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Date: 22nd February 2017

Dear Sir/Madam,

A meeting of the **Policy and Resources Scrutiny Committee** will be held in the **Sirhowy Room, Penallta House, Tredomen, Ystrad Mynach** on **Tuesday, 28th February, 2017** at **5.30 pm** to consider the matters contained in the following agenda.

Yours faithfully,

A handwritten signature in blue ink that reads 'Chris Burns'.

Chris Burns
INTERIM CHIEF EXECUTIVE

AGENDA

	Pages
1 To receive apologies for absence.	
2 Declarations of Interest.	

Councillors and Officers are reminded of their responsibility to declare any personal and/or prejudicial interest(s) in respect of any business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

To approve and sign the following minutes: -

3 Policy and Resources Scrutiny Committee held on 17th January 2017.	
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A greener place Man gwyrddach

Correspondence may be in any language or format | Gallwch ohebu mewn unrhyw iaith neu fformat



- 4 Consideration of any matter referred to this Committee in accordance with the call-in procedure.
- 5 To receive a verbal report by the Cabinet Member(s).
- 6 Policy and Resources Scrutiny Committee Forward Work Programme. 7 - 16
- 7 To receive and consider the following Cabinet Reports*: -
1. Privately Owned Properties at Lansbury Park - 18th January 2017;
 2. Rowan Place, Rhymney - Proposed Demolition of Flats - Block 65-68 - 18th January 2017;
 3. Housing Revenue Account Charges - 2017/2018.

**If a member of the Scrutiny Committee wishes for any of the above Cabinet reports to be brought forward for review at the meeting please contact Rebecca Barrett, 01443 864245, by 10.00 a.m. on Monday, 27th February 2017.*

To receive and consider the following Scrutiny reports:-

- 8 British Telecom - Update on Broadband Provision (Verbal Update).
- 9 Re-profiling of WHQS Programme and HRA Capital Programme 2017/2018. 17 - 38
- 10 Well Being Objective WO5 - Investment in Council Homes To Transform Lives And Communities. 39 - 50
- 11 Housing Revenue Account Budget Monitoring Report - Period 9 2016/17. 51 - 60

Circulation:

Councillors L.J. Binding, Mrs P. Cook, C.J. Cuss, Miss E. Forehead, J.E. Fussell, C. Hawker, Ms J.G. Jones, G. Kirby (Vice Chair), A. Lewis, C.P. Mann, S. Morgan (Chair), Mrs G.D. Oliver, D. Rees, R. Saralis, J. Simmonds and J. Taylor

And Appropriate Officers



POLICY AND RESOURCES SCRUTINY COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON
TUESDAY, 17TH JANUARY 2017 AT 5.30 P.M.

PRESENT:

Councillor S. Morgan - Chair
Councillor G. Kirby - Vice-Chair

Councillors:

L. Binding, Mrs P. Cook, C.J. Cuss, J.E. Fussell, C. Hawker, Ms J.G. Jones, A. Lewis,
C.P. Mann, R. Saralis, J. Simmonds

Cabinet Members:

Mrs C. Forehead (HR and Governance/Business Manager), D.V. Poole (Housing)

Together with:

N. Scammell (Acting Director of Corporate Services and Section 151 Officer), S. Couzens (Chief Housing Officer), S. Harris (Interim Head of Corporate Finance), L. Allen (Group Accountant), M. Betts (Tenant and Community Involvement Manager), C. Forbes-Thompson (Interim Head of Democratic Services), T. Rawson (Solicitor) and R. Barrett (Committee Services Officer)

Also present:

Ms A. Lewis and Mrs S. Jones (Tenant Representatives - Caerphilly Homes Task Group)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss E. Forehead, Mrs G.D. Oliver, D. Rees, J. Taylor, D.T. Hardacre (Cabinet Member for Performance and Asset Management) and Mrs B. Jones (Cabinet Member for Corporate Services).

2. DECLARATIONS OF INTEREST

Councillor L. Binding declared an interest in Agenda Item 11 (Whole Authority Revenue Budget Monitoring Report 2016/17). Details are minuted with the respective item.

During the course of the meeting, declarations of interest were received from Mrs S. Jones and Miss A. Lewis (Caerphilly Homes Task Group Tenant Representatives) in respect of

Agenda Item 9 (Housing Revenue Account Charges 2017/18) and are minuted with the respective item.

3. MINUTES - 15TH NOVEMBER 2016

RESOLVED that the minutes of the Policy and Resources Scrutiny Committee held on 15th November 2016 (minute nos. 1 - 10) be approved as a correct record and signed by the Chair.

4. MINUTES - 7TH DECEMBER 2016

RESOLVED that the minutes of the Special Policy and Resources Scrutiny Committee held on 7th December 2016 (minute nos. 1 - 4) be approved as a correct record and signed by the Chair.

5. CALL-IN PROCEDURE

There had been no matters referred to the Scrutiny Committee in accordance with the call-in procedure.

6. REPORT OF THE CABINET MEMBERS

The Scrutiny Committee received verbal reports from Councillors Mrs C. Forehead and D.V. Poole. Questions and comments were invited on the report contents.

Councillor Mrs C. Forehead (Cabinet Member for HR and Governance/Business Manager) updated Members on developments across Legal and Democratic Services. An ICT Consultation Group (comprising of Member and Officer representatives) has recently been created to review the provision of ICT services to Members and identify future options for consideration. Electoral Services have successfully relocated to Bargoed ahead of the local elections in May, and Democratic Services have been preparing induction and training materials in readiness for elected members. The Scrutiny Committee were also updated on Human Resources matters, including developments in respect of the Welsh Government's (WG) Apprenticeship Levy and the Public Services Staff Commission.

Members expressed the need for a resolution in respect of the situation surrounding the new Apprenticeship Levy. It was explained that local authorities are still awaiting an announcement from WG to establish whether funds towards apprenticeship schemes can be accessed from this levy, and that Members would be updated on this matter in due course. The Cabinet Member also referred to WG's recent decision to introduce a Bill to challenge the UK Government's Trade Union Act 2016. The Scrutiny Committee were pleased to note this news and acknowledged the value of Trade Unions within the public sector.

Councillor D.V. Poole (Cabinet Member for Housing) presented his report and advised Members that having recently been shortlisted for two Association of Public Service Excellence (APSE) awards, Housing Repair Operations successfully attained the award for Best Performing Local Authority Building Maintenance Service in the UK. Members requested that their congratulations to all those involved in achieving this award be placed on record. The Scrutiny Committee were also informed of the successful implementation of the Common Housing Register and were pleased to note the substantial donations made by Council staff and contractors to Caerphilly Homes' annual foodbank initiative during December 2016.

In the absence of Councillors D.T. Hardacre and Mrs B. Jones, Members noted the contents of their reports, which had been circulated to Members in advance of the meeting. The report from Councillor D.T. Hardacre (Cabinet Member for Performance, Property and Asset

Management) provided an update on progress regarding the sale of Pontllanfraith House, details of a draft Master Plan in relation to the development potential of Risca Basin, and information relating to the Council's future development of Well-being Objectives under the Future Generations Act (2015). The report from Councillor Mrs B. Jones (Cabinet Member for Corporate Services) outlined considerations relating to the 2017/18 Final Financial Settlement, progress on the Minimum Revenue Provision (MRP) Policy Review, and an update in respect of Procurement's Supplier Enablement Programme. There were no questions received on these items.

The Cabinet Members present were thanked for their reports.

7. POLICY AND RESOURCES SCRUTINY COMMITTEE FORWARD WORK PROGRAMME

Cath Forbes-Thompson (Interim Head of Democratic Services) presented the report, which outlined details of the Policy and Resources Scrutiny Committee Forward Work Programme (FWP).

Members were advised that the FWP includes all reports agreed at the meeting held on 15th November 2016 and outlines the reports planned for the period January 2017 to June 2017. Members were asked to consider the FWP alongside the Cabinet Work Programme as appended to the report and to suggest any changes.

Discussion took place regarding the items listed on the Forward Work Programme. It was agreed that two items be placed on the FWP for consideration at a future Scrutiny Committee meeting (British Telecom (BT) - Update on broadband provision, and the Annual Equalities Report). Officers confirmed that they would make enquiries with the relevant parties as to availability, and update the Scrutiny Committee accordingly. It was agreed that BT would be invited to the meeting of 28th February 2017 or 6th June 2017. Should BT not be available on 28th February 2017, the Annual Equalities Report would be scheduled instead.

It was agreed that subject to the foregoing amendments, the Policy and Resources Scrutiny Committee Forward Work Programme be published on the Council's website.

8. CABINET REPORTS

None of the Cabinet reports listed on the agenda had been called forward for discussion at the meeting.

REPORTS OF OFFICERS

Consideration was given to the following reports.

9. HOUSING REVENUE ACCOUNT CHARGES 2017/2018

Mrs S. Jones and Miss A. Lewis declared a personal and prejudicial interest (as Council tenants) and left the meeting room during consideration of this item,

Shaun Couzens (Chief Housing Officer), together with Lesley Allen (Group Accountant), presented the report, which provided details of the proposed increased charges intended to be effective for the Housing Revenue Account (HRA) for the 2017/18 financial year. The report sought the views of Members on the proposed increases contained therein, prior to its presentation to Cabinet.

Officers summarised the process involved in preparing the Housing Revenue Account (HRA) budget. Members were reminded that Welsh Government's (WG) new Policy for Social Housing Rents) sets a target rent band for each Authority whereby councils have to adjust average rents for their properties in line with this banding. The uplift on the new rent policy is fixed for five years and uses the previous September Consumer Price Index (CPI) inflation figure (as opposed to the RPI inflation figure) and also applies a 1.5% real increase to the average local authority rent. The previous September CPI inflation figure was 1%. WG announced the minimum rent uplift for 2017/18 to be 2.5% which is CPI at 1% plus 1.5%. This increase applied to the current average rent means that Caerphilly Council are just within the low end of the target rent. It was also explained that due to a transitional protection arrangement in place, the maximum rent increase that can be applied by the Authority is 4.39%.

It was therefore proposed to apply a minimum rent increase of 3% per property from April 2017 to ensure compliance with the new rent policy and to maintain the viability of the Council's current business plan. All relevant charges were highlighted within the report which detailed the amount of additional income that would be generated (excluding voids) should the proposed increase be implemented, along with the percentage of service users receiving housing benefit. Also included in the report were proposals for Council-owned garage rent increases. There were no proposed increases across a number of other charges as these are currently under review.

Members discussed the letting of Council-owned garages and the number of vacant garages within the Authority's portfolio. Officers referred to the ongoing programme to improve and rationalise the Council's garage stock, and explained that many of these properties are currently vacant in order to allow improvement works to be carried out. Discussion took place regarding welfare reform and concerns were raised as to the potential for an increase in rent arrears arising from the proposals. It was explained that housing benefit will also have an inflationary increase to contribute towards the rent charge for those tenants in receipt of benefits and that the proposed increase is in line with the average across other local authorities. Officers also outlined the provisions within the Housing Revenue Account in relation to unpaid rent arrears.

Following consideration of the report, it was moved and seconded that the following recommendations be referred to Cabinet for approval. By a show of hands, this was unanimously agreed.

RECOMMENDED to Cabinet that:-

- (i) in order to ensure compliance with the new rent policy and to maintain the viability of the current business plan, a minimum rent increase of 3% per property be applied from April 2017;
- (ii) the variable service charge at sheltered complexes be not increased pending completion of the service charge review;
- (iii) the meal cost at Tredegar Court be not increased pending completion of the service charge review;
- (iv) the guest room charge for sheltered housing complexes be not increased from April 2017;
- (v) the garage charges for Council and non-Council tenants be increased to £8.11 based on a 48-week basis from April 2017.

10. LEASEHOLDER CHARGES

Mandy Betts (Tenant and Community Involvement Manager) presented the report, which responded to a request made at the Policy and Resources Scrutiny Committee meeting on 12th July 2016 for further information on leaseholder legislation, process and good practice.

Members were informed that currently 417 flats within the Council's housing stock are now owned by leaseholders, following their sale under the Right to Buy (RTB) scheme. The Council has continuing responsibilities to maintain the external structure and communal areas of the blocks of flats. The Scrutiny Committee noted the leaseholder procedures in respect of these properties, which are in line with legislation and national guidance, and are currently being reviewed by Legal Services.

