



**CABINET SUB COMMITTEE  
(WELSH HOUSING QUALITY STANDARD)**

**MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH  
(SIRHOWY ROOM) ON THURSDAY 17TH OCTOBER 2013 AT 6:30PM**

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PRESENT:

Councillor G. Jones - Chairman

Councillors:

K. James and K.V. Reynolds.

Together with:

P. Davy (Head of Programmes) and E. Sullivan (Democratic Services Officer)

**APOLOGIES**

There were no apologies for absence received.

**1. DECLARATIONS OF INTEREST**

There were no declarations of interest made at the beginning or during the course of the meeting.

**2. MINUTES**

RESOLVED that the minutes of the meeting held on the 17th October 2013 (minute nos. 1-5 on page nos. 1-4 be agreed as a correct record and were signed by the Chair.

**3. WHQS SMALL LOTS CONTRACTS**

The report sought approval for the bidder selection and procurement process in relation to the Welsh Housing Quality Standard (WHQS) Small Lots Contracts.

Members welcomed the procurement process and that local business would have the opportunity to bid on the small work packages to the benefit of the wider community.

The sub-committee considered the recommendations from the meeting of the Caerphilly Homes Task Group (WHQS) and having fully discussed the report it was proposed and seconded that the recommendations in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's report the recommendations in relation to the WHQS Small Lots Contracts be approved: -

1. The procurement process for the Small Lots Contracts be approved.
2. The WHQS Project Board be authorised to make the necessary adjustments to the number of contract works packages within the respective value bands in light of survey information and to approve contracts in excess of £500,000 up to the overall Small Lots maximum cap of £869,870 where this is a practical necessity to maintain progress and ensure effective contract management.
3. The WHQS Project Board be authorised to remove firms from the Contract Band list who fail the post completion quality assessment.

#### **4. ROWAN PLACE - TARGETED REGENERATION**

The report outlined the proposals to transform Rowan Place, Rhymney into a more desirable place to live through a coordinated phased approach to the physical improvement of the area together with a targeted multi agency approach to tackle the social and economical challenges facing this area.

Members welcomed the report and its recommendations as an excellent step forward for one of the most deprived areas in Wales. Members noted the additional recommendation of the Task Group for a further report, six months after the commencement of the regeneration programme in order to assess the progress made and agreed that it would be appropriate to review the progress made at this stage and welcomed its addition to the recommendations going forward.

The sub-committee considered the recommendations from the meeting of the Caerphilly Homes Task Group (WHQS) and having fully discussed the report it was proposed and seconded that the recommendations contained in the report and the additional recommendation of the Caerphilly Homes Task Group be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reason contained in the Officer's report the recommendations in relation to the Rowan Place - Targeted Regeneration and the additional recommendation of the Caerphilly Homes Task Group be approved: -

1. That the void properties with Rowan Place undergo a full refurbishment improvement to increase their attractiveness.
2. That external works to the curtilage of the flats is brought forward and incorporated as part of the works programme being undertaken by the in house work force.
3. That the budget for Rowan Place be increased by an additional £268,000 to implement recommendations 1 and 2. It is anticipated that this additional cost can be accommodated within the overall Capital programme for 2013/14.
4. A multi agency task group be established to tackle the social and economic issues and provide support to lower the incidence of anti social behaviour, unemployment, drug and alcohol abuse.
5. To support the proposals outlined, 2 void properties are utilised to create a show flat and provide welfare facilities.
6. That a further report be submitted to the Caerphilly Homes Task Group, six

months after the commencement of the regeneration programme in order to assess the progress made.

**4. HRA CAPITAL PROGRAMME 2014/15**

The report outlined the proposed HRA Capital Programme for 2014/15.

Members noted the proposed HRA Capital Programme for 2014/15 as detailed in Appendix 1 of the Officers report.

The sub-committee considered the recommendations from the meeting of the Caerphilly Homes Task Group (WHQS) and having fully discussed the report it was proposed and seconded that the recommendations in the Officer's Report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reason given in the Officer's Report the HRA Capital Programme for 2014/12 be approved.

**5. GILFACH FARGOED: OFFICE CONVERSATION INTO FLATS**

The report detailed proposals to convert the Neighbourhood Housing Office and the Tenants and Residents Office in Gilfach Fargoed to 4 x 1 bedroom flats.

Members welcomed the proposal given the increased demand for 1 and 2 bedroom properties as a result of the Welfare Reform Act.

The sub-committee considered the recommendations from the meeting of the Caerphilly Homes Task Group (WHQS) and having fully discussed the report it was proposed and seconded that the recommendations in the Officer's Report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officers report the conversion of the two properties into four one bedroom flats be approved.

Approved as a correct record subject to any amendments or corrections agreed and recorded in the minutes of the Cabinet Sub Committee meeting held on 5th December 2013.

The meeting closed at 6:45pm

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CHAIRMAN