



POLICY AND RESOURCES SCRUTINY COMMITTEE – 3RD JUNE 2014

SUBJECT: ROWAN PLACE, RHYMNEY

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

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- 1.1 The report was considered by the Caerphilly Homes Task Group on the 22nd May 2014.
 - 1.2 The report updated the Task Group on the extent of the repairs and improvement works at Rowan Place, Rhymney.
 - 1.3 New surveys of the properties at Rowan Place had identified severe damp and extensive defects to the external fabric. Significant additional works would be required to bring the stock up to WHQS standard. The Task Group were advised that the internal improvement works had been suspended pending a review of the position and noted the extent of the works required and the cost implications to the WHQS Business Plan.
 - 1.4 The Task Group fully endorsed Recommendations 9.1.1, 9.1.3, 9.1.4, 9.1.5, 9.1.6 and 9.1.7 of the Officer's report. In relation to limited selective demolition within the Rowan Place estate as outlined in Recommendation 9.1.2, Members were unable to reach agreement on a preferred course of action. The Task Group did request that should this option be considered going forward that the tenants of Rowan Place be consulted at the earliest possible opportunity.
 - 1.5 Having fully considered the report and the recommendations contained therein the Caerphilly Homes Task Group recommend that the Policy and Resources Scrutiny Committee support the following: -
 1. a revised approach to Rowan Place by bringing forward the external works to be undertaken in parallel with the internal works in view of the extent of the damp problems. The works to be reprogrammed to commence during 2014/15.
 2. to accept the estimated additional costs of £3.615m to be funded within the Business Plan flexibilities.
 3. properties suffering severe damp where damage is extensive to undergo a full internal refurbishment and tenants offered the opportunity to relocate to a newly refurbished property (voids) in Rowan Place. The extent of internal refurbishment to other properties to be determined by their condition at the time of the works.
 4. that the WHQS Project Board to given delegated authority to determine the most appropriate contractual arrangements between the in house team and contractors to expedite the works to meeting the new timeline.
 5. other previous commitments to establish a multi agency task group to tackle the social problems and to create a show flat and welfare facilities are reaffirmed.

6. the tenant are kept informed about the programming of the repairs and improvement works.

1.6 Having been unable to reach agreement the Caerphilly Homes Task Group recommend that the Policy and Resources Scrutiny Committee consider and present a recommendation to tenants on:

1. whether to pursue limited selective demolition to reduce the overall number of 2 bedroom flats given the large concentration in Rowan Place. However if this option is followed consultation with residents in Rowan Place should take place at the earliest possible opportunity including discussion on the after use of the cleared site.

1.7 Members are invited to consider the report and the above recommendations.

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Appendices:

Appendix 1 Caerphilly Homes Task Group Report - 22nd May 2014