Officers referred to the main charges for leaseholders as contained in the report and explained that it is intended for work to be carried out to reassess the current management and administration fee for leaseholders. Although the current annual charge of £10 generates income of £4,170, the minimum annual cost of administering the leaseholder properties is £53,034. It is also intended to assess charges for solicitors' enquiries in relation to the sale or purchase of leasehold flats. Additionally, it is planned to cap the administration charge levied for WHQS works (currently 10%) and review alternative charging mechanisms, as the volume of these works are resulting in higher bills for leaseholders than might normally be the case. Further information in relation to leaseholder legislation, charges, procurement for major works, billing, payment options and best practice was included within the report.

In response to a Member's query regarding disputed charges, Officers confirmed that in the very few cases where these had been referred to the Leasehold Valuation Tribunal (LVT), they had only been partially upheld. A Member suggested that it could be beneficial to establish a Leaseholder Forum and Officers confirmed that this was an avenue that could be explored further as part of a range of potential involvement options. Officers also outlined the process relating to leaseholders' obligations and payment options in respect of buildings insurance.

Discussion took place regarding the consultation process for repair/improvement works to leasehold properties. Officers explained that on the occasions where the consultation process is not fully completed (due to a need to carry out urgent works to these properties), the leaseholder contribution is capped at £250 and any remaining costs are covered by funds from the Housing Revenue Account (HRA). Officers agreed to circulate to Members further information on the costs incurred by the Authority arising from such occasions.

The Scrutiny Committee also discussed the disparity between the current management and administration fee for leaseholders and the minimum annual cost of administering the leaseholder properties. Officers explained that in addition to the reassessment of the current fee, the associated collection processes are also being reviewed. The report concluded that there is scope for further improvements to be made in respect of the leaseholder charges process and Officers confirmed that work is already underway in many of the identified areas.

Members extended their thanks to the Leaseholder Services Team for the informative report and noted its contents.

11. WHOLE AUTHORITY REVENUE BUDGET MONITORING REPORT 2016/17

Councillor L. Binding declared a personal interest in part of this item (as his employer has contracts with the Council within the Domiciliary Care service area). As the interest was personal and not prejudicial (in that discussion did not take place regarding this particular service area) he remained in the meeting room during consideration of the item.

Steve Harris (Interim Head of Corporate Finance) presented the report, which provided information on the position of the whole authority in respect of revenue budget monitoring for 2016/17. Detailed budget monitoring reports for each Directorate are prepared for Scrutiny Committees throughout the financial year. Consideration has been given to actual expenditure and income trends, and projections have been made of the likely year-end outturn position. Any variations from the budget were highlighted in the report, which also detailed the progress made in delivering approved revenue budget savings for the 2016/17 financial year, and highlighted those areas where savings are not currently progressing as originally planned.

Members were reminded of the ongoing challenging financial outlook for Local Government and the need to identify significant savings to support the Council's Medium-Term Financial Plan (MTFP). Consequently, expenditure has been curtailed in a number of areas in recent years with the aim of identifying savings in advance to support the MTFP. This prudent approach has resulted in a trend of reported year-end underspends for all Directorates. However, the position is now becoming more challenging with a number of cost pressures emerging across some service areas, in particular Social Services and Waste Management. Members were referred to Section 4.2 of the report which compared the original 2016/17 budget estimate, a revised estimate (where approved changes have been made in year) and the projected outturn. The projected revenue budget underspend for the Authority for 2016/17 is £3,515k. Members also noted Appendix 1 of the report which detailed the service areas where 2016/17 savings have not been achieved, the plans in place to address this shortfall, and any potential shortfall for 2017/18 (currently estimated at £151k in total).

During the course of the ensuing debate, further information was sought in respect of shortfall in income from car park charges, an underspend within the Rising 3s nursery scheme, and underspends within Community Regeneration. It was confirmed that these queries would be relayed to the relevant Officer within each service area and responses circulated to Members.

Discussion took place regarding the significant pressures on Social Services arising from the National Living Wage (that has impacted on supplier contract prices to CCBC) and the ever-increasing demand for services in both Adult and Children's Services. Officers confirmed that work is ongoing to address this demand, and that in addition to the contingency of £2.5m for 2016/17 agreed by Council in February 2016 (which has now been permanently transferred into the Social Services base budget to meet these cost pressures), a further sum of £3.5m has been included in the draft budget proposals for 2017/18 to meet these ongoing pressures. Reference was also made to an overspend within Waste Management and Cleansing for the dry recycling treatment budget, and Members were advised that this is partially due to ongoing cost issues in respect of the recycling and treatment of contaminated waste.

The Scrutiny Committee were pleased to note the effectiveness of the savings made in advance and extended their thanks to all Officers involved for their continued efforts in this area. Members noted the contents of the report and requested that Directors and Heads of Service continue to review expenditure and income trends in order to ensure annual budgets are achieved.

The meeting closed at 6.39 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 28th February 2017, they were signed by the Chair.

CHAIR



POLICY AND RESOURCES SCRUTINY COMMITTEE – 28TH FEBRUARY 2017

**SUBJECT: POLICY AND RESOURCES SCRUTINY COMMITTEE FORWARD
WORK PROGRAMME**

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

1. PURPOSE OF REPORT

1.1 To report the Policy and Resources Scrutiny Committee Forward Work Programme.

2. SUMMARY

2.1 Forward Work Programmes are essential to ensure that Scrutiny Committee agendas reflect the strategic issues facing the Council and other priorities raised by Members, the public or stakeholders.

3. LINKS TO STRATEGY

3.1 The operation of scrutiny is required by the Local Government Act 2000 and subsequent Assembly legislation. The Forward Work Programmes contribute to the following Well-being Goals within the Well-being of Future Generations Act (Wales) 2016 by ensuring there is an effective scrutiny function and ensure that council policies are scrutinised against the following goals:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

4. THE REPORT

4.1 The Policy and Resources Scrutiny Committee forward work programme includes all reports that were identified at the scrutiny committee meeting on 17th January 2017. The work programme outlines the reports planned for the period February 2017 to June 2017.

4.2 The forward work programme is made up of reports identified by officers and members and has been prioritised into three priority areas, priority 1, 2 or 3. Members are asked to consider the work programme alongside the cabinet work programme and suggest any changes before it is published on the council website. Scrutiny committee will review this work programme at

every meeting going forward alongside any changes to the cabinet work programme or report requests.

- 4.3 The Policy and Resources Scrutiny Committee Forward Work Programme is attached at Appendix 1. The Cabinet Forward Work Programme is attached at Appendix 2.

5. WELL-BEING OF FUTURE GENERATIONS

- 5.1 This report contributes to the well-being goals as set out in links to strategy above. It is consistent with the five ways of working as defined within the sustainable development principle in that by ensuring the scrutiny function is effective when reviewing services and policies and ensure it considers the wellbeing goals.

6. EQUALITIES IMPLICATIONS

- 6.1 There are no specific equalities implications arising as a result of this report.

7. FINANCIAL IMPLICATIONS

- 7.1 There are no specific financial implications arising as a result of this report.

8. PERSONNEL IMPLICATIONS

- 8.1 There are no specific personnel implications arising as a result of this report.

9. CONSULTATIONS

- 9.1 There are no consultation responses that have not been included in this report.

10. RECOMMENDATIONS

- 10.1 That Members consider any changes and agree the final forward work programme prior to publication.

11. REASONS FOR THE RECOMMENDATIONS

- 11.1 To improve the operation of scrutiny.

12. STATUTORY POWER

- 12.1 The Local Government Act 2000.

Author: Catherine Forbes-Thompson Interim Head of Democratic Services
Consultees: Gail Williams, Interim Head of Legal Services and Monitoring Officer
Nicole Scammell, Acting Director of Corporate Services and Section 151 Officer

Appendices:
Appendix 1 Policy and Resources Scrutiny Committee Forward Work Programme.
Appendix 2 Cabinet Work Programme.

Policy & Resources Scrutiny Committee Forward Work Programme February 2017 to June 2017			
Meeting Date: 28 February 2017			
Subject	Purpose	Key Issues	Witnesses
WHQS Programme Re-profiling and associated Capital Programme (P1)	To review progress with the implementation of the WHQS Programme, re-profile over the remaining years where necessary, and set out a capital programme budget for 2017/18.	To consider the implications of slippage within the internal and external works programmes, establish if works need to be re-phased. Examine the implications on the community sequence and potential overlaps between internal and external works. Review the resourcing issues given the commitment to deliver the WHQS Programme by 2020.	Shaun Couzens
HRA Budget Monitoring Report (P2)	To provide Scrutiny members with an update on expenditure of the Housing Revenue Account budget for the first six months of the year	Key issues include:- <ul style="list-style-type: none"> Identifying the overall budget available for the delivering the Housing Service Highlight any budget variations including projected overspends and underspends Provide an indication of the revenue contribution to the Capital Programme 	Shaun Couzens
Wellbeing Objectives 2016/17 - Investment in Council Homes	To provide a 6 months update of progress against the Councils highest priorities identified within the Councils Corporate Plan 2016.	To provide an update against the Well-being Objective action plan using the Council Ffynnon scorecard which provides PI data regarding completion of internal and external works programmes and adds information on peoples satisfaction with the internal works. The update of the WBO should also identify any emerging slippage or additional progress against the action plan	
British Telecom	To provide an update on the broadband provision across the county borough.	Issues experienced in Broadband services in terms of speed and coverage across the county borough.	British Telecom

Meeting Date: 11 April 2017 - CANCELLED			
Subject	Purpose	Key Issues	Witnesses

Meeting Date: 6 June 2017			
Subject	Purpose	Key Issues	Witnesses
Housing Service Charges (P2)	To present to Scrutiny proposals for the de-pooling of service charges in sheltered housing schemes and the introduction of service charging for provision of new services for general needs tenants	Key issues include: <ul style="list-style-type: none"> • Limitations on the Council's ability to introduce service charges arising from the current tenancy agreement. • The implications of the Housing (Wales) Act 2014 as it relates to service charging of tenants of sheltered housing schemes. • Potential financial impact of de-pooling on tenants of sheltered schemes and associated implications for future viability of a number of schemes. 	Shaun Couzens

Meeting Date: to be confirmed			
Subject	Purpose	Key Issues	Witnesses
Care & Repair Merger (P2)	This is an information report to provide members with details of the merger of the Care and Repair Service between Caerphilly and Blaenau Gwent	To advise members on the new arrangements as a result of the merger	
HR Policies and Welsh Language Standards 99-119 *NEW*	A number of HR related standards require internal HR policies to reflect the legal right of staff to be able to have internal discussions and paperwork relating to their employment available in Welsh. This report should be seen by Scrutiny, prior to Cabinet and Full Council. There will need to be a change to a number of HR policies. It is envisaged that a single report may cover all changes.	A generic overarching approach will be adopted to revise all affected HR policies in the same way. The report will cover how this approach will allow the authority to meet its legal requirements in complying with the Welsh Language Standards. The affected policies and the cross matching to each relevant standard will be explained in the report	Senior Policy Officer (Equalities and Welsh Language) Head of Human Resources This report will be drafted as a Corporate Services report since it relates to HR issues
Supported Accommodation	This information report will update members on the progress on supported accommodation	To advise members on the progress on supported accommodation.	

