



CAERPHILLY HOMES TASK GROUP – 17TH OCTOBER 2013

SUBJECT: HRA CAPITAL PROGRAMME 2014/15

REPORT BY: INTERIM CHIEF EXECUTIVE

1. PURPOSE OF REPORT

1.1 To outline the proposed HRA Capital Programme for 2014/15.

2. LINKS TO STRATEGY

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

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 Capital Programme for 2014/15 is derived from the WHQS Investment Strategy endorsed by the Task Group and approved by the Cabinet Sub Committee on 12th September 2012. There will be a significant increase in the volume of work as new internal and external works contracts will commence in April 2014.

3.2 In accordance with the Investment Strategy work will be carried out in the following community areas:

<u>Eastern Valley</u>	In House	Contractor
	Highmeadow	Cefn Fforest
	Pantside Lower	Trelyn Upper
	Pantside Upper	Argoed
		Blackwood
		Markham/ Hollybush
		Morrisville
		Newbridge
		Oakdale
		Persondy
		Treowen
		Wattsville
		Westend
		Ynysddu
		Cwmfelinfach

Lower Rhymney Valley

Bryncenydd
Trecenydd
Ty Isaf
Abertridwr
Bedwas
Heol Trecastell
Machen
Nantddu
Rudry
Trapwell

Lansbury Park

Upper Rhymney Valley

Hengoed
Rhymney North
Ystrad Mynach

Rhymney South
Brithdir
Gelligaer
New Tredegar
Phillipstown
Pontlottyn
Tirphil

Italics denotes "external works"

- 3.3 In total it is anticipated that 3713 no of properties will benefit from either internal or external improvements during 2014/15.
- 3.4 Due to programme changes in the current financial year it has been necessary to bring forward some internal work from 2014/15 to maintain workflow for the in house work force. This has involved 174 properties with a projected expenditure of £1.3m. This may have a knock on effect to the internal works programme for the in house work force in 2014/15. However at this stage no compensating adjustment has been made until the out turn position is known for 2013/14. However it should be noted that during the course of next financial year it may be necessary to bring forward work from 2015/16 on internal works for the in house work force.
- 3.5 The internal works programme to be awarded to the contractor appointed for the Upper Rhymney Valley has been adjusted as the original investment plan showed no works in 2014/15 but in excess of £3m in 2015/16. The latter has therefore been re profiled over the two years and Rhymney South (£1,084,800) will be brought into 2014/15.
- 3.6 The programme is subject to ongoing adjustment which can only be determined in the light of the surveys of individual properties which confirm the actual work to be undertaken.
- 3.7 The capital programme makes provision for a number of other items including adaptations to suit the specific requirements of individual households; major repairs to void properties prior to re-letting; and continuation of the rationalisation and improvement programme to the HRA garages. There are also commitments for ongoing funding to initiatives that formed part of the Offer Document at the time of the ballot.
- 3.8 Opportunities for further energy grant funding continue to be pursued but progress with the Energy Company Obligation (ECO) scheme, which has replaced the Community Energy Support Programme (CESP), is slow. Nevertheless it will be prudent to set aside match funding to take advantage of the scheme when an opportunity is presented.
- 3.9 A provision has been included for commencement of projects under the environmental programme towards the latter part of 2014/15 having regard to the proposals previously presented to the Task Group on the engagement plan.
- 3.10 The appendix outlines the budget proposals.

4. EQUALITIES IMPLICATIONS

- 4.1 An EqIA 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 have been identified, therefore a full EqIA 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 2014/15 capital programme which in total requires a provision of £29,313,963. This sum can be funded in accordance with the Business Plan.

6. PERSONNEL IMPLICATIONS

- 6.1 Responsibility for the implementation of the capital programme rests with the WHQS Delivery Team. The Team will be strengthened to cope with the contract management of a significant increase in the volume of work, which will more than double in terms of projected expenditure.

7. CONSULTATIONS

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

8. RECOMMENDATIONS

- 8.1 The Capital Programme for 2014/15 outlined in the report is endorsed by the Task Group and recommended to the Cabinet Sub Committee for approval.

9. REASONS FOR THE RECOMMENDATIONS

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

10. STATUTORY POWER

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

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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 and S151 Officer
Dan Perkins, Head of Legal & Democratic Services
Steve Greedy, WHQS Implementation Project Manager
Alan Edmunds, WHQS Implementation Project Manager
Colin Roden, WHQS Implementation Project Manager
Lesley Allen, Principal Accountant
Liz Lucas, Head of Procurement
Rhys Lewis, Systems & Performance Manager
Jane Roberts-Waite, Strategic Co-ordination Manager

Appendices:

Appendix 1: Proposed Capital Programme 2014/15