



CAERPHILLY HOMES TASK GROUP – 5TH DECEMBER 2013

SUBJECT: WHQS MONITORING REPORT APRIL TO SEPTEMBER 2013

REPORT BY: INTERIM CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 It focuses upon the WHQS programme for 2013-14.
- 1.2 The report also provides details of the 2012-13 statutory return required by the Welsh Government, along with a narrative on the expected compliance of the housing stock during the period 2013-20.
- 1.3 Details of the capital expenditure programme for 2013-14 for WHQS works are also included.

2. SUMMARY

- 2.1 The report describes the arrangements that have been put in place to monitor and manage the performance of the WHQS programme for 2013-14. This includes a number of performance 'dashboards' used by a range of staff within the WHQS team. Performance is monitored and managed formally via the WHQS Management Delivery Team meetings, which occur every fortnight and will periodically be reported to the Caerphilly Homes Task Group.
- 2.2 The original WHQS internal works programme for 2013-14 included 642 properties. Work on these properties is being undertaken by the in-house workforce, supported by specialist sub-contractors. After six months 325 of these properties are compliant in respect of their internal elements. An additional 203 properties have been added to the 2013-14 internal works programme in order to ensure that the in-house workforce have a sufficient throughput of work. Details of compliance levels for each of the 28 contracts in the internal works programme 2013-14 are included in the report.
- 2.3 Surveys have been completed for 95% of the properties within the internal works programme for 2013-14. The surveys have shown that a significant proportion of tenants already have compliant elements within their homes. If this level of pre-existing compliance is consistent in future years, it will have implications for the remaining WHQS programme, in terms of the volume and value of work to be completed
- 2.4 Each year the Welsh Government requires CCBC to report on housing stock compliance with the WHQS. This statistical 'Return' is a snapshot of compliance at a point in time (31st March 2013 in this instance). The Return reports that 1% of the stock is currently WHQS compliant (63 properties). This is a low figure but it is to be expected at this early point within the WHQS programme. The report provides an analysis of the anticipated full WHQS compliance levels over the course of the programme from 2013-2020.

3. LINKS TO STRATEGY

- 3.1 **National Housing Strategy:** The Welsh Assembly Government's National Housing Strategy 'Better Homes for People in Wales' (2001) has key themes of quality and choice. The WAG vision for housing "*wants everyone in Wales to have the opportunity to live in good quality, affordable housing*".
- 3.2 **The Single Integrated Plan 2013-2017 has a priority to:** "*Improve standards of housing and communities giving appropriate access to services across the county borough*".
- 3.3 **Local Housing Strategy 2008-2013:** Property Theme: "*Providing the opportunity for everyone to live in affordable, sustainable, good quality housing, regardless of tenure.*" And links specifically to Strategic Aim 6: Housing Management, "*To provide good quality, well-managed homes in communities where people want to live, and offer people housing choices which meet their needs and aspirations.*"

4. THE REPORT

4.1 Performance Monitoring and Management Arrangements

- 4.2 The performance of the WHQS Team is monitored using reports based on data within the Keystone asset management system. This system records information relating to the age of individual components within council homes, along with the estimated costs associated with replacing those components. The system is also used to monitor the contracts within the WHQS programme, and the actual costs associated with those contracts.
- 4.3 Performance is monitored continually via a number of bespoke dashboards that have been created. The Internal Works Volume Metrics dashboard provides 'real time' information on the progress of all internal works contracts (see Appendix 1). The Internal Works Financial Metrics dashboard provides up-to-date information on the costs incurred by all internal works contracts based on a Schedule of Rates used by Savills, as part of the stock condition survey carried out in 2008, together with an 'in-house' Schedule of Rates (see Appendix 2). Similar dashboards are also available for contracts involving 57 properties of non-traditional construction that are undergoing both internal and external works in 2013-14.
- 4.4 All the dashboards allow staff to drill down to see individual property detail from a high level summary view. In the second half of 2013-14 it is anticipated that an additional dashboard will be available which will facilitate the monitoring of tenant/leaseholder satisfaction levels for each individual internal works contract. Further dashboards will be developed for the external works programme which commences in 2014-15.
- 4.5 Performance is reported formally to the fortnightly WHQS Management Delivery Team Meetings. Underperformance is challenged during these meetings and performance information is also used to develop forward planning strategy.

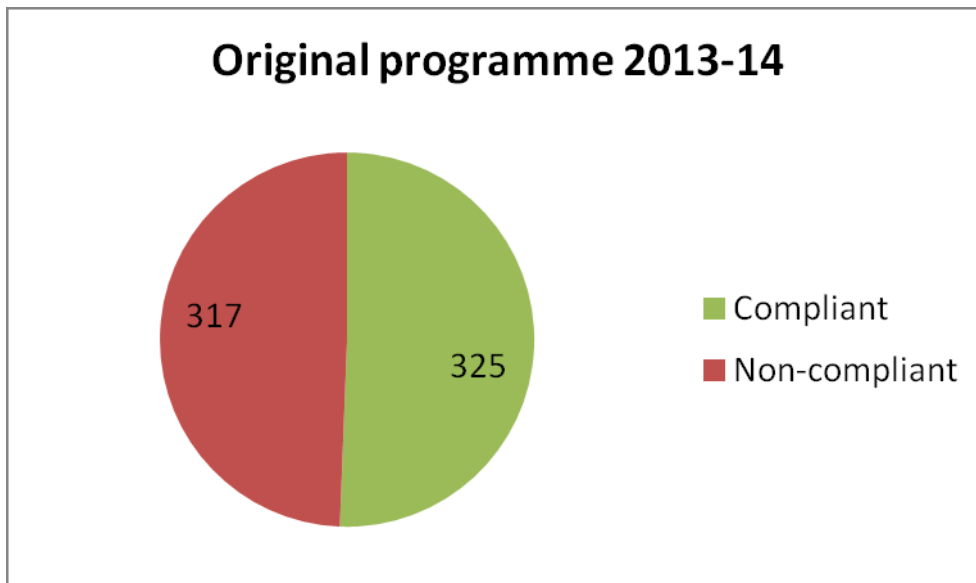
4.6 Progress of the Internal Works Programme 2013-14

- 4.7 The WHQS programme for 2013-14 consists primarily of internal works carried out by the in-house workforce to 845 properties. These works include the four main internal elements; kitchens; bathrooms; heating; and electrical systems. The programme originally contained 642 properties, but this was expanded to 845 when performance monitoring led to the conclusion that the in-house workforce would run out of work by January 2014. This was predominantly due to elements within tenants homes already achieving compliance, therefore the demand for work originally anticipated reduced to the extent that programmes of work from the following year could be brought forward to ensure continuity of work for the in-house team.