Cabinet Forward Work Programme

APPENDIX 2

1ST MARCH 2017	Key Issues	Service Area
Corporate Plan (Well-Being Objectives) Cynllun Corfforaethol (Amcanion Llesiant)	To present to Cabinet (1st March 2017) the Council's draft Corporate Plan for 2017/18 and to seek the views and approval of Cabinet prior to its presentation to Council on 7th March 2017.	Public Protection
Junior and Youth Forum Priorities 2017 Blaenoriaethau'r Fforwm Iau a'r Ieuenctid 2017	To inform Members of issues raised by Children & Young People via the Youth Service's Junior and Youth Forums.	Education
5TH MARCH 2017	Key Issues	Service Area
Rhymney 3-18 All Through School Rhymni 3 - 18 Ysgol Gydol Oed	To apprise Members of the outcome of the consultative process to establish a Rhymney 3-18 All Through School and determine whether to proceed to publish a statutory notice.	Education
Cabinet Forward Work Programme Blaenraglen Waith y Cabinet	To seek Cabinet endorsement of the Forward Work Programme for the period April 2017 to June 2017.	Democratic Services
Payment for Annual Leave Tâl am Wyliau Blynnyddol	To consider payment for Annual Leave.	Human Resources
WHQS Re-profiling and Associated Capital Programme Rhaglen Gyfalaf Cysylltiedig ag Ail-broffilio SATC	To review progress with the implementation of the WHQS Programme, re-profile over the remaining years, where necessary, and set out a capital programme budget for 2017/18.	Housing Services

Cabinet Forward Work Programme

APPENDIX 2

Proposed Admission Arrangements Trefniadau Derbyn Arfaethedig	To consider proposed changes to the Councils admission arrangements for the 2018/19 academic year	Education
Education Capital Programme Rhaglen Gyfalaf Addysg	To consider the school bids and recommendations for the allocation of funds against the different component parts of the 2017-18 Education capital programme	Education
Invest to Save Bids	The report will present Cabinet with details of bids for repayable one-off funding from the Invest to Save Reserve that will result in on-going revenue budget savings.	S. Harris
Universal Childcare Offer Pilot - Sept 2017		S. Mutch/ K. Cole

29TH MARCH 2017	Key Issues	Service Area
Bryn Brithdir, Oakdale Business Park – Renewal of CCBC and WG Joint Venture Agreement Bryn Brithdir, Parc Busnes Oakdale– Adnewyddu Cytundeb Menter ar y Cyd CBSC a LIC	To seek approval for the terms of the Joint Venture agreement with WG in relation to allocation of rental income received by the Council for Units 1-4 Bryn Brithdir, Oakdale Business Park.	Communities
Unit 21 Lawn Industrial Estate, Rhymney – Lease Renewal to the Furniture Revival, GC Enterprises (Wales) Ltd Uned 21 Ystâd Ddiwydiannol Lawn, Rhymni – Adnewyddu Prydles i'r Furniture Revival, GC Enterprises (Cymru) Cyf	To seek approval for the terms of the a new lease arrangement at a peppercorn rent with The Furniture Revival	Communities

Cabinet Forward Work Programme

APPENDIX 2

12TH APRIL 2017	Key Issues	Service Area

26TH APRIL 2017	Key Issues	Service Area
Annual Equalities Report Adroddiad Cydraddoldeb Blynyddol	<p>The Council has a statutory duty to produce an annual monitoring report on Equalities issues under current legislation. The requirements are very detailed as to what relevant information must be included in the annual monitoring and improvement report.</p> <p>The information presented is to ensure that the regulatory body involved (the Equalities and Human Rights Commission) is provided with full evidence of the Council's compliance and commitment to the statutory duty.</p>	Policy and Central Services

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24TH MAY 2017	Key Issues	Service Area

7TH JUNE 2017	Key Issues	Service Area

21ST JUNE 2017	Key Issues	Service Area
Rhymney 3-18 All Through School Rhymni 3 - 18 Ysgol Gydol Oed	To make a final decision on the proposal to establish a Rhymney 3-18 All Through School.	Education
EAS Business Plan Cynllun Busnes GCA	This report presents the South East Wales Education Achievement Service (EAS) Business Plan.	Education

Cabinet Forward Work Programme

APPENDIX 2

Provisional Outturn for 2016/17.	The report will provide Cabinet with details of the provisional revenue budget outturn for the 2016/17 financial year prior to the annual audit by the Authority's External Auditors Grant Thornton.	Corporate Finance
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CABINET AS TRUSTEES OF BLACKWOOD MINERS INSTITUTE		
2ND AUGUST 2017	Key Issues	Service Area
Blackwood Miners' Institute progress report and update on 2017/2018 Budget Adroddiad Datblygiad Sefydliad y Glowyr Coed Duon Diweddariad Cyllid 2017/2018	To update Cabinet as Trustees on progress against the activity programme and work plan for Blackwood Miners Institute for the current year.	Economic Development
13TH DECEMBER 2017	Key Issues	Service Area
Council Tax Base	The report provides details of the Council Tax base for 2018/19 for tax setting purposes and the collection percentage to be applied.	Corporate Finance



POLICY AND RESOURCES SCRUTINY COMMITTEE – 28TH FEBRUARY 2017

SUBJECT: RE-PROFILING OF WHQS PROGRAMME AND HRA CAPITAL PROGRAMME 2017/2018

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

- 1.1 The report was considered by Caerphilly Homes Task Group on the 16th February 2017 and sought views prior to its presentation to Policy and Resources Scrutiny Committee and Cabinet.
- 1.2 CHTG noted that there has continued to be progress and slippage with the WHQS delivery programme during 2016/17. As such it has been necessary to review and update the current delivery programme. The report sets out the proposed changes. The majority of the internal work changes have resulted in work being brought forward in the programme. In regard to the external works programme the majority of the changes have resulted in works being moved to future years.
- 1.3 The Sheltered Housing Scheme approach has now altered with the works being delivered by the in-house teams. This work has now been built into the forward works programme.
- 1.4 The HRA Capital Programme budget allocates the necessary resources based on the Savills cost plan. Work is underway to amend this approach so that in future it will be based on actual costs being achieved for works undertaken which provides a more realistic projection in relation to the proposed budget expenditure. These figures will be continually reviewed and assessed to provide the most accurate forecast possible for budget planning.
- 1.5 The Task Group discussed the report at length and sought further information on tenant involvement in future contract recruitment, the DPS process and the risk of poor craftsman being allowed to retender. Officers explained that tenant involvement would come at a later stage in the process and were assured that any contractors that were removed from the process in the past or there are concerns for quality of work, unless they can demonstrate improvement, would not be invited to tender. The Task Group raised serious concerns over the continued use of the Savills Survey, on the basis that the surveys are ineffective and out of date. Officers reassured the Task Group that the Savills survey is no longer being used for internal works, as there is sufficient information available from the works conducted to provide estimates for future works. At present, there has not been enough completed external works to provide the same information, however, the Task Group were assured that Savills surveys will no longer be in use after 6 months, should sufficient data be collected.
- 1.6 Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's report the Caerphilly Homes Task Group note the contents of the report prior to its consideration at Policy and Resources Scrutiny Committee and Cabinet.

- 1.7 The Policy and Resources Scrutiny Committee are asked to consider the report and comments from the Caerphilly Homes Task Group prior to consideration by Cabinet.

Author: C. Evans, Committee Services Officer, Ext. 4210

Appendices:

- Appendix 1 WHQS Programme Re-profiling Summary (Appendix tabled at the meeting on 16th February 2017)
- Appendix 2 Report to Caerphilly Homes Task Group - 16th February 2017

WHQS Programme Re-profiling Summary

APPENDIX 1

NewOwner	OWNED
AssetTypeDesc	(Multiple Items)

Internal Works	Properties Affected
Moved from 16/17 to 17/18	170
GELLIGROES	28
GILFACH PHASE 2	107
PENTWYNMAWR	35
Moved from 18/19 to 17/18	303
PORSET PARK	179
TY-SIGN LOWER	124
Moved from DLO to CON	136
PENYRHEOL LOWER	136
Moved from DLO to CON from	319
PENYRHEOL UPPER	319
Internal works included future	28
ABERTRIDWR	28
Grand Total	956

NewOwner	(Multiple Items)
AssetTypeDesc	(Multiple Items)

External Works	Properties Affected
Moved from 13/14 to 17/18	20
BEDWAS	20
Moved from 15/16 to 16/17	452
GELLIGAER	342
NEW TREDEGAR	110
Moved from 15/16 to 17/18	386
BEDWAS	133
PENLLWYN UPPER	253
Moved from 16/17 to 17/18	1442
BARGOED	135
BEDWAS	101
BRYNCENYDD	40
CLAUDE ROAD	110
FOCHRIW	155
GILFACH LOWER	108
LLANFACH	24
MORRISVILLE	12
PERSONDY	29
PONTYMISTER	150
PONTYWAUN	20
PWLLYPANT	38
RISCA	101
RUDRY	20
SENGHENYDD	119
TRAPWELL	13
TRECENYDD	209
WATTSVILLE	29
WAUNFACH	17
WESTEND	12
Moved from 16/17 to 19/20	131
TY-SIGN LOWER	131
Grand Total	2431



CAERPHILLY HOMES TASK GROUP – 16TH FEBRUARY 2017

SUBJECT: RE-PROFILING OF WHQS PROGRAMME AND HRA CAPITAL PROGRAMME 2017/2018

REPORT BY: CORPORATE DIRECTOR - COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 To advise on changes to the WHQS Programme and set out the HRA Capital Programme budget for 2017/18. The report is seeking the views of the CHTG prior to its presentation to Policy and Resource Scrutiny Committee review and Cabinet approval.

2. SUMMARY

- 2.1 There has continued to be progress and slippage with the WHQS delivery programme during 2016/17. As such it has been necessary to review and update the current delivery programme. The report sets out the proposed changes. The majority of the internal work changes have resulted in work being brought forward in the programme. In regard to the external works programme the majority of the changes have resulted in works being moved to future years.
- 2.2 The sheltered scheme approach has now altered with the works being delivered by the in-house teams. This work has now been built into the forward works programme.
- 2.3 The HRA Capital Programme budget allocates the necessary resources based on the Savills cost plan. Work is underway to amend this approach so that in future it will be based on actual costs being achieved for works undertaken which provides a more realistic projection in relation to the proposed budget expenditure. These figures will be continually reviewed and assessed to provide the most accurate forecast possible for budget planning.

3. LINKS TO STRATEGY

- 3.1 The delivery of the WHQS programme is coterminous with the aims of the Wellbeing of Future Generations (Wales) Act 2015 which requires public bodies to work towards a shared vision comprising 7 goals and adopt the 5 “Ways of Working”. The goals and the 5 Ways of Working will underpin the delivery of the programme and include planning and acting for the long term, integration, involvement, collaboration and prevention. The WHQS investment in Council homes to transform lives and communities is a Well Being Objective.
- 3.2 The Welsh Housing Quality Standard is intended to ensure that all local authority and housing association homes are improved and maintained to achieve specified standards. It is a Welsh Government requirement that the WHQS is achieved by 2020.
- 3.3 The Single Integrated Plan 2013-2017 has a priority to “improve standards of housing and communities, giving appropriate access to services across the County Borough”.

3.4 The Council's Local Housing Strategy "People, Property, and Places" has the following aims:

"To provide good quality, well managed houses in communities where people want to live, and offer people housing choices which meet their needs and aspirations."

4. THE REPORT

- 4.1 In September 2012 an investment strategy was approved by the Caerphilly Homes Task Group/Cabinet Sub Committee which outlined how the WHQS Programme would be implemented on a community based approach over the period to 2019/20. The work is split between the in house work force and contractors and, with the exception of sheltered housing, there are separate sequences for internal and external works.
- 4.2 As a result of various setbacks which caused major slippage to the programme the investment strategy was reviewed and a revised programme was approved in February 2015. This formed the basis for the 2016/17 Capital Programme and 2016/17 works programme.
- 4.3 During the course of the programme there will inevitably be issues that will impact on its delivery given the volumes of properties and works involved. There are occasions where tenants are unable to proceed with the works due to a variety of reasons e.g. ill health, personal circumstances or simply they may not want the disruption that some of these works can cause. There have also been some issues in relation to contractor performance where outputs have not achieved the expected levels as well as encountering unforeseen additional work. These factors can all give rise to delays with the programme and subsequent slippage.
- 4.4 It is envisaged that the WHQS delivery programme will be reviewed and amended annually to take into account any slippage that occurs. The re-profiling of the programme will result in changes to the community sequences. A number of areas will benefit as they will be pulled forward in the programme whereas some will slip back. The end date of March 2020 remains unchanged.
- 4.5 The internal works are currently on programme with some minor slippage. There are currently no major concerns with the delivery of the internal works programme with current projections anticipating completion prior to 2020 with the work profile projection a significant reduction in the number of completions required for the last year.
- 4.6 The external works programme has been subject to major implementation delays over previous years. There are currently contracts in place for the East area (Small Lots) and the Upper Rhymney Valley (Framework arrangement). Unfortunately progress during 2016/17 has not been as good as expected due to a variety of factors such as contractors ceasing to trade, contractors withdrawing from contracts or not pricing available tenders.
- 4.7 There is still no main contract in place for external works in the Lower Rhymney Valley (LRV). It is intended to have a suitable contract in place ready to start issuing works as of April 2017. Some work has however commenced via ad-hoc tender arrangements and grant funded schemes such as Arbed, ECO.
- 4.8 Given the various issues and delays that have occurred over previous years, options for contingency arrangements are currently being progressed. It is envisaged that these contingency arrangements will be in place to utilise during 2017/18.
- 4.9 Works are continuing to the blocks of flats in the LRV through the Private Sector Housing Team. There has been some good progress with these works during 2016/17. It is proposed that Private Sector Housing expand their involvement to managing all the leaseholder properties throughout the borough to ensure the statutory leaseholder consultation processes do not hold up progress with the general programme contracts.

