



CAERPHILLY HOMES TASK GROUP – 3RD JULY 2013

SUBJECT: WHQS PROGRAMME MONITORING REPORT (13/14 PROGRAMME)

REPORT BY: ACTING CHIEF EXECUTIVE

1. PURPOSE OF REPORT

1.1 To outline progress with the 13/14 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 maintained 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 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 Task Group has previously been advised that the Keystone system is being developed such that regular progress monitoring reports can be produced. The ultimate goal is for the system to provide real time information via a "dashboard".

3.3 The Task Group will be provided with a demonstration of how the information for the 13/14 Programme is being recorded and updated and how this will link to contract management. While some good progress has been made further development is still required in particular related to the application of a standardised schedule of rates, linking works schedules to the generation of material orders, and the application of actual costs to generate valuations.

3.4 To support the presentation a summary narrative of the position in each of the three housing areas is included below:

3.5 Eastern Valleys

3.5.1 The Eastern Valleys extends from Risca in the south to Markham in the north. There are approximately 4000 Council houses in this area. The focus of the programme is on internal works packages. In addition there is a non traditional refurbishment scheme.

3.5.2 Current Internal Works

The contracts are being packaged for the Panside area of Newbridge. The surveying commenced in November 2012 to ensure that works would be able to start on site early in the 13/14 financial year. The internal surveys for this financial year's programme is nearing completion slightly ahead of schedule.

The works commenced on 29th April 2013 in Claremont Road / Hazelwood Road (Contract 1), which comprises 22 properties, 19 are receiving kitchens and 17 are receiving bathrooms and are being undertaken by the in house work force. The heating works to 9 properties and the electrical works to 17 properties are being undertaken by the in house work force or sub contracted as required. It is anticipated that Contract 1 will be completed by 17th June 2013.

3.5.3 Proposed Internal Works

Works are planned for Ellesmere Court / Old Pant Road (Contract 2) commencing early June 2013. In addition, due to start at the same time are works in Coronation Crescent / Hilary Road (Contract 3).

There are a further 4 contracts to be undertaken (Contracts 4 to 7) which are anticipated to be completed by early 2014.

3.5.4 Non Traditional Refurbishment Scheme

The scheme comprises 16 Hawksley type properties located in Trinant. The works include new kitchens, external wall insulation, re roofing, paths and fences. Works commenced on 29th April 2013 and are being undertaken by the in house work force.

3.5.5 Garages

The following garage sites in Risca have been scheduled for 2013/14 and will include a mix of repairs and demolition:

- Elm Drive
- Fairview Avenue
- Fernlea
- Holly Road
- Mount Road
- Sycamore Crescent

The commencement date has still to be determined.

3.6 **Lower Rhymney Valley**

3.6.1 This area covers Ystrad Mynach, Llanbradach, Bedwas/ Machen, Caerphilly and Senghenydd. There are approximately 3,350 Council houses in this area. The focus of the programme is on internal works packages. In addition there is a non traditional refurbishment scheme.

3.6.2 Current internal works

The contracts are being packaged for the Pwll Y Pant, Plas Cwm Parc and Senghenydd. The surveying commenced in November 2012 to ensure the works could commence early in the 2013/14 financial year. The internal surveys are nearing completion slightly ahead of schedule. As a result of the surveys identifying less work being required than the stock condition data within Keystone there has been some reallocation of the in house workforce between areas.

The works commenced on 19th April 2013 in Castle View / Central Street / Mountain View / New Street (Contract 1) which comprises 38 properties, 27 are receiving kitchens and 7 are receiving bathrooms. Heating works are required to 2 properties and electrical works to 38 properties and will be undertaken by the in house workforce or sub contracted as necessary.

It is anticipated that Contract 1 will be completed by 23rd August 2013.

3.6.3 Proposed internal works

Works are planned to commence late July in Thomasville and Ty Nant (Contracts 2 and 3) and Plas Cwm Park (Contract 4)

There are a further 3 contracts to be undertaken (Contracts 5 -7) which are anticipated to be completed by early 2014.