4.8 Pie chart 1 (below) shows that at the time of writing 325 properties out of the original programme this year are now compliant in relation to their internal elements. 'Compliance' indicates that a property meets the WHQS internally because:

- Works have been carried out to renew one or more elements to achieve compliance.
- One or more elements within a property was already compliant.
- The tenant refused the renewal of one or more elements (this is classed as an acceptable fail – resident choice).
- Or any combination of the above reasons.
-

4.9 Pie chart 1: Internal works compliance (2013-14 original programme)



4.10 Contract work is delivered and managed in three geographical areas; Eastern Valleys; Lower Rhymney Valley; and Upper Rhymney Valley. Table 1 (below) reports on compliance levels within each of the 28 in-house internal works contracts in the 2013-14 WHQS programme. It reveals that 38% of the properties in the expanded programme are now compliant. Where contracts have a low level of compliance it indicates that works have not yet commenced, or have not yet been completed.

4.11 Table 1: Internal works compliance per contract (2013-14 expanded programme)

Area	Contracts within Internal Works Programme 2013-14	Non-Compliant	Compliant	Grand Total	% Compliant
Eastern Valleys	INT13D-E01 CLAREMONT ROAD\HAZELWOOD ROAD		22	22	100%
	INT13D-E02 ELLESMERE COURT\OLD PANT ROAD	5	19	24	79%
	INT13D-E03 CORONATION CRESCENT\HILARY ROAD	4	21	25	84%
	INT13D-E04 NEWLYN ROAD\STONERWOOD VIEW	17	6	23	26%
	INT13D-E05 ST PETERS CLOSE\TIR Y PWLL TERRACE	9	20	29	69%
	INT13D-E06 GREENLANDS\HILLTOP CRESCENT\SUNNYCREST	31		31	0%
	INT13D-E07 PANT VIEW\QUEENS ROAD	18	7	25	28%
	INT13D-E08 CARLYON RD\ROSE CT\CEFN CT *	24		24	0%
	INT13D-E09 GLANSHON\LINDEN\WILLOW COURTS *	35		35	0%
Lower Rhymney Valley	INT13D-L01 CASTLE & MOUNTAIN VIEW\CENTRAL & NEW ST	1	37	38	97%
	INT13D-L02 THOMASVILLE	4	27	31	87%
	INT13D-L03 TY NANT	2	27	29	93%
	INT13D-L04 PLAS CWM PARC		29	29	100%
	INT13D-L05 PLAS CWM PARC	14	16	30	53%
	INT13D-L06 ALEXANDER TERRACE\CENYDD TERRACE\COMMER	17	6	23	26%
	INT13D-L07 TAN Y BRYN TERRACE	33	3	36	8%
	INT13D-L08 FIRST AVENUE *	38	4	42	10%
Upper Rhymney Valley	INT13D-U01 GLANYNANT	3	21	24	88%
	INT13D-U02 ANUERIN TERRACE\ISFRYN	4	26	30	87%
	INT13D-U03 HEOLYTWYN	10	14	24	58%
	INT13D-U04 HEOL UCHAF\LOWER ROW\PHILLIPS WALK	57	7	64	11%
	INT13D-U05 PENYDRE	32	1	33	3%
	INT13D-U06 ROWAN PLACE	36		36	0%
	INT13D-U07 ROWAN PLACE	36		36	0%
	INT13D-U09 TY COCH (1-40) *	36	1	37	3%
	INT13D-U10 TY COCH (41-116) *	34	1	35	3%
	INT13D-U11 MISC CATCH UP *	6		6	0%
	INT13D-U08 YSGWYDDGWYN *	14	10	24	42%
	Grand Total	520	325	845	38%

Note: An * after the contract name indicates that it was not part of the original 2013-14 programme.

4.12 The Nature of Compliance within the Internal Works Programme 2013-14

4.13 A property may be WHQS compliant for a number of reasons. Surveys have been completed for 95% of the properties within this year's programme. Table 2 (below) provides a summary of the outcome from the surveys. The table indicates whether; the in-house workforce have carried out full or partial works; external sub-contractors have carried out full or partial works; works of adaptation have been carried out; tenants have refused works; or where an element was already compliant with the WHQS, and will be until 2020 ('Achieved previously').

4.14 Table 2: The nature of WHQS compliance for internal works (2013-14 expanded programme)

Surveyed works within Internal Works Programme 2013-14	Kitchens	Bathrooms	Electrics	Heating
Full Works Completed	193	161	21	3
Full Works Identified	271	262	9	0
Full Works Completed (Sub-Contractor)	0	0	133	71
Full Works Identified (Sub-Contractor)	0	0	33	101
Full/Adapted Works Completed	0	16	0	0
Full/Adapted Works Identified	0	41	0	0
Partial Works Completed	38	38	46	0
Partial Works Identified	36	71	230	1
Partial Works Identified (Sub-Contractor)	0	0	3	0
Refusals	63	38	2	23
Achieved Previously	197	173	304	633
Totals	798	800	781	832

4.15 This information is displayed graphically in a series of pie charts (below). These reveal that a significant proportion of properties have already achieved the WHQS standard for one or more internal elements. For example, at the higher end, 76% of heating systems surveyed were already compliant and required no work, and at the lower end 21% of bathrooms were already compliant. This compliance is due to the significant capital investment in the housing stock prior to 2013-14.

4.16 If this level of pre-existing compliance is consistent in future years, it will have implications for the remaining WHQS programme in terms of the volume and value of work to be completed. While on the face of it this will have a positive impact on the WHQS business plan by incurring less costs than forecast additional costs have already been added for decoration of kitchens and bathrooms that were not originally budgeted. There is also uncertainty about the extent of external works until the surveys are undertaken. An additional cost has been identified in respect of sheds and out-houses. It was anticipated there would be significant variances as the implementation of the WHQS programme progressed and surveys confirmed the actual position on the ground.

4.17 Pie Charts 2-5: The nature of WHQS compliance within the 2013-14 internal works programme.

Chart 2.