- 4.10 The previous re-profiling report identified that the sheltered housing schemes were proposed to be procured via a Managed Service provider. This has subsequently changed as reported to the Caerphilly Homes Task Group on 7 September 2016. These works are now being delivered wholly in-house. Good progress has been made with the surveying and works are programmed to commence in April 2017. Meetings have also been held or are planned at each of the schemes in the 2017/18 sheltered housing programme to advise tenants on the timing and likely extent of works and the process that will be followed.
- 4.11 Taking account of various factors impacting on the programme a revised profile is shown in the table below. Note that this includes the Sheltered schemes. The in-house DLO will be delivering both the internal and external works as a whole property approach for the sheltered schemes similar to that which they employed for the Rowan Place contract.
- 4.12 The programme profile assumes that the number of properties for either internal or external works will be delivered in the year shown and provides the basis for planning. However the reality is that this will never be the case on the ground and adjustments will inevitably arise between the years for a variety of reasons. An overriding concern is to limit the amount of slippage as the scope to catch up in the last year is limited. Slippage from previous years has been 'built in' to the forward work programme below:-

Revised Property Profile

Year	Internal Work	External Work
2016/17	1845	1221
2017/18	2618	4675
2018/19	1685	2579
2019/20	603	2001

- 4.13 The average rate of weekly completions for internal works has improved from around 30 properties per week during 2015/16 to approximately 44 properties during 2016/17 (up to and including week 36). This is currently just below the annual target of 47 per week. Officers are working closely with the contractors and in-house teams to maintain these high levels of productivity and further improve where possible without impacting on quality. There can therefore be some confidence that the internal works can be completed by March 2020.
- 4.14 For external works the required average weekly rate of completions is 24 for 2016/17. Currently the programme is falling short with only 18 contracts including 847 properties completed to date. A further 229 properties have had external wall insulation works undertaken. It needs to be noted that there are currently works ongoing to around 1000 properties with further contracts being progressed to both award and tender stages. Note that external completions will be measured on the basis of contracts rather than individual properties due to the nature of the works and how they are organised. The figure provided in the revised property profile above for 2016/17 is therefore estimated with slippage built into future years.
- 4.15 The revised property profile will result in various amendments to the sequence of community areas. The new proposed sequence is detailed in Appendix 1 including the profiled investment. For internal works the alterations are not significant and where changes are proposed these will generally result in works being undertaken earlier in the programme. For external works the impact of slippage is more apparent with the majority of changes resulting in community areas being pushed back. The major impact is on the Lower Rhymney Valley due to the need to implement a new contract arrangement. The sheltered housing programme is provided in Appendix 2 for information.

- 4.16 The expenditure estimates in previous years have been derived from the Savills cost plan so have to be treated with some caution as experience has shown significant variances with actual costs. The estimates shown in Appendix 1 are still based on Savills costs, however, analysis is currently being undertaken utilising average outturn costs from one of the area contractors. This is being further refined for the other two contractors undertaking the internal works. There will continue to be regular reviews of the cost plan based on trend data from valuations and tender prices. The external estimates are also still based on Savills estimates. At present there have been insufficient final account data to establish baseline actual costs that could be used to undertake financial projections. The latest assessment suggests that the programme currently remains within the limits of affordability set by the HRA business plan.
- 4.17 The HRA capital programme 2017/18 is shown in Appendix 3. As well as the programme renewals provision is included for adaptations undertaken on a response basis, major repairs to voids prior to re-letting incorporating WHQS works, and the continuation of the improvement programme to the HRA garages.
- 4.18 Energy efficiency measures continue to be explored and implemented where possible. Works are currently ongoing in Lansbury Park. These works will continue into 2017/18. There are indications that further funding assistance may become available during 2017/18. This will be monitored and should suitable funding opportunities be identified applications for access to these funds will be made.
- 4.19 Due to the ongoing variances to the budget a contingency sum has been included. Given the size of the programme and the unknown work content this contingency sum is a best assessment based on the knowledge to date.

5. WELLBEING OF FUTURE GENERATIONS

- 5.1 The delivery of the WHQS improvement programme is coterminous with the aims of the wellbeing of Future Generations (Wales) act 2015, in particular:-
- **Long Term:** the report includes the continued investment to achieve WHQS by 2020. This investment provides long term improvements to the property, community and to the tenants well being.
 - **Integration:** The programme looks to integrate property and environmental improvements that will benefit and transform lives and communities throughout the borough. It further brings together a variety of stakeholders to deliver long term sustainable benefits for lives and communities.
 - **Involvement:** Tenants and local residents are being consulted on the proposed property improvements, environmental works along with various initiatives that are part of the WHQS programme delivery.
 - **Collaboration:** The programme delivery is focussed on internal collaboration, partnerships with suppliers and contractors, joint working with the community and various groups. The delivery of community benefits and tenant engagement by all involved with the WHQS programme is a key focus and is clearly demonstrable within its delivery.
 - **Prevention:** The works to improve lives and communities will help tackle local unemployment. It will further improve the look and feel of the environment and help prevent anti social behaviour.

6. EQUALITIES IMPLICATIONS

- 6.1 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 lower level or minor negative impact have been identified, therefore a full EqIA has not been carried out.
- 6.2 The implementation of the WHQS Programme will ensure compliance where appropriate with current Building Regulations and Equality Act requirements. The Council's procurement processes include equalities requirements and compliance by contractors undertaking WHQS work.

7. FINANCIAL IMPLICATIONS

- 7.1 The budget estimate for the overall programme for 2017/18 is £52.3m. The budget estimate for the programme renewals is £41m which is currently based on the Savills cost plan for external works and internal works. Some initial work has been completed on assessing the actual outturn costs against Savills budget estimates and including an adjustment based on properties that are "previously achieved". This work is being further developed and will be included in the reassessment of the budget cost plan in the coming months.
- 7.2 Based on the budget estimate the works programme for 2017/18 will require an average expenditure for the direct works programme of approximately £790k per week.
- 7.3 There are indications of possible cost escalation based on the amount of properties experiencing damp that are being identified. Further detailed investigations are ongoing at a number of locations to identify the possible solutions and likely costs involved.
- 7.4 There are indications that there may be grant funding opportunities available from Welsh Government (WG) in relation the external wall insulation (EWI) works in 2017/18. If this funding is available, depending on the criteria set, it may assist in addressing some of the fuel poverty issues that are apparent within the authority.
- 7.5 ECO grant funding is already being utilised at Lansbury Park in relation to EWI works, where Eon have recently commenced work. This grant assisted work has now received WG approval to be extended into 2017/18. Officers are considering options to maximise this funding and ensure continuity of works on site for the contractor which will limit disruption to the tenants with only having to deal with one visit from one contractor rather than multiple stop/start activities due to the programing sequencing that could otherwise result.

8. PERSONNEL IMPLICATIONS

- 8.1 The timetable pressure is increasing and there has to be the capacity within the staff resources to cope with the volume of work. Staff movement and recruitment difficulties remain a risk to the programme and have continued to be an issue during 2016/17.
- 8.2 There has been a Cabinet decision during 2016/17 to undertake WHQS improvements to the sheltered housing schemes with in-house resources. This requires an increase in resources across the spectrum from Assistant Project Managers to manual workforce including all the relevant technical and administration support required to deliver this element of the programme. Resources will be increased incrementally as required to manage this increase in workload up to 2020.

- 8.3 Elements of the programme have also been allocated to third parties as a means to spread the risk and create extra capacity. These relate to the HRA garages and the proposed re-modelling of a number of sheltered schemes allocated to Building Consultancy and the external works to various leaseholder properties throughout the authority being allocated to the Private Sector Housing Team.

9. CONSULTATIONS

- 9.1 Comments received have been taken into consideration within the report.

10. RECOMMENDATIONS

- 10.1 The CHTG note the contents of the report prior to the report being forwarded to the Policy and Resources Scrutiny Committee and Cabinet.

11. REASON FOR RECOMMENDATIONS

- 11.1 To inform the Task Group of proposed changes to the WHQS Programme and the HRA Capital Programme for 2017/18.

12. STATUTORY POWER

- 12.1 Housing Acts 1985, 1996, 2004. This is a Cabinet function.

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Consultees:	Cllr Dave V Poole	- Deputy Leader and Cabinet Member for Housing
	Cllr Barbara Jones	- Deputy Leader and Cabinet Member for Corporate Services
	Christina Harrhy	- Corporate Director Communities
	Nicole Scammell	- Acting Director of Corporate Services and S151 Officer
	Shaun Couzens	- Chief Housing Officer
	Lesley Allen	- Principal Accountant
	Rhys Lewis	- Systems and Performance Manager
	Jane Roberts Waite	- Strategic Co-ordination Manager
	Gail Williams	- Interim Head of Legal Services & Monitoring Officer
	Elizabeth Lucas	- Head of Procurement
	Kenyon Williams	- Private Sector Housing Manager
	Fiona Wilkins	- Public Sector Housing Manager
	Paul Smythe	- Housing Repair Operations Manager
	Colin Roden	- WHQS Project Manager
	Alan Edmunds	- WHQS Project Manager
	Steve Greedy	- WHQS Project Manager

- Appendix 1: Re-profiled Investment Strategy
Appendix 2: Sheltered Housing Programme
Appendix 3: HRA Capital Programme 2017/18

WHQS Programme - Year 2016/17 – Savills' Costs				
Community	Internal Components £		External Components £	
	CONTRACTOR £	IN-HOUSE £	CONTRACTOR £	IN-HOUSE £
Eastern Valleys	4318750	1433500	399900	0
MARKHAM-HOLLYBUSH	598600			
OAKDALE	700200			
PENLLWYN LOWER	669150			
SPRINGFIELD	1951200			
TRINANT			102400	
TWYN GARDENS	399600			
TY-SIGN UPPER		1433500	297500	
Lower Rhymney Valley	4164700	1925400	131675	0
ABERTRIDWR	1366350			
BEDWAS	248350			
CHURCHILL PARK	1243950			
GRAIG Y RHACCA		1925400		
LLANBRADACH	782100			
NANTDDU	523950			
PENYRHEOL LOWER			20750	
PENYRHEOL UPPER			70750	
THOMASVILLE			32275	
TY ISAF			4900	
TY NANT			3000	
Upper Rhymney Valley	2614750	1000700	7025975	0
ABERBARGOED LOWER	450850			
ABERBARGOED MIDDLE	739600			
ABERTYSSWG			527520	
BRITHDIR	77400			
CEFN HENGOED			2400	
DERI	51200			
GELLIGAER			4013380	
GILFACH PHASE 1	401400			
GILFACH PHASE 2	563550			
MAES MABON		1000700		
NEW TREDEGAR			241680	
PONTLOTTYN			2240995	
TIRPHIL	330750			
Annual Total	11098200	4359600	7557550	0

WHQS Programme - Year 2016/17 - Property Numbers				
Community	Internal Components No.s		External Components No.s	
	CONTRACTOR	IN-HOUSE	CONTRACTOR	IN-HOUSE
Eastern Valleys	478	226	221	0
MARKHAM-HOLLYBUSH	77			
OAKDALE	73			
PENLLWYN LOWER	71			
SPRINGFIELD	220			
TRINANT			207	
TWYN GARDENS	37			
TY-SIGN UPPER		226	14	
Lower Rhymney Valley	429	265	100	0
ABERTRIDWR	133			
BEDWAS	22			
CHURCHILL PARK	146			
GRAIG Y RHACCA		265		
LLANBRADACH	76			
NANTDDU	52			
PENYRHEOL LOWER			10	
PENYRHEOL UPPER			33	
THOMASVILLE			25	
TY ISAF			7	
TY NANT			25	
Upper Rhymney Valley	299	148	900	0
ABERBARGOED LOWER	47			
ABERBARGOED MIDDLE	88			
ABERTYSSWG			51	
BRITHDIR	8			
CEFN HENGOED			33	
DERI	5			
GELLIGAER			395	
GILFACH PHASE 1	41			
GILFACH PHASE 2	71			
MAES MABON		148		
NEW TREDEGAR			123	
PONTLOTTYN			298	
TIRPHIL	39			
Annual Total	1206	639	1221	0

