final determination would not be issued until after the close of the consultation period it could not be guaranteed that any final determination would not have a negative effect on the HRA.
- 1.3 In addition the Housing Services Manager recommended that if, subsequently, the actual Housing Revenue Account determination is unfavourable for this authority, that the Full Council accepts that rents will need to be increased in order to maintain the sustainability of the Housing Revenue Account.

2.0 Impact of the proposals on the HRA

- 2.1 The final subsidy determination was received on 21st May 2009. Following detailed analysis it is clear that there are no negative implications for the HRA other than the expected additional administrative costs associated with notification of a lower level of rent and the additional resource to recalculate the rental figures for each property.

3.0 Conclusions

3.1 The change of position by the DCLG is a welcome relief for this Council's tenants, especially in this difficult financial climate. Tenants have been informed of the lower rent increase at 3.1%.

Financial Implications:	None
Legal Implications:	None
Service Improvement Plan Implications:	n/a
Corporate Plan:	n/a
Risk Assessment:	None
Background Papers:	Draft Budget Book and Fees and Charges
Appendices/Enclosures:	n/a
Report Author/Lead Officer:	Kim Carron