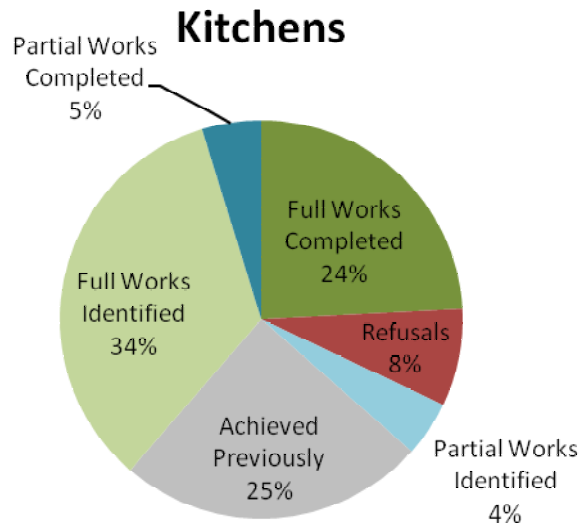


Chart 3.

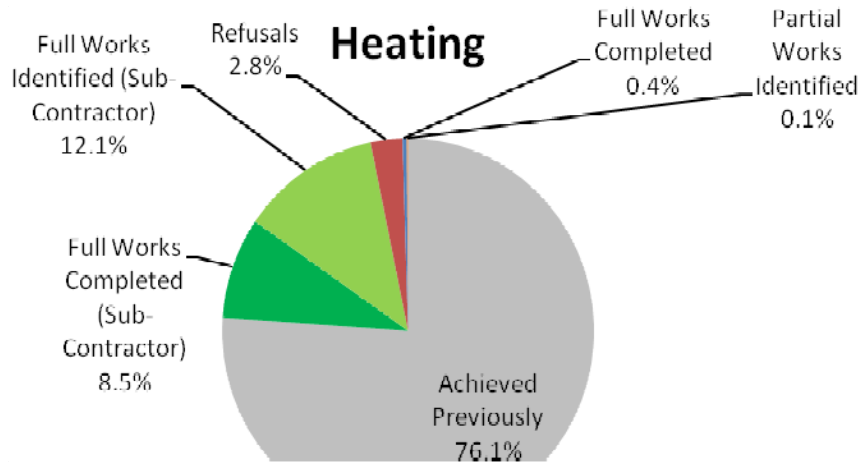
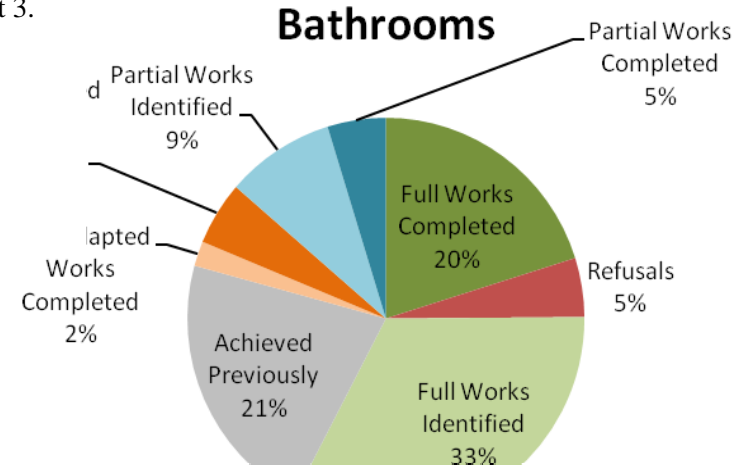


Chart 4.

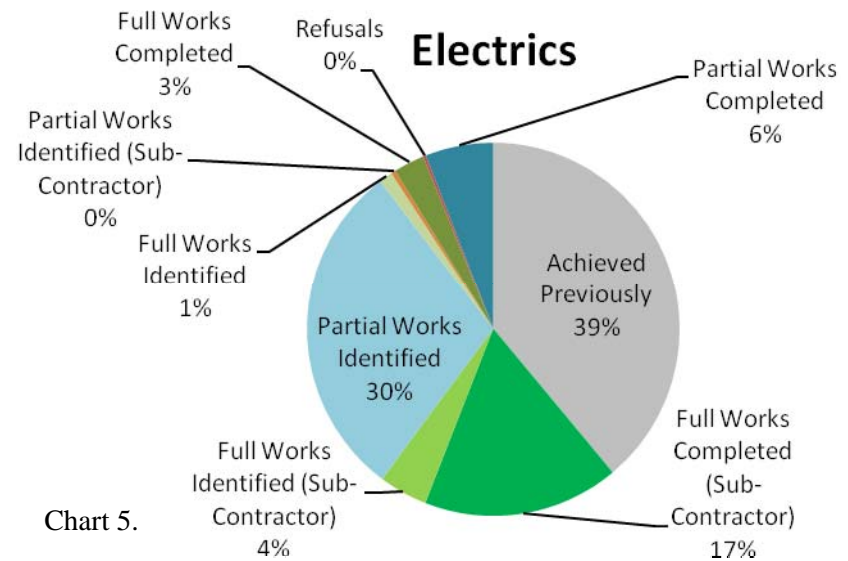
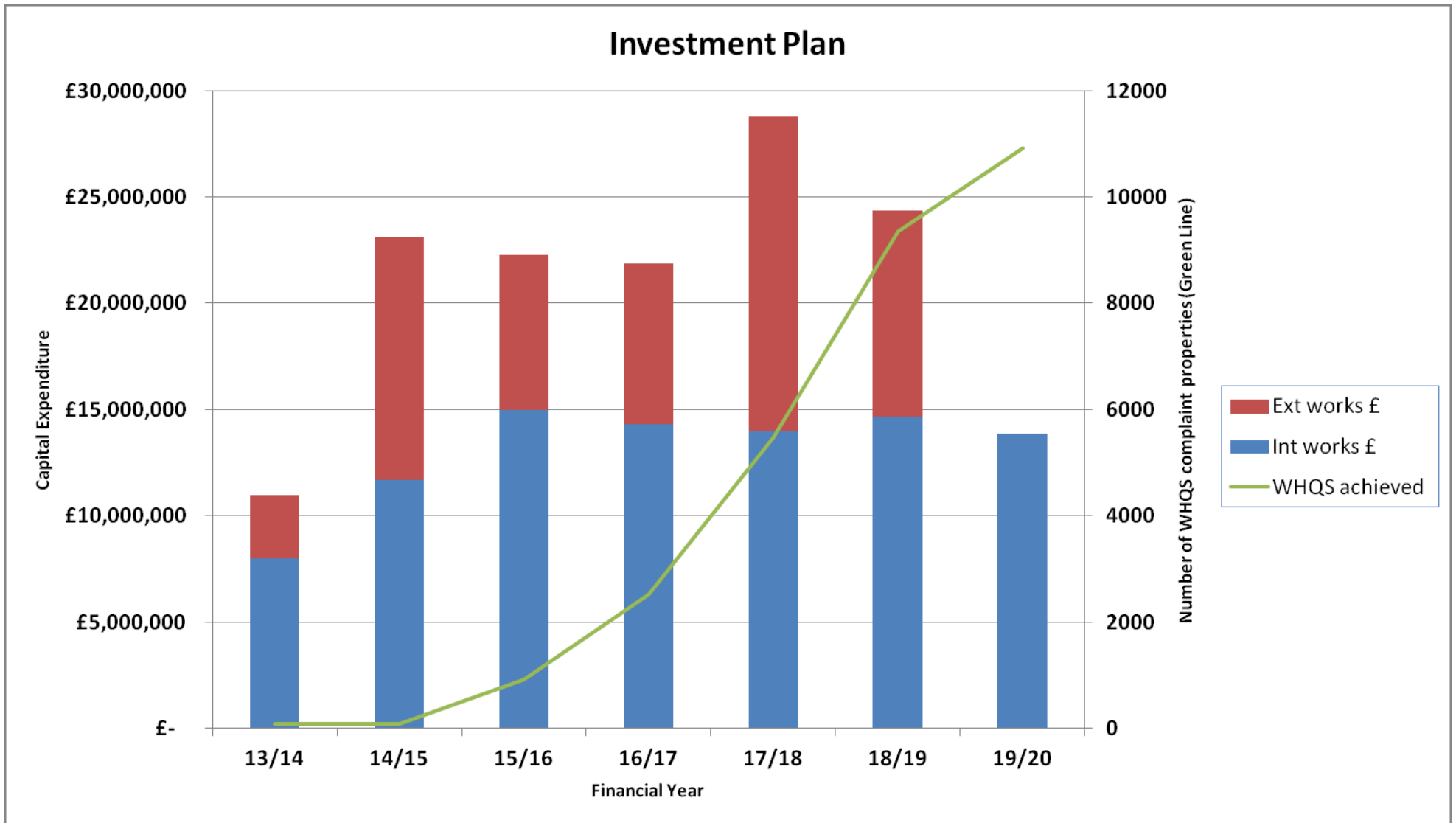


