



CAERPHILLY HOMES TASK GROUP – 6TH DECEMBER 2012

SUBJECT: WHQS PROGRAMME MONITORING REPORT

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

1.1 To outline progress with the WHQS Programme.

2. LINKS TO STRATEGY

2.1 The Welsh Housing Quality Standard (WHQS) is intended to ensure that all local authority and housing association homes are improved and maintained to achieve specified standards.

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

"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"

3. THE REPORT

3.1 The terms of reference for the Caerphilly Homes Task Group includes a responsibility to monitor progress with the WHQS Programme to ensure that all necessary actions are being taken to deliver the investment by 2019-20 and fulfil the commitments made in the addendum document.

3.2 The intention is that regular progress reports will eventually be capable of being generated from the Keystone Asset Management System. This will be dependant on all contracts being entered into Keystone.

3.3 Appendix 1 shows internal works across the three housing areas being undertaken in the current financial year 2012/13. The report was generated for work completed at the end of September 2012.

3.4 The report format remains under development and in due course it will be the intention to show percentage progress against investment plan profile in terms of numbers and expenditure. A traffic light system may also be included so it will be immediately obvious where slippage is occurring. An example of the approach is shown in Appendix 2.

4. EQUALITIES IMPLICATIONS

4.1 The report is for information purposes, so the Council's EqIA process does not apply.

5. FINANCIAL IMPLICATIONS

- 5.1 The report has no direct financial implications. It will be the intention to incorporate contract expenditure as part of the report in due course.

6. PERSONNEL IMPLICATIONS

- 6.1 There are no direct personnel implications.

7. CONSULTATIONS

- 7.1 Consultees have suggested the incorporation of target numbers and target dates within the monitoring report. The Task Group may wish to indicate any additional requirements.

8. RECOMMENDATIONS

- 8.1 The report is for information.

9. REASONS FOR THE RECOMMENDATIONS

- 9.1 To fulfil the terms of reference the Task Group will need to receive regular monitoring information.

10. STATUTORY POWER

- 10.1 Housing Acts 1985, 1996, 2004. This is a Cabinet Sub Committee Function

Author: Phil Davy, Head of Programmes
Consultees: Councillor Gerald Jones, Deputy Leader & Cabinet Member for Housing
Nigel Barnett, Deputy Chief Executive
Shaun Couzens, Chief Housing Officer
Nicole Scammell, Head of Corporate Finance
Dan Perkins, Head of Legal Services
Steve Greedy, Principal Housing Office (technical)
Colin Roden, Contracts / Senior QS Manager
Alan Edmunds, Building Maintenance Manger
Rhys Lewis, Systems and Performance Manager

Appendices:

Appendix 1 12/13 Work at end of September
Appendix 2 Example of approach to the report format