WHQS Programme - Year 2017/18 – Savills' Costs				
Community	Internal Components £		External Components £	
	CONTRACTOR £	IN-HOUSE £	CONTRACTOR £	IN-HOUSE £
Eastern Valleys	6681950	2402500	2548571	411450
BLACKWOOD			87300	
BLACKWOOD (SHELTERED)		326550		20800
BRITANNIA			287800	
CEFN FFOREST (SHELTERED)		268750		166500
CROESPENMAEN	266950			
CROSSKEYS	828700			
CWMCARN	1000500			
FAIRVIEW			96150	
FLEUR-DE-LYS			139300	
GELLIGROES	280850			
LLANFACH			4000	
MORRISVILLE			59100	
NEWBRIDGE	638500			
PANTSIDE LOWER			201950	
PANTSIDE LOWER (SHELTERED)				144150
PANTSIDE UPPER			31050	
PENGAM			40250	
PENLLWYN LOWER			69100	
PENLLWYN UPPER		1400350	350746	
PENTWYNMAWR	363950			
PERSONDY			4850	
PONTYMISTER			305045	
PONTYWAUN			127110	
RISCA			200920	
TRELYN UPPER			378100	
TREOWEN	108500			
TRINANT	1943550			
TRINANT (SHELTERED)		181900		80000
TY-SIGN LOWER	1250450			
TY-SIGN LOWER (SHELTERED)		224950		
WATTSVILLE			61150	
WESTEND			104650	
Lower Rhymney Valley	4341650	1424600	7797405	778670
BEDWAS	1376800		2232700	8500
BEDWAS (SHELTERED)		331450		127600
BRYNCENYDD			59110	
CAERBRAGDY		222400		
CHURCHILL PARK			138650	
CHURCHILL PARK (SHELTERED)		360100		8000
CLAUDE ROAD	670900			634570
HEOL TRECASTELL	564450			
LANSBURY PARK			4477415	
LLANBRADACH			27890	

MACHEN		510650		
PENYRHEOL LOWER			224100	
PENYRHEOL UPPER			49750	
PORSET PARK	1283200			
PWLLYPANT			42670	
RUDRY	163700		49130	
SENGHENYDD			128080	
TRAPWELL	112100		48160	
TRECENYDD			301730	
WAUNFACH	170500		18020	
Upper Rhymney Valley	4086200	4401100	6568691	268520
ABERBARGOED LOWER			39765	
ABERBARGOED MIDDLE			110390	
ABERBARGOED UPPER	1980750			
ABERTYSSWG		375850		
BARGOED			139250	
CEFN HENGOED		478500		
DERI			55650	
DERI (SHELTERED)				97050
FOCHRIW			1774120	
GELLIGAER		2737700		
GELLIGAER (SHELTERED)		262950		8450
GILFACH LOWER			191860	
GILFACH PHASE 1			821150	
GILFACH PHASE 2	830700		825490	
GILFACH PHASE 3	1274750			
HENGOED			423986	
MAESYCWMMER			390610	
MAESYCWMMER (SHELTERED)		321400		69520
NEW TREDEGAR (SHELTERED)		224700		37500
RHYMNEY NORTH			1796420	
RHYMNEY SOUTH (SHELTERED)				56000
Annual Total	15109800	8228200	16914667	1458640

WHQS Programme - Year 2017/18 - Property Numbers				
Community	Internal Components No.s		External Components No.s	
	CONTRACTOR	IN-HOUSE	CONTRACTOR	IN-HOUSE
Eastern Valleys	692	294	1402	123
BLACKWOOD			136	
BLACKWOOD (SHELTERED)		37		39
BRITANNIA			83	
CEFN FFOREST (SHELTERED)		25		26
CROESPENMAEN	29			
CROSSKEYS	89			
CWMCARN	104			
FAIRVIEW			31	
FLEUR-DE-LYS			46	
GELLIGROES	28			
LLANFACH			24	
MORRISVILLE			12	
NEWBRIDGE	65			
PANTSIDE LOWER			201	
PANTSIDE LOWER (SHELTERED)				31
PANTSIDE UPPER			77	
PENGAM			28	
PENLLWYN LOWER			71	
PENLLWYN UPPER		183	253	
PENTWYNMAWR	35			
PERSONDY			29	
PONTYMISTER			152	
PONTYWAUN			20	
RISCA			101	
TRELYN UPPER			96	
TREOWEN	11			
TRINANT	207			
TRINANT (SHELTERED)		20		27
TY-SIGN LOWER	124			
TY-SIGN LOWER (SHELTERED)		29		
WATTSVILLE			30	
WESTEND			12	
Lower Rhymney Valley	497	148	1403	226
BEDWAS	149		262	31
BEDWAS (SHELTERED)		29		30
BRYNCENYDD			41	
CAERBRAGDY		24		
CHURCHILL PARK			70	
CHURCHILL PARK (SHELTERED)		32		33
CLAUDE ROAD	70			132
HEOL TRECASTELL	57			
LANSBURY PARK			328	
LLANBRADACH			91	

MACHEN		63		
PENYRHEOL LOWER			128	
PENYRHEOL UPPER			23	
PORSET PARK	179			
PWLLYPANT			38	
RUDRY	15		22	
SENGHENYDD			137	
TRAPWELL	10		16	
TRECENYDD			225	
WAUNFACH	17		22	
Upper Rhymney Valley	461	526	1361	160
ABERBARGOED LOWER			51	
ABERBARGOED MIDDLE			88	
ABERBARGOED UPPER	217			
ABERTYSSWG		51		
BARGOED			136	
CEFN HENGOED		61		
DERI			5	
DERI (SHELTERED)				25
FOCHRIW			156	
GELLIGAER		315		
GELLIGAER (SHELTERED)		31		32
GILFACH LOWER			120	
GILFACH PHASE 1			74	
GILFACH PHASE 2	107		178	
GILFACH PHASE 3	137			
HENGOED			94	
MAESYCWMMER			75	
MAESYCWMMER (SHELTERED)		36		37
NEW TREDEGAR (SHELTERED)		32		33
RHYMNEY NORTH			384	
RHYMNEY SOUTH (SHELTERED)				33
Annual Total	1650	968	4166	509

WHQS Programme - Year 2018/19 – Savills' Costs				
Community	Internal Components £		External Components £	
	CONTRACTOR £	IN-HOUSE £	CONTRACTOR £	IN-HOUSE £
Eastern Valleys	2757850	2449600	5955633	869400
ABERCARN (SHELTERED)		359950		247450
BLACKWOOD		893250	372058	
CEFN FFOREST			1086310	
GELLIGROES (SHELTERED)		297500		420000
PENLLWYN UPPER		596250		
PENTWYNMAWR (SHELTERED)		159700		116200
PONTYMISTER	1423550			
PONTYWAUN	211700			
RISCA	894050			
TWYN GARDENS			132850	
TY-SIGN UPPER			4364415	
WATTSVILLE (SHELTERED)		142950		85750
YNYSDDU-CWMFELINFACH	228550			
Lower Rhymney Valley	3507750	906650	5274975	240500
CAERBRAGDY			50000	
CHURCHILL PARK			240420	
LANSBURY PARK			3178900	
MACHEN			135080	
PENYRHEOL LOWER	1073050			
PENYRHEOL LOWER (SHELTERED)		259200		81000
PENYRHEOL UPPER	2434700		1206050	
THOMASVILLE			84200	
TRETHOMAS			372875	
TRETHOMAS (SHELTERED)		647450		159500
TY NANT			7450	
Upper Rhymney Valley	1935700	2857100	2802835	351600
ABERBARGOED UPPER			199815	
BARGOED		1301500		
BARGOED (SHELTERED)		164100		151650
CASCADE			18240	
CEFN HENGOED			162520	
FOCHRIW		1058300		
GILFACH LOWER	1056050			
GILFACH PHASE 1 (SHELTERED)		333200		199950
GILFACH PHASE 3			2244890	
MAESYCWMMER	758100			
PENPEDAIRHEOL	79700		17800	
PENYBRYN	41850		250	
TIRYBERTH			12350	
YSTRAD MYNACH			146970	
Annual Total	8201300	6213350	14033443	1461500

WHQS Programme - Year 2018/19 - Property Numbers				
Community	Internal Components No.s		External Components No.s	
	CONTRACTOR	IN-HOUSE	CONTRACTOR	IN-HOUSE
Eastern Valleys	293	303	832	121
ABERCARN (SHELTERED)		38		40
BLACKWOOD		117	134	
CEFN FFOREST			332	
GELLIGROES (SHELTERED)		30		31
PENLLWYN UPPER		70		
PENTWYNMAWR (SHELTERED)		27		28
PONTYMISTER	150			
PONTYWAUN	20			
RISCA	101			
TWYN GARDENS			37	
TY-SIGN UPPER			329	
WATTSVILLE (SHELTERED)		21		22
YNYSDDU-CWMFELINFACH	22			
Lower Rhymney Valley	459	93	865	96
CAERBRAGDY			24	
CHURCHILL PARK			100	
LANSBURY PARK			232	
MACHEN			78	
PENYRHEOL LOWER	136			
PENYRHEOL LOWER (SHELTERED)		31		32
PENYRHEOL UPPER	323		282	
THOMASVILLE			12	
TRETHOMAS			127	
TRETHOMAS (SHELTERED)		62		64
TY NANT			10	
Upper Rhymney Valley	195	342	611	54
ABERBARGOED UPPER			226	
BARGOED		135		
BARGOED (SHELTERED)		21		22
CASCADE			18	
CEFN HENGOED			106	
FOCHRIW		155		
GILFACH LOWER	108			
GILFACH PHASE 1 (SHELTERED)		31		32
GILFACH PHASE 3			146	
MAESYCWMMER	75			
PENPEDAIRHEOL	8		9	
PENYBRYN	4		4	
TIRYBERTH			44	
YSTRAD MYNACH			58	
Annual Total	947	738	2308	271

WHQS Programme - Year 2019/20 – Savills' Costs				
Community	Internal Components £		External Components £	
	CONTRACTOR £	IN-HOUSE £	CONTRACTOR £	IN-HOUSE £
Eastern Valleys	0	2037700	1962645	484780
BLACKWOOD		1196150		
CROSSKEYS			569140	
CROSSKEYS (SHELTERED)		286850		13250
CWMCARN			279860	
NEWBRIDGE			29935	
NEWBRIDGE (SHELTERED)		221350		175250
PONTYMISTER (SHELTERED)		129000		82500
TREOWEN			6490	
TY-SIGN LOWER			1077220	
TY-SIGN LOWER (SHELTERED)				45540
YNYSDDU-CWMFELINFACH (SHELTERED)		204350		168240
Lower Rhymney Valley	0	294700	1089055	103100
BEDWAS (SHELTERED)		294700		103100
GRAIG Y RHACCA			403915	
PORSET PARK			685140	
Upper Rhymney Valley	0	2465450	1721775	267950
ABERTYSSWG (SHELTERED)		156750		266200
MAES MABON			20625	
NELSON			5250	
NELSON (SHELTERED)		261500		1750
NEW TREDEGAR		895000		
PHILLIPSTOWN		1152200		
RHYMNEY SOUTH			1695900	
Annual Total	0	4797850	4773475	855830

WHQS Programme - Year 2019/20 - Property Numbers				
Community	Internal Components No.s		External Components No.s	
	CONTRACTOR	IN-HOUSE	CONTRACTOR	IN-HOUSE
Eastern Valleys	0	243	508	124
BLACKWOOD		153		
CROSSKEYS			167	
CROSSKEYS (SHELTERED)		38		39
CWMCARN			120	
NEWBRIDGE			72	
NEWBRIDGE (SHELTERED)		21		22
PONTYMISTER (SHELTERED)		12		13
TREOWEN			11	
TY-SIGN LOWER			138	
TY-SIGN LOWER (SHELTERED)				30
YNYSDDU-CWMFELINFACH (SHELTERED)		19		20
Lower Rhymney Valley	0	31	632	32
BEDWAS (SHELTERED)		31		32
GRAIG Y RHACCA			405	
PORSET PARK			227	
Upper Rhymney Valley	0	329	641	64
ABERTYSSWG (SHELTERED)		30		31
MAES MABON			148	
NELSON			47	
NELSON (SHELTERED)		32		33
NEW TREDEGAR		108		
PHILLIPSTOWN		159		
RHYMNEY SOUTH			446	
Annual Total	0	603	1781	220