Chart 5.

4.18 **The Welsh Government Annual Statistical Return for the WHQS**

- 4.19 Each year the Welsh Government requires the Council to report on housing stock compliance with the WHQS. This statistical 'Return' is a snapshot of compliance at a point in time (31st March 2013 in this instance). A copy of Tables 1 and 2 of the CCBC Return have been included in Appendix 3 for information.
- 4.20 The Return reports that 1% of the stock is currently fully WHQS compliant (63 properties). This is a low figure but it is to be expected at this early point within the WHQS programme. Although many properties have achieved compliance for internal works (as reported above), the external works programme has still to commence. Table 2 shows that for some individual components compliance levels are high e.g. windows 92% and external doors 88%.
- 4.21 As internal works and external works are being carried out in separate financial years for each community an analysis of the programme reveals that WHQS compliance will be low during the early years of the programme, but will accelerate rapidly during the last few years – see Chart 6 below. For example, in 2015-16 only 23% of properties will be fully compliant, but two years later in 2018-19 this jumps to 86% fully compliant.
- 4.22 It is worth noting that it is unlikely that we will ever achieve 100% compliance. This is because at any point in time it is likely that one or more components in our housing stock will have reached the end of their lifecycles and will therefore become non-compliant. Because it is cost effective to group works in contracts and by community, it will be the case that some components may therefore be non-compliant for some time before being replaced.

4.23 Chart 6: Anticipated full compliance against the WHQS 2013-20 (WHQS Programme capital expenditure included for information).



4.24 The Capital Expenditure Programme for WHQS Works (2013-14)

- 4.25 The WHQS works programme intended for this year currently remains on target in terms of areas to be covered. However, the actual works to individual properties can only be confirmed by site surveys and these surveys have evidenced a significant amount of work (approx 40%) that has already achieved the WHQS standard in earlier years, along with refusals of around 5%. This has impacted on the anticipated expenditure for this year.
- 4.26 There will therefore be variances to the initial projected costs and as noted earlier in this report, some internal works have been advanced from 2014/15 to maintain the workflow of the in-house team. Further costs have also been identified for work outside the WHQS programme which cannot be delayed to fit into the works schedule, such as emergency heating installations. As at period 6 an underspend of some £2.6m is anticipated which represents the high volume of previously achieved work identified to date.
- 4.27 The outturn shown in Appendix 4 is based on a mixture of the Savills Schedule of Rates (SOR) together with an 'in-house' Schedule of Rates which has been used to cost up the programmes of work in Keystone. The actual costs of the in-house workforce will be compared to the Savills SOR used in Keystone, but a sample of completed contracts are required to evaluate and confirm these costs before a robust comparison can be made.
- 4.28 It is expected that the Major Repairs Allowance (MRA) allocated by WG of £7.3m will be fully expended against the programme this year. The remaining funding of £5.7m will be a contribution from the HRA and this remains affordable.
- 4.29 The Councils Business Plan (which is scrutinised by WG each year and is relied upon to release the MRA funding), allows for the expenditure mentioned in this report and forecasts for the next 30 years. The plan remains viable at this stage assuming all other assumptions remain the same.

5. EQUALITIES IMPLICATIONS

- 5.1 An Equalities Impact Assessment is not needed because the issues covered are for information purposes only, therefore the Council's full EIA process does not need to be applied.

6. FINANCIAL IMPLICATIONS

- 6.1 The financial implications for the capital programme arising from the first six months of 13/14 are outlined in the report.

7. PERSONNEL IMPLICATIONS

- 7.1 There are no personnel implications that relate to this monitoring report. However delivery of the programme to the timescale agreed requires the appropriate staff resource.

8. CONSULTATIONS

- 8.1 Comments received from Consultees have been incorporated within the report.

9. RECOMMENDATIONS

- 9.1 The report is for information.