3.6.4 Non Traditional Refurbishment Scheme

The scheme comprises 23 Cornish type properties located in Bedwas. Due to the specialised nature of repair this will be undertaken by a contractor and will include external and internal works.

3.7 **Upper Rhymney Valley**

3.7.1 This area covers the Upper Rhymney Valley from Hengoed and Bargoed to Rhymney. There are around 3,500 Council houses in this area. The focus of the programme is on internal works packages. In addition there is a non traditional refurbishment scheme.

3.7.2 Current internal works

Surveys for properties in Rhymney commenced in November 2012 to ensure the works could commence early in 2013 /14 financial year. The internal surveys are nearing completion slightly ahead of schedule.

The in house work programme has continued from 2012/13. Glanynant commenced on 20th May 2013 and Aneurin Terrace on 3rd June 2013 (Contracts 1 and 2). This involves 55 properties of which 18 will be receiving heating works and 25 will be receiving electrical works. Heating and electrical works will be undertaken by the in house work force or sub contracted as required. It is anticipated that these works will be completed by 9th August 2013.

Two properties have been completed in Glan-y-Nant. However, another 88 properties have also been completed since the start of April, part of the in-house work programme that commenced in 2012/13.

3.7.3 Proposed internal works

Works are planned to commence in August at Heol y Twyn, Heol Uchaf, Lower Road, and Phillips Walk (Contracts 3 and 4).

There are a further 3 contracts to be undertaken (Contracts 5 -7) which are anticipated to be completed by early 2014.

Ysgwyddgwyn at Deri has been brought forward in the programme comprising 24 properties which will start on 24th June 2013.

3.7.4 Non traditional refurbishment scheme

The scheme comprises 14 Unity bungalows located in Hengoed. A design solution is currently being prepared but it is expected this scheme will be tendered due the specialist repair. The work will include internal and external works.

4. EQUALITIES IMPLICATIONS

4.1 This report is for information purposes only, so the Councils EqIA process does not apply.

5. FINANCIAL IMPLICATIONS

5.1 The internal works budget for Panside is £1.5m. Valuations are still to be prepared but expenditure to date is around £40,000. The non traditional scheme at Trinant has a budget of £600,000. There have been no valuations to date but expenditure to date is around £25,000. The budget for the garages at Risca is £500,000.

5.2 The internal works budget for the lower Rhymney Valley is £2m. Valuations are still to be prepared but expenditure to date is around £70,000. The cost estimate for the non-traditional scheme at Bedwas is £1m.

5.3 The internal works budget for the Upper Rhymney Valley is £3.8m. Valuations are still to be prepared but expenditure to date is around £7,000 for the two properties completed as part of the 13/14 programme. The cost estimate for the non traditional scheme at Hengoed is £650,000.

5.4 In excess of £500,000 has also been spent on the 88 completions from the programme that commenced in 2012/13.

6. PERSONNEL IMPLICATIONS

6.1 There are no direct personnel implications. However the programme is dependent on having a properly resourced WHQS Delivery Team.

7. CONSULTATIONS

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

8. RECOMMENDATIONS

8.1 This report is for information.

9. REASONS FOR THE RECOMMENDATIONS

9.1 To provide information relating to progress with the WHQS investment.

10. STATUTORY POWER

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

Authors:	Steve Greedy	-	WHQS Implementation Project Manager
	Alan Edmunds	-	WHQS Implementation Project Manager
	Colin Roden	-	WHQS Implementation Project Manager
Consultees:	Cllr. Gerald Jones	-	Deputy Leader & Cabinet Member for Housing
	Nigel Barnett	-	Acting Chief Executive
	Phil Davy	-	Head of Programmes
	Shaun Couzens	-	Chief Housing Officer
	Dan Perkins	-	Head of Legal Services
	Rhys Lewis	-	Systems and Performance Manager
	Nicole Scammell	-	Acting Director of Corporate Services and S151 Officer