



CAERPHILLY HOMES TASK GROUP – 25TH OCTOBER 2012

SUBJECT: HRA CAPITAL PROGRAMME 2013/2014

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To outline the proposed HRA Capital Programme for 2013/14.

2. LINKS TO STRATEGY

- 2.1 The HRA Capital Programme is aligned to the delivery of the Welsh Quality Housing Standard (WHQS) and links to the WHQS Investment Strategy and Business Plan.

- 2.2 The Council's Local Housing Strategy "People, Property, and Places" has the following aim:

"To provide good quality, well managed houses in communities where people want to live and offer people housing choices which meet their needs and aspirations."

3. THE REPORT

- 3.1 The Capital Programme for 2013/14 is derived from the WHQS Investment Strategy endorsed by the Task Group and approved by the Cabinet Sub-Committee on 12th September 2012. It is an interim programme for the WHQS based mainly on allocating work to the in-house workforce. During 2013 the procurement of contractors will take place and new contracts are anticipated to commence in April 2014.

- 3.2 During 2013/14 the in house workforce will be mainly focused on internal works (kitchens, bathrooms, re-wires, and central heating) and in accordance with the Investment Strategy will be carrying out work in the following community areas:

Eastern Valleys

Lower Pantside (180 properties)

Lower Rhymney Valley

Pwllypant (38 properties)
Senghenydd (118 properties)
Thomasville (30 properties)
Ty Nant (29 properties)

Upper Rhymney Valley

Rhymney North (279 properties)
Rhymney South (159 properties)

- 3.3 It also proposed to include the remaining non-traditional properties that require more extensive structural repair work, apart from 22 Cornish flats. The latter are deferred due to the need to undertake consultation with leaseholders. There are 32 properties in Hengoed and Trinant (BISF, Unity and Hawksley) that will be allocated to the in-house workforce. There are 26 Cornish houses in Bedwas, Thomasville and Springfield, but due to the specialised nature of the repair they will be undertaken by a suitable contractor following a tender process. By exception these properties will have both external and internal works undertaken at the same time.
- 3.4 It should be noted that there are in excess of 1,500 other non-traditional properties where less extensive works are required and these will be incorporated as part of the future external works programme.
- 3.5 The Business Plan makes provision for £1m per annum for disabled adaptations. Some provision needs to be made for void properties where major repairs are essential prior to re-letting. However, the intention insofar as it is practical is to undertake the programme renewals in accordance with the timetable in the Investment Strategy, rather than as one-off modernisations. This will be more cost effective, allow tenants to be actively involved in design choices, and minimise the time properties are empty.
- 3.6 It is anticipated that a review of the HRA garages will be presented to the December meeting of the Task Group/Cabinet Sub-Committee. This report will carry recommendations for every garage site (over 100). An allocation has therefore been included in the Capital Programme on the basis of a rolling programme of improvements that will result in a complete makeover of the garage stock.
- 3.7 The Council has been successful in securing energy efficiency grants during the current financial year under the CESP and Arbed schemes. Opportunities for further grant funding will be pursued in 2013/14 but some element of match funding may be required.
- 3.8 The Appendix summarises the budget estimates for the various proposals.

4. EQUALITIES IMPLICATIONS

- 4.1 An EqlA screening has been completed in accordance with the Council's Equalities Consultation and Monitoring Guidance and no potential for unlawful discrimination and for low level or minor negative impact has been identified, therefore a full EqlA has not been carried out.
- 4.2 The implementation of the WHQS programme will ensure compliance where appropriate with current Building Regulations and DDA requirements. The Council's procurement processes include equalities requirements and compliance by third party contractors undertaking WHQS work.

5. FINANCIAL IMPLICATIONS

- 5.1 The Appendix summarises the budget estimates for the 2013/14 Capital Programme which in total requires a provision of £13.4m. This sum can be funded in accordance with the Business Plan.

6. PERSONNEL IMPLICATIONS

- 6.1 Responsibility for the capital programme will rest with the WHQS Delivery Team. There is a separate report on the agenda that sets out the organisation structure for the WHQS Delivery Team.

7. CONSULTATIONS

7.1 Comments received from consultees have been incorporated within the report.

8. RECOMMENDATION

8.1 The Capital Programme for 2013/14 outlined in the report is endorsed by the Task Group and recommended to the Cabinet Sub-Committee for approval.

9. REASONS FOR THE RECOMMENDATION

9.1 To agree the proposals for the Capital Programme consistent with the Investment Strategy to achieve the WHQS by 2019/20.

11. STATUTORY POWER

11.1 Housing Acts 1985, 1996, 2004. This is a Cabinet Sub-Committee function.

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Consultees: Cllr Gerald Jones, Deputy Leader and Cabinet Member for Housing.
Nigel Barnett, Deputy Chief Executive.
Shaun Couzens, Chief Housing Officer.
Nicole Scammell, Head of Corporate Finance.
Lesley Allen, Principal Group Accountant (Housing).
Liz Lucas, Head of Procurement.
Dan Perkins, Head of Legal & Governance.
Gareth Hardacre, Head of Workforce & Organisation Development.
Steve Greedy, Building Maintenance Manager (Planned).
Alan Edmunds, Building Maintenance Manager.
Colin Roden, Contracts/Q.S. Manager.
Rhys Lewis, Systems & Performance Manager.

Appendices:

Appendix 1 Proposed Capital (WHQS) Programme 2013/14