10. REASONS FOR THE RECOMMENDATIONS

10.1 To inform the Caerphilly Homes Task Group of progress in implementation of the WHQS Programme.

11. STATUTORY POWER

11.1 Housing Acts 1985, 1996 and 2004

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Consultees: Cllr Gerald Jones – Deputy Leader & Cabinet Member for Housing
Cllr Keith Reynolds - Deputy Leader & Cabinet Member for Corporate Services
Shaun Couzens – Chief Housing Officer
Nicole Scammell – Acting Director of Corporate Services & S151 Officer
Dan Perkins – Head of Legal Services
Stuart Rosser – Interim Chief Executive
Colin Roden – WHQS Implementation Project Manager
Alan Edmunds – WHQS Implementation Project Manager
Steve Greedy – WHQS Implementation Project Manager
Jane Roberts-Waite – Strategic Co-ordination Manager - WHQS Programme

Appendices:

Appendix 1 - Internal Works Volume Metric Dashboard

Appendix 2 - Internal Works Financial Metric Dashboard

Appendix 3 - Tables 1 & 2 of the annual statistics return to WG on housing stock compliance

Appendix 4 - WHQS budget monitoring report 2013/14

Appendix 1 – Internal works volume metrics dashboard.

Contracts within the Internal Works 2013-14 programme - Volume Metrics Dashboard															
Contracts	No.	Stage	Start Date	No Acc	Apts	Asb Surv	Kitch	Bath	Elec	Heat	Refusals K/B/E/H	Unsurveyed K/B/E/H	Prev. Ach. K/B/E/H	Property Compliance	
☐ DLO Eastern V	238			4	0	166/ 206	83/ 189	83/ 189	79/ 212	25/ 72	14/ 13/ 0/ 8	5/ 7/ 1/ 0	33/ 33/ 27/ 159	96/ 238	
☐ INT13D-E01 CLAREMONT ROAD\HAZELWOOD ROAD-LOWER PANTSIDE	22		Mar	0	0	21/ 22	21/ 21	21/ 21	22/ 22	7/ 7	1/ 0/ 0/ 0	0/ 0/ 0/ 0	0/ 1/ 0/ 15	22/ 22	
■ Main contract	No.	Stage	Start Date	No Acc	Apts	Asb Surv	Kitch	Bath	Elec	Heat	Refusals K/B/E/H	Unsurveyed K/B/E/H	Prev. Ach. K/B/E/H	Compliance	
☐ INT13D-E01 CLAREMONT ROAD\HAZELWOOD ROAD	22	3.Mobilsn	Apr	0	0		21/ 21	21/ 21	9/ 9	0/ 0	1/ 0/ 0/ 0	0/ 0/ 0/ 0	0/ 1/ 0/ 15	22/22	
■ Sub contracts	No.	Stage	Start Date	No Acc	Apts	Asb Surv	Kitch	Bath	Elec	Heat	Refusals K/B/E/H	Unsurveyed K/B/E/H	Prev. Ach. K/B/E/H	Compliance	
☐ INT13ASB-E01 CLAREMONT ROAD \ HAZELWOOD ROAD	22	4.Works	Mar			21/ 22									
☐ INT13EL-E01 CLAREMONT ROAD\HAZELWOOD ROAD	22	3.Mobilsn	Mar						13/ 13						
☐ INT13H-E01 CLAREMONT ROAD\HAZELWOOD ROAD	22	3.Mobilsn	Mar							7/ 7					
☐ INT13D-E02 ELLESMERE COURT\OLD PANT ROAD-LOWER PANTSIDE	24		May	2	0	18/ 18	12/ 12	12/ 12	10/ 14	6/ 6	1/ 1/ 0/ 0	2/ 2/ 1/ 0	10/ 10/ 11/ 18	19/ 24	
☐ INT13D-E03 CORONATION CRESCENT\HILARY ROAD-LOWER PANTSIDE	25		May	1	0	22/ 22	20/ 23	20/ 23	21/ 25	9/ 13	0/ 1/ 0/ 0	1/ 1/ 0/ 0	1/ 0/ 0/ 13	20/ 25	
☐ INT13D-E04 NEWLYN ROAD\STONERWOOD VIEW-LOWER PANTSIDE	23		May	0	0	21/ 22	11/ 21	11/ 21	10/ 23	3/ 11	2/ 1/ 0/ 1	0/ 1/ 0/ 0	1/ 0/ 0/ 11	7/ 23	
☐ INT13D-E05 ST PETERS CLOSE\TIR Y PWLL TERRACE-LOWER PANTSIDE	29		May	0	0	20/ 23	18/ 24	18/ 24	16/ 20	0/ 1	1/ 2/ 0/ 1	0/ 1/ 0/ 0	5/ 4/ 9/ 27	21/ 29	
☐ INT13D-E06 GREENLANDS\HILLTOP CRESCENT\SUNNYCREST-LOWER PANTSIDE	31		Sep	0	0	25/ 31	1/ 26	1/ 28	0/ 31	0/ 14	1/ 3/ 0/ 2	0/ 0/ 0/ 0	4/ 0/ 0/ 15	0/ 31	
☐ INT13D-E07 PANT VIEW\QUEENS ROAD-LOWER PANTSIDE	25		Oct	0	0	17/ 21	0/ 15	0/ 7	0/ 18	0/ 12	7/ 1/ 0/ 3	0/ 0/ 0/ 0	3/ 17/ 7/ 10	7/ 25	
☐ INT13D-E08 CARLYON RD\ROSE CT\CFN CT-LOWER PANTSIDE	24		Feb	0	0	22/ 23	0/ 23	0/ 22	0/ 24	0/ 7	0/ 1/ 0/ 0	0/ 0/ 0/ 0	1/ 1/ 0/ 17	0/ 24	
☐ INT13D-E09 GLANSHON\LINDENWILLOW COURTS-UPPER PANTSIDE	35		Mar	1	0	0/ 24	0/ 24	0/ 31	0/ 35	0/ 1	1/ 3/ 0/ 1	2/ 2/ 0/ 0	8/ 0/ 0/ 33	0/ 35	
☐ DLO Lower RV	258			1	1	159/ 200	72/ 135	50/ 141	100/ 151	10/ 15	39/ 20/ 2/ 4	1/ 2/ 2/ 0	87/ 98/ 125/ 241	152/ 258	
☐ DLO Upper RV	350			22	0	229/ 303	77/ 216	84/ 260	39/ 141	39/ 93	19/ 11/ 0/ 12	39/ 35/ 61/ 2	79/ 45/ 162/ 245	84/ 350	
Totals	846	Totals		27	1	554/ 709	232/ 540	217/ 590	218/ 504	74/ 180	72/ 44/ 2/ 24	45/ 44/ 64/ 2	199/ 176/ 314/ 645	332/ 846	

Key:

(e.g. 12/15) The figure to the left of the forward slash indicates components completed and valued. The figure to the right indicates the total number of components specified.