WHQS Programme - Year 2020/25 – Savills' Costs				
Community	Internal Components £		External Components £	
	CONTRACTOR £	IN-HOUSE £	CONTRACTOR £	IN-HOUSE £
Eastern Valleys	1848050	0	1770925	0
CROESPENMAEN (SHELTERED)	354500		216900	
CROSSKEYS (SHELTERED)	236500		372470	
PONTYWAUN (SHELTERED)	547850		787900	
RISCA (SHELTERED)	521450		271390	
SPRINGFIELD (SHELTERED)	187750		122265	
Annual Total	1848050	0	1770925	0

WHQS Programme - Year 2020/25 - Property Numbers				
Community	Internal Components No.s		External Components No.s	
	CONTRACTOR	IN-HOUSE	CONTRACTOR	IN-HOUSE
Eastern Valleys	192	0	198	0
CROESPENMAEN (SHELTERED)	33		34	
CROSSKEYS (SHELTERED)	22		23	
PONTYWAUN (SHELTERED)	55		56	
RISCA (SHELTERED)	63		65	
SPRINGFIELD (SHELTERED)	19		20	
Annual Total	192	0	198	0

SHELTERED HOUSING PROGRAMME

2017/2018

Ty Bedwellty (26 units)	- Under one roof.
Palmer Place/Gibbs Close (39 units)	- Self contained lounge, separate communal
Horeb Court (21 units)	- Bungalows & flats with communal
St Peters Close (30 units)	- Bungalows & communal
Y Glyn (37 units)	- Bungalows & flats with communal
Ysgwyddgwyn (25 units)	- Bungalows, flats & communal.
Waun Rhydd (32 units)	- Bungalows & flats with communal
Glyn Syfi (33 units)	- Bungalows with separate communal
St Clares (33 units)	- Bungalows with communal.
Glynderw (33 units)	- Bungalows with communal
The Willows (30 units)	- Bungalows with communal

2018/2019

Gwyddon Court (40 units)	- Under one roof & outside flats
Ty Mynyddislwyn (31 units)	- Under one roof
Woodland View (22 units)	- Flats & communal.
Maesteg (28 units)	- Flats, bungalows and communal
Oaklands (32 units)	- Bungalows & communal
St Gwladys (22 units)	- Under one roof & flats.
Pleasant Place (32 units)	- Bungalows & communal
Grove 1 (32 units)	- Bungalows & communal
Grove 2 (32 units)	- Bungalows & communal

2019/2020

Highfield Court (23 units)	- Under one roof
Alexander Court (20 units)	- Under one roof
Ty Isaf (13 units)	- Under one roof
Tredegar Close (39 units)	- Under one roof & Tredegar St Flats
Hafod Y Bryn (30 units)	- Flats & communal
Prospect Place (31 units)	- Bungalows & communal
Heol Islwyn (33 units)	- Bungalows & communal
Greenacres (32 units)	- Bungalows & communal

Appendix 3

<u>HRA CAPITAL PROGRAMME</u>		Budget Savills) 2017/18	Budget (Savills) 2018/19	Budget (Savills) 2019/20
In House	Internals	8,228,200	6,213,350	4,797,850
	Externals	1,458,640	1,461,500	855,830
Contractor	Internals	15,109,800	8,201,300	-
	Externals	16,258,310	14,689,800	4,773,475
Direct Works Programme		41,054,950	30,565,950	10,427,155
<u>Other</u>				
Contingency (direct works)		4,105,495	3,056,595	1,042,716
Env works		3,600,000	3,600,000	3,600,000
Adaptations		800,000	800,000	800,000
Voids		1,000,000	1,000,000	1,000,000
Garages		500,000	500,000	500,000
Fees		1,800,000	1,800,000	1,800,000
		11,805,495	10,756,595	8,742,716
TOTAL		52,860,445	41,322,545	19,169,871



POLICY AND RESOURCES SCRUTINY COMMITTEE – 28TH FEBRUARY 2017

**SUBJECT: WELL BEING OBJECTIVE WO5 – INVESTMENT IN COUNCIL
HOMES TO TRANSFORM LIVES AND COMMUNITIES**

REPORT BY: CORPORATE DIRECTOR - COMMUNITIES

1. PURPOSE OF REPORT

1.1 To update progress against Well Being Objective (WO5) – Investment in Council homes to transform lives and communities for 2016/17.

2. SUMMARY

2.1 The report covers the period April 2016 to December 2016. The internal works have achieved 1567 completions against a target of 1692 (93%). The external completions have achieved 584 completions against a target of 1992 (28%).

2.2 Works in relation to energy efficiency and adaptations to meet tenants specific needs have progressed well during the year so far.

2.3 There has been limited progress in relation to the environmental programme.

2.4 Tenant satisfaction levels remain high with extremely low levels of complaints.

2.5 During the period covered by this report it is assessed that achievement against the Well Being Objective WO5 is partially successful.

3. LINKS TO STRATEGY

3.1 The delivery of the Welsh Housing Quality Standard (WHQS) programme is coterminous with the aims of the Wellbeing of Future Generations (Wales) Act 2015 which requires public bodies to work towards a shared vision comprising 7 goals and adopt the 5 “Ways of Working”. The goals and the 5 Ways of Working will underpin the delivery of the programme and include planning and acting for the long term, integration, involvement, collaboration and prevention.

3.2 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. It is a Welsh Government requirement that the WHQS is achieved by 2020.

3.3 The Caerphilly Delivers - Single Integrated Plan 2013-2017 has a priority to “improve standards of housing and communities, giving appropriate access to services across the County Borough”.

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

"To provide good quality, well managed houses in communities where people want to live, and offer people housing choices which meet their needs and aspirations."

4. THE REPORT

4.1 Work has progressed during 2016/17 based around the amended WHQS programme approved by Cabinet in February 2016 plus the subsequent slippage that resulted at year end. Specific details in relation to progress and performance are highlighted further within the report.

4.2 Internal works completions to the end of Q3 was 1567 properties against a target of 1692 to this point in the year. This provides a completion rate of 93% against target at this point in the financial year. There are a number of reasons why there is currently a slight under achievement. Some of this slippage is as a result of "no access". This is where staff and/or contractors have failed to gain access to properties to undertake works. There are numerous reasons why this may result such as ill health of tenants, tenants not prepared to engage, programme time slot does not suit tenant. There have also been some issues with external contractors performance where they have not achieved the targets set. It should be noted that the in-house DLO is currently ahead of schedule for 2016/17.

4.3 External works completions are currently lagging well behind target. To the end of Q3 only 584 properties have been completed against a target of 1992. This does compare favourably when compared to the previous year, 2015/16, where only 299 completions were recorded. The main reason for this level of performance has been that the Lower Rhymney Valley (LRV) does not have contractual arrangements in place to undertake external works. It was originally envisaged that this work would be undertaken by the in-house DLO. However, resources were reallocated to Rowan Place and are now being targeted at the Sheltered Housing. Alternate contract arrangements are currently being procured and are planned to be in place to utilise from April 2017.

4.4 In the East and Upper Rhymney Valley area external works contracts have not progressed as quickly as anticipated. This has predominantly been the result of limited contractor availability within the small lots process in the East and the framework arrangement in the North. The arrangement being put in place for the LRV is a more flexible process with contingency built in to allow its use in the other areas if needed. It is anticipated that this will assist in addressing the backlog moving forward.

4.5 It should be noted that there have been works undertaken in relation the external wall insulation (EWI). So far during 2016/17 229 properties have benefited from installation of EWI at Pontlottyn, Gilfach and Gelligaer. These works transform the appearance of properties as well as assisting to address fuel poverty and reduce tenants energy bills. Recently further EWI works have commenced at Lansbury Park. The initial phase 1 works will target 320 council owned properties with phase 2 to follow improving the remainder of the council owned properties at Lansbury Park (188no).

4.6 Whilst the slippage situation needs to be minimised it is unlikely to be completely eradicated as there will inevitably be issues affecting individual properties and as far as practicable consideration is given to the tenants when work is planned.

4.7 The Housing Revenue Account (HRA) garage programme was planned to be complete by April 2017. Unfortunately new contract arrangements have had to be put in place which will delay completion until some time during 2017/18.

4.8 Survey work has commenced in relation to sheltered housing schemes. Good progress has been made in this area since the decision was made to undertake these works in-house utilising a full property approach. Construction works to the first scheme are planned to

commence in April 2017.

- 4.9 The Environmental Programme has now made some progress with over 100 small local schemes spread across the borough being approved and a number have already been completed with many more in progress. Tenant consultations are ongoing to identify further schemes.
- 4.10 Based on the performance during 2016/17 to date along with a further re-profiling exercise that is currently progressing, there remains sufficient flexibility in the programme to achieve completion by March 2020.
- 4.11 Customer satisfaction levels remain high with an average of 93% of tenants being satisfied with works undertaken to their homes against a target of 80%. In relation to standards met this is still high at 88% although it is slightly below the target of 90%. Overall performance can be considered good. There have been some recent minor issues with one of the contractors, which is now being addressed.
- 4.12 Compliments/complaints are being regularly monitored. During 2016/17 to date the WHQS team have received 12 stage 1 complaints and 4 stage 2 complaints. In addition there have also been 11 cases of compliments/praise received in writing from tenants. This identifies that there is a balance between views and it should be noted that generally tenants are more likely to raise a concern than provide written praise. This all needs to be balanced against the number of property completions during 2016/17 so far which stands at 1567 properties for internal works and 584 for external works. Given this volume of work the number of complaints received is considered to be extremely low.
- 4.13 The Council made a commitment in 2012 at the outset of the programme to ensure that its investment in homes delivered more than simply new kitchens and bathrooms. Its ambition to transform homes, lives and communities has been realised through incorporating community benefit obligations as a core requirement into all internal works contracts and its supply partner contract. To date, the inclusion of community benefits into WHQS contracts has delivered 68 permanent full time opportunities with contractors and 83 full time opportunities within the Council as a result of the direct workforce undertaking 50% of the work. 19 apprenticeships have been created with contractors and 34 apprenticeships within the Council. As a result of linking the delivery of work placements for unemployed people aged 16+ with the Welsh Government's LIFT programme which is delivered in partnership with Communities First, 38 work placements have been delivered since the start of the programme. Further benefits relating to the creation of community funds to support local activities, attendance at community events, sponsorship of Caerphilly Homes Awards and projects linked with local schools have also been delivered.

5. WELL-BEING OF FUTURE GENERATIONS

- 5.1 The delivery of the WHQS improvement programme is coterminous with the aims of the wellbeing of Future Generations (Wales) act 2015, in particular:-
- **Long Term:** the report includes the continued investment and performance to achieve WHQS by 2020. This investment provides long term improvements to the property, community and to the tenants well being.
 - **Integration:** The programme looks to integrate property and environmental improvements that will benefit and transform lives and communities throughout the borough. It further brings together a variety of stakeholders to deliver long term sustainable benefits for lives and communities.
 - **Involvement:** Tenants and local residents are being consulted on the proposed property improvements, environmental works along with various initiatives that are part of the WHQS programme delivery.
 - **Collaboration:** The programme delivery is focussed on internal collaboration, partnerships with suppliers and contractors, joint working with the community and various

groups. The delivery of community benefits and tenant engagement by all involved with the WHQS programme is a key focus and is clearly demonstrable within its delivery.

- **Prevention:** The works to improve lives and communities will help tackle local unemployment. It will further improve the look and feel of the environment and help prevent anti-social behaviour.

6. EQUALITIES IMPLICATIONS

- 6.1 An Equalities Impact Assessment is not required as the report is for information.

7. FINANCIAL IMPLICATIONS

- 7.1 The Capital Programme for 2016/17 is £38.6M. It is projected that the outturn capital expenditure will be circa £26M (to be confirmed when the accounts are closed), resulting in an under-spend of approximately £12M. The under-spend will be utilised to fund the future years programme.

8. PERSONNEL IMPLICATIONS

- 8.1 The timetable pressure is increasing and there has to be the capacity within the staff resources to cope with the volume of work. Staff movement and recruitment difficulties remain a risk to the programme and have continued to be an issue during 2016/17.
- 8.2 Continued close management and monitoring of performance of the programme is essential to ensure that its delivery is not compromised in any way. There will be an increase in workload for the in-house team due to the sheltered housing schemes commencing and additional resources will be required to ensure performance in achieving the objective is maintained.