(Y) - Component to be completed in programme (pre-award of contract)

(P) - Partial works (>=£10) on component to be completed in programme (pre-award of contract)

(.%.C) - % physical completion of component in programme (post-award of contract)

(.%.CP) - % physical completion of partial works on component in programme (post-award of contract)

(.%.SC) - In main contract, indicates % completion of sub-contractor works in sub contracts (post-award of contract)

(.%.SCP) - In main contract, indicates % completion of partial sub-contractor works (>=£10) in sub contracts (post-award of contract)

(A) - No work required (standard has been achieved previously)

(S) - In main contract, indicates sub-contractor work (pre-award of contract)

(SP) - In main contract, indicates partial sub-contractor work (>=£10) (pre-award of contract)

(blank) - Either indicates incomplete information, or where there is a refusal (see refusals column)

Appendix 2 – Internal works financial metrics dashboard.

Contracts within the Internal Works 2013-14 programme - Financial Metrics Dashboard

Contracts	No.	Prog. Budget	Start Date	Asb £	Kitch	Bath	Elec	Heat	Totals (Excl. Asb)	Value of Refusals *	Value of Prev. Ach *
☐ DLO Eastern V	238	£ 1975150		£25700 / £32020	£319270 / £619241	£234544 / £537814	£ 42389 / £ 60678	£ 57486 / £ 116170	£ 653689 / £ 1333903	£ 106743	£ 609663
☐ INT13D-E01 CLAREMONT ROAD\HAZELWOOD ROAD-LOWER PANTSIDE: 7903 A206 HC050	22	£216,950	Mar	£3240 / £3240	£ 93031 / £ 93742	£ 72222 / £ 73442	£ 18151 / £ 18160	£ 15775 / £ 15775	£ 199179 / £ 201119	£ 4250	£ 34561
▣ Main contract	No.	Prog. Budget	Start Date	Asb £	Kitch	Bath	Elec	Heat	Totals	Val. Refusals	Val. Prev. Ach. K/B/E/H
☐ INT13D-E01 CLAREMONT ROAD\HAZELWOOD ROAD	22	£142,750	Apr		£ 93031 / £ 93742	£ 72222 / £ 73442	£ 1 / £ 10	£ 0 / £ 0	£ 165254 / £ 167194	£ 4250	£ 34561
▣ Sub contracts	No.	Prog. Budget	Start Date	Asb £	Kitch	Bath	Elec	Heat	Totals	Val. Refusals	Val. Prev. Ach. K/B/E/H
☐ INT13ASB-E01 CLAREMONT ROAD \HAZELWOOD ROAD	22	£0	Mar	£3240 / £3240							
☐ INT13EL-E01 CLAREMONT ROAD\HAZELWOOD ROAD	22	£48,400	Mar				£ 18150 / £ 18150				
☐ INT13H-E01 CLAREMONT ROAD\HAZELWOOD ROAD	22	£25,800	Mar					£ 15775 / £ 15775			
☐ INT13D-E02 ELLESMERE COURT\OLD PANT ROAD-LOWER PANTSIDE: 7903 A206 HC050	24	£218,250	May	£2940 / £2940	£ 54947 / £ 54947	£ 31050 / £ 31050	£ 0 / £ 1600	£ 13900 / £ 13900	£ 99897 / £ 101497	£ 6561	£ 125210
☐ INT13D-E03 CORONATION CRESCENT\HILARY ROAD-LOWER PANTSIDE: 7903 A206 HC050	25	£226,500	May	£3680 / £3680	£ 70686 / £ 79735	£ 54374 / £ 64473	£ 15708 / £ 15708	£ 20701 / £ 20704	£ 161469 / £ 180620	£ 2311	£ 32200
☐ INT13D-E04 NEWLYN ROAD\STONERWOOD VIEW-LOWER PANTSIDE: 7903 A206 HC050	23	£210,450	May	£3540 / £3680	£ 42537 / £ 75040	£ 32567 / £ 62740	£ 8530 / £ 25210	£ 7110 / £ 25710	£ 90744 / £ 188700	£ 12961	£ 27900
☐ INT13D-E05 ST PETERS CLOSE\TIR Y PWLL TERRACE-LOWER PANTSIDE: 7903 A206 HC050	29	£237,400	May	£3280 / £3760	£ 52956 / £ 64711	£ 40995 / £ 54629	£ 0 / £ 0	£ 0 / £ 0	£ 93951 / £ 119339	£ 11022	£ 105644
☐ INT13D-E06 GREENLANDS\HILLTOP CRESCENTS\SUNNYCREST-LOWER PANTSIDE: 7903 A206 HC050	31	£205,900	Sep	£3860 / £4880	£ 5114 / £ 84075	£ 3334 / £ 78420	£ 0 / £ 0	£ 0 / £ 40061	£ 8448 / £ 202555	£ 15483	£ 49250
☐ INT13D-E07 PANT VIEW\QUEENS ROAD-LOWER PANTSIDE: 7903 A206 HC050	25	£173,250	Oct	£2260 / £3360	£ 0 / £ 51887	£ 0 / £ 20778	£ 0 / £ 0	£ 0 / £ 12	£ 0 / £ 72677	£ 38511	£ 86837
☐ INT13D-E08 CARLYON RD\ROSE CT\CEFN CT-LOWER PANTSIDE: 7903 A206 HC050\HC051	24	£181,600	Feb	£2900 / £3240	£ 0 / £ 60466	£ 0 / £ 75672	£ 0 / £ 0	£ 0 / £ 7	£ 0 / £ 136145	£ 2311	£ 43111
☐ INT13D-E09 GLANSHON\LINDEN\WILLOW COURTS-UPPER PANTSIDE:	35	£304,850	Mar	£0 / £3240	£ 0 / £ 54638	£ 0 / £ 76612	£ 0 / £ 0	£ 0 / £ 1	£ 0 / £ 131251	£ 13333	£ 104950
☐ DLO Lower RV	258	£ 2331250		£23500 / £31020	£278301 / £497741	£78263 / £206789	£ 134440 / £ 136111	£ 18738 / £ 32374	£ 509742 / £ 873015	£ 224370	£ 1351878
☐ DLO Upper RV	350	£ 2709350		£55966 / £68505	£383392 / £900060	£308588 / £840889	£ 56970 / £ 73820	£ 57805 / £ 114790	£ 806755 / £ 1929559	£ 131971	£ 1274295
Totals	846	£7,015,750		£ 105166 / £ 131545	£ 980963 / £ 2017043	£ 621395 / £ 1585492	£ 233799 / £ 270609	£ 134029 / £ 263333	£ 1970186 / £ 4136477	£ 463084	£ 3235836

* Values based on average Savill's replacement costs of £4,250 (K), £2,311 (B), £1,900 (E), £2,150 (H).

Key for detail rows:

(v) - Valued works at property

Appendix 3 – Welsh Government statistical return relating to the WHQS (as at March 31st 2013)

Table 1 of 2.

Table 1 - Stock wholly compliant with the WHQS, at 31st March 2013

[<< Home](#)

[<< Survey Response Burden](#)

	Stock at 31st March 2013	Fully compliant* stock at 31st March 2013	Compliant* stock subject to acceptable fails at 31st March 2013	Non-compliant* stock	Percentage fully compliant* / compliant* with acceptable fails	Expected year of full compliance* for all stock	Validation						Comment	
	a	b	c	d	e	f	a	b(1)	b(2)	c(1)	c(2)	d	e	f
1 Stock to be assessed (self-contained only, including bedsits)	10,912	63	0	10,849	1%	2019								WHQS programme commenced in 2013/14, compliance planned for 2019/20
2 Dwellings compliant subject to acceptable fails; by reasons for acceptable fails.														
		Residents Choice	0											
		Physical Constraint	0											
		Timing of Remedy	0											
		Cost of Remedy	0											
		Total	0											
Comment	The figure in 1b is calculated on the assumption that there are 63 properties in our Keystone database which do not have any component repairs required prior to 2013 and which have a sap rating >=65. The Keystone database only identifies the year that work is required, not an exact date.													

Table 2 of 2.

Table 2 - Stock compliance with the WHQS by component, at 31st March 2013

Component	Stock at 31st March 2013	Fully compliant* stock for given component at 31st March 2013	Compliant* stock for given component subject to acceptable fails at 31st March 2013	Non-compliant* stock for given component	Percentage fully compliant* / compliant* with acceptable fails for given component	Expected year of full compliance* for all stock for given component	Validation						Comment
	a	b	c	d	e	f	a	b	c	d	e	f	
1 Roofs and associated components	10,912	6,050	0	4,862	55%								WHQS programme commenced in 2013/14, compliance planned for
2 Windows	10,912	10,016	0	896	92%								WHQS programme commenced in 2013/14, compliance planned for
3 External doors	10,912	9,634	0	1,278	88%								WHQS programme commenced in 2013/14, compliance planned for
4 Kitchens	10,912	2,896	0	8,016	27%								WHQS programme commenced in 2013/14, compliance planned for
5 Bathrooms	10,912	3,716	0	7,196	34%								WHQS programme commenced in 2013/14, compliance planned for
6 Energy rating (SAP ≥ 65)	10,912	1,169	0	9,743	11%								WHQS programme commenced in 2013/14, compliance planned for
7 Central heating systems	10,912	4,278	0	6,634	39%								WHQS programme commenced in 2013/14, compliance planned for
8 Electrical systems	10,912	5,599	0	5,313	51%								WHQS programme commenced in 2013/14, compliance planned for
9 Mains powered smoke detectors	10,912	10,912	0	0	100%								
10 Gardens and external storage up and including the boundary of the property	10,912	7,752	0	3,160	71%								WHQS programme commenced in 2013/14, compliance planned for

*= Compliant properties should include any properties where a particular element of WHQS is not applicable and hence not assessed.

Comment: Compliance data for acceptable fails will be available for the years 2013/14 onwards, when the WHQS programme commenced.