9. CONSULTATIONS

- 9.1 All responses from consultations have been incorporated in the report

10. RECOMMENDATIONS

- 10.1 Members are asked to note the content of the report and to agree or challenge the judgement of partially successful at this stage of the year.

11. REASONS FOR THE RECOMMENDATIONS

- 11.1 To advise Members of the progress made in 2016/17 to date, in delivering the improvement objective and to gain agreement on the judgement of the service as to progress made.

12. STATUTORY POWER

- 12.1 Housing Acts 1985, 1996, 2004, Local Government Measures 2009 and the Well-being of Future Generations (Wales) Act 2015.

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Consultees: Cllr Dave V Poole - Deputy Leader & Cabinet Member for Housing
Cllr David Hardacre - Cabinet Member for Performance & Asset Management
Cllr Elaine Forehead - Chair Caerphilly Homes Task Group
Anna Lewis - Vice Chair Caerphilly Homes Task Group
Christina Harray - Corporate Director – Communities
Nicole Scammell - Acting Director of Corporate Services & S151 Officer
Shaun Couzens - Chief Housing Officer
Ros Roberts - Performance Manager
Ian Raymond - Performance Management Officer

Background Papers: Welsh Housing Quality Standard (WHQS)
The Council's Local Housing Strategy
The Caerphilly Delivers - Single Integrated Plan 2013-2017

Appendices:
Appendix 1 WO5 - Investment in Council homes to transform lives and communities

2016/17 Wellbeing Objective

APPENDIX 1

WO5 - Investment in Council homes to transform lives and communities

Outcomes:

The Welsh Government and this Council believes that everyone in Wales should have the opportunity to live in a good quality home within a safe and secure community. To help achieve this, the physical standard and condition of existing housing must be improved and maintained to the Welsh Housing Quality Standard (WHQS).

The standard has seven main parts:

- In a good state of repair.
- Safe and secure.
- Adequately heated, fuel efficient and well insulated.
- Contain up-to-date kitchens and bathrooms.
- Well managed (for rented housing).
- Are located in attractive and safe environments.
- Meet and suit the specific requirements of the household (as far as reasonable and practicably possible). For example, catering for specific disabilities.

We will aim to ensure all council homes meet the WHQS, helping to improve the quality of life for the people who live in those homes. The programme of work will create long-term arrangements, which will help sustain local jobs, offer skills development and training opportunities, and deliver wider community benefits.

By 2020, we want our communities to know:

- We delivered the best quality home improvements scheme to our tenants.
- We did it with them and not to them.
- Their homes created real jobs in our communities.
- We delivered the whole project on time and in budget

These ambitions can only be achieved with the entire Council and tenants and other key stakeholders working together and we are confident that with their support this programme will transform council homes, the lives of our citizens and our communities.

2016/17 Wellbeing Objective

WO5 - Investment in Council homes to transform lives and communities

For the year 2016/17 the overall level of progress to date on this objective is deemed to be **partially successful**.

Throughout the following report pages, there is reference to relevant performance, actions and proposals to manage, monitor and improve performance and outputs.

There has been steady progress across all elements of this objective, which has led to the following highlights:





- * Overall customer satisfaction levels are at 93% against a target of 80%.
- * Overall satisfaction levels against standards met are at 88% against a target of 90%.
- * Expenditure is currently £18.9M against the budget of £38.6M
- * There have been 816 properties that have had specific tenant need bathroom adaptations completed since the start of the WHQS programme (21% of properties to date).
- * External Wall Insulation (EWI) has been completed to 229 properties to improve energy efficiency to non-traditional properties.
- * Internal and external works surveying is now ahead of programme with surveys for 2017/18 works already well underway.
- * Internal works completion figures for 2016/17 are currently running at 93% of the target.
- * Rowan Place works are substantially complete to properties with finishing works and an environmental improvement scheme currently ongoing.
- * Lansbury Park external wall insulation works have recently commenced on site and will be ongoing into the next financial year.
- * Works to the garages are well advanced in the east area. New contract arrangements are being finalised to progress further works in the north and south of the borough.
- * Surveying work has commenced for the sheltered housing stock in readiness to commence improvements works in April 2017.

Key: The following Action RAG status, shows delivery to date as	
	Un-successful
	Partly successful
	Fully successful

WO5 - Investment in Council homes to transform lives and communities**Actions**

Title	Comment	RAG	Overall Status	% Complete
1. Implement the environmental improvements to meet Part 6 of the standard of attractive and safe communities.	<p>Part 6 (WHQS 2008) states: All dwellings should be located in an environment to which residents can relate and in which they can be proud to live and all opportunities should be taken to make improvements to the immediate environment (within the property boundary) of individual dwellings and to the general environment.</p> <p>Safety and privacy of the property is being considered as part of the external works surveys and works undertaken to address any concerns noted in accordance with the WHQS requirements. Works have been slow to progress to date due to contract arrangements not being in place to undertake the external works throughout the borough. Alternative contract arrangements and contingency measures are currently being developed.</p> <p>The environmental programme is now commencing to look to improve the wider general environment. Again work in this area has been slow to commence. Some quick wins have been implemented such as new fences, walls, bollards, etc have been installed at some locations. Consultation is currently underway with the Environmental Officers and the local communities to identify appropriate projects that can commence during 2017/18.</p>	●	In Progress	5
2. The continued delivery of the capital investment programme in respect of internal and external repairs and improvements	<p>There has been a stepped change in the delivery of the capital investment programme. The spend in Q1 of £4M increased to approximately £12.5M in Q2. This has now further increased to £18.9M for Q3. It should be noted that there was a high level ECO spend in Q2 of around £1M which was not replicated in Q3. There is a definite split between the value of work undertaken between the internal works and the external works. Currently at the end of Q3 the internal works value is £11.1M and the external works value is £4.1M. In percentage terms approximately 93% of the overall internal works programme is complete against 28% of the total external works programme against the current 2016/17 programme target.</p> <p>Reviewing the forward workload a further stepped change is needed to improve the external work outputs. Work is ongoing to put appropriate arrangements in place for 2017/18. The internal works is currently running slightly behind programme but there are already contingency measures in place for 2019/20 if there is any slippage. These improvements will ensure that the work and spend required to deliver the programme by March 2020 will be achieved.</p>	●	In Progress	61

WO5 - Investment in Council homes to transform lives and communities**Actions**

Title	Comment	RAG	Overall Status	% Complete
3. The continued pursuit of external funding opportunities to support energy improvement measures	During the first 6 months of 2016-17 the contract with Eon energy was signed and works commenced on EWI partially funded works for the WHQS programme. Works have been completed at Pontlottyn, Gilfach and Gelligaer. Further works, initiation works at Lansbury Park have recently commenced and will continue into 2017/18. A Warm Homes bid was unsuccessful during Q3. Further Warm Home bids and ECO funding opportunities will be progressed when they become available.		In Progress	60
4. The understanding and importance of carrying out timely and sensitive adaptations that meet specific needs of certain individual households	Timely and sensitive adaptations are continually being identified and progressed as part of the internal and external works programme. During the last financial year (2015-16) OT and surveying resources were increased to ensure tenants needs were identified and fully assessed. This work has continued during 2016-17. Further improvements in service delivery and efficiency are currently being implemented with the utilisation of mobile technology and an appointment process overseen by a dedicated planner. As an example, approximately 21% of the bathroom upgrade works have received appropriate adaptations to meet tenants specific needs since the commencement of the WHQS programme (816 properties).		In Progress	75
5. Adhere to the standards set out in the Charter for Trust. This applies to both the in house workforce and contractors	The Charter for Trust is a key document to provide tenants with confidence that the works to their homes will be undertaken with respect. This is measured via a customer satisfaction survey sent to each property on completion of the works. Currently the overall level for all contractors in relation to standards met is 88% which is slightly below the target of 90%. There are currently some minor variances in performance between the contractors with the in-house DLO performing slightly better than the external contractors. The in-house provider is achieving the target of 90%. All the external contractors are slightly below target with an average of 87%. There are ongoing progress meetings with all contractors to try and further improve on the performance figures going forward.		In Progress	75
6. Achieve and maintain the high levels of tenant satisfaction with the work undertaken to their homes	A customer satisfaction survey is sent to all tenants on completion of works to their property. Currently the average target is being exceeded but there is scope for improvement in certain areas and with specific contractors. These concerns are actively being addressed. Current overall performance figures are above target at 93% with only a concern with one contractors performance. Ongoing dialogue with this contractor is currently taking place to improve their performance and bring it up to an appropriate satisfaction level (currently at 84%).		In Progress	75

WO5 - Investment in Council homes to transform lives and communities**How much did we do?**

Title	Actual	Target	Intervention	RAG	Result 12 months ago	Comment
Number of homes compliant with WHQS in respect of their external elements		2071.00	1657.00		203	This is an annual measure. However, at the end of Q3 there were 584 properties that have had external work improvements undertaken.
Number of homes compliant with WHQS in respect of their internal elements		1992.00	1594.00		1415	This is an annual measure. However, at the end of Q3 there were 1,567 properties that have had internal work improvements undertaken.
Number of homes in local authority ownership brought to WHQS as recorded on annual return to Welsh Government (The number of houses that have achieved WHQS standard in the year)		1263.00	1010.00		252	This is an annual measure, which is reported in the Autumn following the year of reporting.

WO5 - Investment in Council homes to transform lives and communities**How well did we do it?**

Title	Actual	Target	Intervention	RAG	Result 12 months ago	Comment
Charter for Trust Standards - The Charter for Trust developed in consultation with tenants and staff sets out the standards that tenants can expect when work is being undertaken in their homes, which will be assessed by specific questions on the customer satisfaction survey		90.00	85.00		83	This is an annual measure. However, at the end of Q3 the standards met figure was slightly below target at 88%.

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Is anyone better off?

Title	Actual	Target	Intervention	RAG	Result 12 months ago	Comment
Number of tenants whose homes have been adapted as part of the WHQS works to meet their specific needs					105	This activity is dependent on the needs identified when delivering and progressing the WHQS programme, therefore, we are unable to set targets. Adaptations will vary between properties and could be as simple as a grab rail or involve extensive works such as a wet room or RNIB kitchen. However, during 2016/17 to date (end of Q3) there were 214 properties which had specific adaptations.
The % of tenants whose homes have been improved internally through the WHQS programme are satisfied with the completed works (The percentage of tenants who's house meets the WHQS standard that are satisfied		80.00	72.00		84	This is an annual measure. However, at the end of Q3 tenant satisfaction levels in relation to the work undertaken was at 93%.

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POLICY AND RESOURCES SCRUTINY COMMITTEE – 28TH FEBRUARY 2017

**SUBJECT: HOUSING REVENUE ACCOUNT BUDGET MONITORING – PERIOD 9
2016/17**

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

1. PURPOSE OF REPORT

- 1.1 This report is to inform members of the projected expenditure for the Housing Revenue Account (HRA) for the 2016/17 financial year. The HRA capital programme which is predominantly funding the WHQS programme is also included within this report.

2. SUMMARY

- 2.1 Members will be aware of the distinction between the HRA, which is funded by rental income received from council tenants, and General Fund Housing and Private Housing, which fall under the General Fund and is funded via the Council taxpayer.

Although there is a clear separation of these funds, the majority of council tenants rent is funded from housing benefits which is derived from the tax payers purse and therefore value for money must always be sought.

- 2.2 This report outlines the projected outturn for the HRA based upon the expenditure and income for the first nine months of the financial year.

3. LINKS TO STRATEGY

- 3.1 The Council has a number of corporate strategies and this report deals with the use of resources in the achievement of those strategies.

- 3.2 Effective financial planning and financial control contribute to the following Well-being Goals within the Well-being of Future Generations Act (Wales) 2015: -

- A prosperous Wales.
- A resilient Wales.
- A healthier Wales.
- A more equal Wales.
- A Wales of cohesive communities.
- A Wales of vibrant culture and thriving Welsh Language.
- A globally responsible Wales.

4. THE REPORT

4.1 HRA (£1.7m underspend)

4.1.1 The HRA is currently projecting a year end outturn of £1.6m underspend, which represents about 3% of the total HRA budget. The main variances are summarised below and full financial details are provided in Appendix 1.