WHQS PROGRAMME - 2013/14	2013/14 Programme	Location	No of Properties	Start Date	Anticipated End Date	Allocated Estimate (Savills data)	Actuals As per Period 6	Commitments	Projected Outturn	Variance to Estimate (Savills data)	Variance to Programme	Comments		
7901 UPPER VALLEY INTERNAL WORKS - Contract 1 - Contract 2 - Contract 3 - Contract 4 - Contract 5 - Contract 6 - Contract 7 - Contract other - Contracts b/fwd - Contracts b/fwd - Heating Systems outside of contract - Other outside of contract - St Clares rewiring	3,626,800	Glanynant	24	20/05/2013	09/08/2013	229,300	216,668	2,769	219,437	- 9,863		Refusals 3% Prev ach 19%		
		Aneurin Tce	30	03/06/2013	09/08/2013	244,200	271,913	6,688	278,601	34,401		Refusals 6% Prev ach 32%		
		Heol Y Twyn	24	29/07/2013	20/09/2013	173,300	46,447	158,443	204,890	31,590		Refusals 2% Prev ach 50%		
		Heol Uchaf/Lower Rd/Phillips Walk	64	05/08/2013	20/09/2013	532,800	16,887	145,704	162,591	- 370,209		Refusals 2% Prev ach 52%		
		Penydre	33	09/09/2013	15/11/2013	241,050		287,570	287,570	46,520		Refusals 4% Prev ach 44%		
		Rowan Place 1	36	04/11/2013	10/01/2013	285,700		184,301	184,301	- 101,399		Refusals 3% Prev ach 23%		
		Rowan Place 2	36	02/01/2013	12/03/2013	278,200		167,771	167,771	- 110,429		Refusals 4% Prev ach 23%		
		Ysgwyddgwyn	25	01/07/2013	30/08/2013	200,700	108,785	95,982	204,767	4,067		Refusals 1% Prev ach 5%		
		Ty Coch phase 1	37	05/08/2013		280,800		201,251	201,251	- 79,549		Refusals 2% Prev ach 26%		
		Ty Coch phase 2	35			243,300		86,968	86,968	- 156,332		Refusals 3% Prev ach 26%		
		Various		-	-	0	281,220	200,871	482,092	482,092	482,092	482,092		
		Various				0		14270	14,270	14,270	14,270	14,270		
							2,709,350	941,920	1,552,589	2,494,509	- 214,841	-1,132,291		
		7902 LOWER VALLEY INTERNAL WORKS - Contract 1 - Contract 2 - Contract 3 - Contract 4 - Contract 5 - Contract 6 - Contract 7 - Contracts b/fwd - Heating Systems outside of contract - Other outside of contract	2,021,650	Castle View/Central/ Mountain View/New St	38	19/04/2013	09/08/2013	372,900	275,747	168	275,915	- 96,985		Refusals 4% Prev ach 40%
				Thomasville	31	15/07/2013		300,250	46,274	20,156	66,430	- 233,820		Refusals 12% Prev ach 65%
Ty Nant	29			05/08/2013		289,150	40,895	27,780	68,675	- 220,475		Refusals 3% Prev ach 72%		
Plas Cwm Parc 1	29			22/07/2013	20/09/2013	312,650	68,073	47,171	115,244	- 197,406		Refusals 14% Prev ach 53%		
Plas Cwm Parc 2	30			02/09/2013	Early 2014	324,000		81,310	81,310	- 242,690		Refusals 10% Prev ach 33%		
Alexander Tce/Cenydd Tce/Comm	23			14/10/2013	Early 2014	201,150		62,036	62,036	- 139,114		Refusals 9% Prev ach 42%		
Tan Y Bryn Tce	36			18/11/2013	Early 2014	231,250		41,264	41,264	- 189,986		Refusals 1% Prev ach 66%		
First Ave	42			01/01/2014		299,900		178,343	178,343	- 121,557		Refusals 2% Prev ach 31%		
Various				-	-	0	43,023	30,730	73,753	73,753	73,753	73,753		
Various				-	-	0								
					2,331,250	474,012	488,958	962,970	- 1,368,280	- 1,058,680				
7903 EASTERN VALLEY INTERNAL WORKS - Contract 1 - Contract 2 - Contract 3 - Contract 4 - Contract 5 - Contract 6 - Contract 7 - Contracts b/fwd - Contracts b/fwd - Heating Systems outside of contract - Other outside of contract	1,495,700	Claremont/ Hazelwood	22	29/04/2013	17/06/2013	216,950	202,525	1,825	204,350	- 12,600		Refusals 1% Prev ach 18%		
		Ellesmere/Old Pant Rd	24	10/06/2013		218,250	83,686	20,751	104,437	- 113,813		Refusals 2% Prev ach 45%		
		Coronation Cr/Hilary Rd	25	10/06/2013		226,500	133,603	50,697	184,300	- 42,200		Refusals 1% Prev ach 15%		
		Newlyn Rd/Stonerwood View	23	19/08/2013	Early 2014	210,450		192,380	192,380	- 18,070		Refusals 4% Prev ach 16%		
		St Peters Cl/Tir Y Pwll Tce	29	05/08/2013	Early 2014	237,400		123,099	123,099	- 114,301		Refusals 4% Prev ach 64%		
		Greenlands/Hilltop Cr/Sunnycrest	31	26/08/2013	Early 2014	205,900		207,435	207,435	1,535		Refusals 5% Prev ach 15%		
		Pant View/Queens Rd	25	09/09/2013	Early 2014	173,250		76,036	76,036	- 97,214		Refusals 12% Prev ach 29%		
		Carlyon Rd/Cefn Rd/Rose Ct	24			181,600		139,385	139,385	- 42,215		Refusals 1% Prev ach 20%		
		Willow Ct/Glenshon/Linden Ct	35			304,850		134,491	134,491	- 170,359		Refusals 1% Prev ach 26%		
		Various		-	-	0	175,233	125,166	300,399	300,399	300,399	300,399		
		Various		-	-	0								
							1,975,150	595,047	1,071,265	1,666,312	- 308,838	170,612		
7904 UPPER VALLEY EXTERNAL WORKS - Contract 1 - Contract 2 - Contract 3 - Contract 4	-					0								
						0								
						0								
						0								
7905 LOWER VALLEY EXTERNAL WORKS - Contract 1 - Contract 2 - Contract 3 - Contract 4	-					0	1,500	-	1,500	1,500	1,500			
						0								
						0								
						0								
7906 EASTERN VALLEY EXTERNAL WORKS - Contract 1 - Contract 2 - Contract 3 - Contract 4	-					0	2,390	0	2,390	2,390	2,390			
						0								
						0								
						0								
					0	9,393	0	9,393	9,393	9,393				

WHQS PROGRAMME - 2013/14	2013/14 Programme	Location	No of Properties	Start Date	Anticipated End Date	Allocated Estimate (Savills data)	Actuals As per Period 6	Commitments	Projected Outturn	Variance to Estimate (Savills data)	Variance to Programme	Comments
7907 WHQS FEES & CONSULTANCY	1,691,914	Ty Sign				1,691,914	0	0	1,581,875	- 110,039	- 110,039	
7908 ADAPTATIONS	1,000,000					1,000,000	458,738	0	1,000,000	-	-	
7909 LARGE SCALE VOIDS	500,000					500,000	177,750	13,595	500,000	-	-	
7910 GARAGES/OTHER ASSETS	500,000					500,000	0	0	500,000	-	-	
7911 CONTINGENCY & INITIATIVES - Community Safety Initiatives - Community Investment Fund - Sheltered fund - Contingency	1,000,000					50,000	0	0	50,000	-	-	
						50,000	0	0	50,000	-	-	
						50,000	0	0	50,000	-	-	
						850,000	4186	0	850,000	-	-	
						1,000,000	4186	0	1,000,000	-	-	
7912 ENERGY CONSERVATION	1,000,000								1,000,000	0	0	1,000,000
7913 ALL AREAS - INT/EXT - IN HOUSE - Non Trads	1,437,800	Trinant	16	29/04/2013		600,000	238146	0	600,000	-	-	
7914 ALL AREAS - INT/EXT - CONTRACTOR - Non Trads - Non Trads	1,279,300	Bedwas Hengoed	23 14		Early 2014	600,000	238146		600,000	-	-837,800	
						1,000,000	342659	0	1,000,000	-	-	
						650,000	0	0	650,000	-	-	
						1,650,000	342659	0	1,650,000	-	370,700	
TOTAL PROGRAMME	15,553,164					14,957,664	3,245,740	3,126,407	12,968,948	- 1,988,716	-2,584,216	
							22%				-16.62%	

FUNDED BY:												
MRA	7,300,000								7,300,000		-	
RCCO WHQS	6,561,250								4,087,073		2,474,177	
RCCO DELIVERY TEAM	1,691,914								1,581,875		110,039	
	15,553,164								12,968,948		2,584,216	

NB
Refusals - indications are 4-6%
Previously achieved - indications are 40%
Unsurveyed to date - 15%