4.2 Salaries & Mileage (£38k overspend)

4.2.1 Salaries and associated costs within the HRA are currently expected to overspend by some £38k. This is a net position where underspends in some areas are offset by overspends in others, in particular underspends are expected in public sector area housing, sheltered and strategy (£333k). Historically there has always been a high turnover of staff in the area offices given the volume of staff and this budget tends to generate savings throughout the year. The offsetting overspends are projected mainly in the Housing Response Operations team and Building Maintenance (£302k) as a consequence of increased work in supporting the WHQS programme, and also in the Allocations team (£88k) which has been recently reviewed to address the new Common Housing Register.

A further underspend of £19k is currently projected for other salary related budgets such as mileage allowances.

4.3 Service Specific Related and Office Related (£467k underspend)

4.3.1 Non pay related budgets (which include office running costs, one-off projects and tenant related expenditure) are predicting a £467k underspend. This is an increase of some £280k compared to the period 4 budget monitoring report but there are numerous headings that make up these budgets, including, Security of Void Properties, Energy Performance Certificates, Decoration Allowances, Training, Utilities for Sheltered Schemes, IT Equipment and Stationery, so it can be easier to predict outturns as the year progresses especially for demand led budgets.

4.4 Income (£1.6m additional)

4.4.1 The projected additional income is mainly as a result of the increased expenditure in the Housing Response Operations (HRO) team which is recharged to the WHQS programme.

4.5 Building Maintenance (£183k overspend)

4.5.1 The HRA is utilised to fund the maintenance of the public housing stock.

4.5.2 The HRO is projected to incur additional expenditure of £1.54m as a result of increased work in particular in supporting the WHQS programme and end of tenancy voids. The increase relates in the main to materials, sub contractors and tipping charges. There is also an increase of work being held in house rather than contracted out externally.

4.5.3 An underspend of £772k is anticipated for Revenue Projects. This category mainly includes budgets that fall outside of the other budgets remits (i.e. not planned, cyclical or in house responsive). The underspend mainly relates to the contingency budget (£276k) where a small provision is set each year for any unforeseen repairs. Projects for sheltered complexes are expecting an underspend of £110k and the environmental infrastructure works £82k. The Non-DLO budget which is typically used for contracting works out that the HRO are unable to complete is expected to make efficiencies of some £416k as a result of more work being absorbed in-house and contracted work being controlled more efficiently. This is evident in the additional spend shown in 4.5.2 above. Damp proofing is also projecting a £176k overspend based on its current expenditure pattern.

- 4.5.4 Planned Cyclical (£587k underspend) – this relates to costs associated with our statutory servicing and maintenance obligations, e.g. heating, electrical, and legionella testing. Underspend in this area relate mainly to Alarm & Light Servicing (£68k), Gas & solid fuel remedial works (£349k), and Gas & Solid Fuel Servicing (£160k). Reduced expenditure on gas and solid fuel heating is considered to be as a consequence of the increase numbers of new heating installations being provided as part of the WHQS works. As a consequence, these budgets will be reviewed for next years accounts.
- 4.5.5 As part of the merger of the Building Maintenance DLO with the HRA, the WHQS holding account was set up to monitor the in house workforce costs that would be recharged to the WHQS capital programme. A budget of £8.8m was allocated in 2016/17 along with an income recharge to the capital programme so that the HRA had a nil cost. The same principle applied to the WHQS management team responsible for delivery of the WHQS programme where £2.1m budget was allocated with an associated income recharge to capital.
- 4.5.6 The in house workforce for WHQS was expected to increase its spend to £10m due to the increase of properties expected to be completed this year compared to last year (additional 240). This has been revised to £9m as it has become apparent that the level of full works is not required in every property and to also take account of no accesses. The additional costs are fully funded from the WHQS programme and therefore do not form part of the HRA variance in this report.
- 4.6 Revenue Contribution to Capital (£131k overspend)**
- 4.6.1 The HRA allows for some £13.5m of revenue contributions towards the WHQS programme this year, and £2.1m for the delivery team fees.
- 4.6.2 There is an expectation that the HRA RCCO will be fully utilised this year.
- 4.6.3 The delivery team costs are expected to be some £131k higher due to an increase in agency posts.
- 4.7 HRA Working balances**
- 4.7.1 Working balances at the end of 2015/16 stood at £19.8m. The majority of this funding is earmarked to fund the WHQS programme. To date no borrowing has been undertaken to fund the WHQS programme; however, the current business plan anticipates a borrowing requirement of £57m to fully deliver the programme.
- 4.8 HRA Capital Programme**
- 4.8.1 The spend to date for the first nine months on the HRA Capital Programme is £18.9m against a full year budget of £38.6m. 28% (£5.4m) of the spend relates to carried forward contracts from previous years.
- 4.8.2 The spend for Qtr 1 was slow at just 10% of the budget expended but this has increased to 22% of the budget spend in Qtr 2 and 17% for Qtr 3.
- 4.8.3 A summary of the internal and external works is shown below totalling £15.3m, the remaining spend is on fees (£1.6m), adaptations (£408k), policy voids (£1.1m) and garages (£417k).

2016/17 period 1-9									
	INTERNALS					EXTERNALS			
	<u>In House</u>	<u>HRO inc Heating</u>	<u>Ext Contractor</u>	<u>Unidentified</u>	<u>Total</u>	<u>In House</u>	<u>Ext Contractor</u>	<u>Unidentified</u>	<u>Total</u>
Upper	2,192,891	246,787	946,477	26,013	3,412,168	144,458	2,261,122	6,259	2,411,839
Lower	1,669,061	261,411	1,515,763	19,898	3,466,133	110,438	338,246	688	449,372
Eastern	1,444,248	227,142	2,601,175	31,334	4,303,899	-	1,200,682	39,665	1,240,347
	5,306,200	735,340	5,063,415	77,245	11,182,200	254,896	3,800,050	46,612	4,101,558
	47%	7%	45%	0.7%		6%	93%	1.1%	

4.8.4 Based on a pro rata basis the expenditure is likely to be around £25m by the end of the year with an underspend of £13m. A contributing factor to the underspend will be the high level of previously achieved works, no accesses and refusals which are still around the 30% level as in previous years. Furthermore, it is clear that full works are unlikely to be required on all remaining properties within the programme, based on historical information that only 60% of kitchens, 70% of bathrooms, 49% of electrics and 16% of heating have received full works in the properties to date, so this could also be a factor in the underspend, along with the slow start to the small lot and lower valley external contracts.

4.8.5 No borrowing has been undertaken to date. Funding this year will be taken from the Major Repairs Allowance (MRA) grant and HRA balances.

5. WELL-BEING OF FUTURE GENERATIONS

5.1 Effective financial management is a key element in ensuring that the Well-being Goals within the Well-being of Future Generations Act (Wales) 2016 are met.

6. EQUALITIES IMPLICATIONS

6.1 There are no potential equalities implications of this report and its recommendations on groups or individuals who fall under the categories identified in Section 6 of the Council's Strategic Equality Plan. There is no requirement for an Equalities Impact Assessment Questionnaire to be completed for this report.

7. FINANCIAL IMPLICATIONS

7.1 As detailed throughout the report.

8. PERSONNEL IMPLICATIONS

8.1 There are no direct personnel implications arising from this report.

9. CONSULTATION

9.1 There are no consultation responses, which have not been reflected in this report.

10. RECOMMENDATIONS

10.1 Members are requested to note the contents of this report.

11. REASONS FOR THE RECOMMENDATIONS

11.1 To inform Members of the projected financial position of the Housing Revenue Account.

12 STATUTORY POWER

12.1 Local Government Acts 1972 and 2003 and the Council's Financial Regulations.

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Stephen Harris – Acting Head of Corporate Finance
Cllr Dave Poole – Deputy leader & Cabinet Member for Housing
Cllr Sean Morgan – Chair P&R Scrutiny Committee
Cllr Gez Kirby – Vice-Chair P&R Scrutiny Committee
Cllr Barbara Jones – Deputy Leader/Cabinet Member for Corporate Services
Christina HARRY – Corporate Director Communities
Marcus Lloyd – WHQS and Infrastructure Strategy Manager

Appendices
Appendix 1

HRA financial plan 2016/17 (period 9 projection)

HOUSING	Page	Revised Budget	Projected Outturn	Variance
	No	2016/2017	2016/2017	2016/2017
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>SUMMARY</u>				
GENERAL MANAGEMENT		911,406	858,588	52,818
CAPITAL FINANCING		7,919,873	7,913,172	6,701
CENTRAL RECHARGES		2,178,519	2,178,519	0
STRATEGY AND PERFORMANCE		1,498,870	1,345,849	153,021
PUBLIC SECTOR HOUSING		5,238,583	4,746,463	492,120
SUPPORTED HOUSING		0	(6,500)	6,500
BUILDING MAINTENANCE SERVICES		29,523,645	28,454,265	1,069,380
GROSS EXPENDITURE		47,270,895	45,490,356	1,780,539
INCOME		(47,270,895)	(47,228,003)	(42,892)
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES		(0)	(1,737,647)	1,737,647
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>GENERAL MANAGEMENT</u>		911,406	858,588	52,818
<u>CAPITAL FINANCING COSTS</u>				
Interest Charge		5,621,634	5,616,892	4,742
Principal		2,332,190	2,330,231	1,959
Debt Management		23,730	23,730	0
Resheduling Discount		(57,681)	(57,681)	0
EXPENDITURE TO HRA SUMMARY		7,919,873	7,913,172	6,701
<u>CENTRAL RECHARGES</u>				
Central Recharges		1,736,652	1,736,652	0
Grounds Maintenance recharge to HRA		441,867	441,867	0
EXPENDITURE TO HRA SUMMARY		2,178,519	2,178,519	0

<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
STRATEGY & PERFORMANCE		85,169	22,313	62,856
PERFORMANCE DEVELOPMENT		623,238	547,592	75,646
COMMUNICATIONS & ENGAGEMENT		96,867	96,799	68
TRANSFORMING LIVES & COMMUNITIES		693,596	679,145	14,451
EXPENDITURE TO HRA SUMMARY		1,498,870	1,345,849	153,021
<u>HOUSING REVENUE ACCOUNT</u>			£	£
<u>PUBLIC SECTOR HOUSING</u>				
Landlord General		168,457	150,617	17,840
Sheltered Accommodation		1,434,092	1,215,271	218,821
Holly Road Community support		1,866	2,924	-1,058
Lower Rhymney AHO		22,135	(1,127)	23,262
Eastern Valley AHO		642,690	601,751	40,939
Upper Rhymney AHO		776,535	730,652	45,883
Gilfach NHO		0	0	0
Lansbury Park NHO		332,579	285,638	46,941
Graig Y Rhacca NHO		270,314	235,058	35,256
Allocations		141,285	135,985	5,300
TENANTS & COMMUNITIES INVOLVEMENT		474,813	440,818	33,995
LEASEHOLDERS MANAGEMENT		49,038	50,836	-1,798
Tenancy Enforcement		271,266	266,264	5,002
Rents		697,844	668,309	29,535
Community Wardens		(44,329)	(36,533)	-7,796
EXPENDITURE TO HRA SUMMARY		5,238,583	4,746,463	492,120

<u>HOUSING REVENUE ACCOUNT</u>			£	£
<u>SUPPORTED HOUSING</u>				
Dispersed Alarms		0	0	0
Telecare Centre		0	(6,500)	6,500
Ty Croeso Hostel		0	0	0
EXPENDITURE TO HRA SUMMARY		0	(6,500)	6,500
<u>HOUSING REVENUE ACCOUNT</u>			£	£
<u>RESPONSE REPAIRS & MAINTENANCE</u>				
Employee Expenses net of recharges		1,325,382	1,267,641	57,741
Repairs & Maintenance on Housing Stock				
Responsive Repairs		7,977,713	8,577,916	-600,203
Revenue Contribution to Capital - WHQS Programme		15,615,928	15,747,148	-131,220
Group/Planned Repairs (priorities 5 & 8)		0	0	0
Void Repairs (priority 6)		0	0	0
Revenue Projects		2,234,000	1,221,359	1,012,641
Planned Cyclical		2,176,000	1,455,681	720,319
Planned Programme		0	(2,317)	2,317
		28,003,641	26,999,787	1,003,854
Transport Related		25,270	19,047	6,223
Supplies & Services		169,352	167,790	1,562
EXPENDITURE TO HRA SUMMARY		29,523,645	28,454,265	1,069,380

<u>HOUSING REVENUE ACCOUNT</u>			£	£
<u>INCOME</u>				
<u>Rents - Dwelling</u>				
Gross Rent - Dwellings	(40,682,689)	(40,682,689)	0	
Gross rent - Sheltered	(4,530,468)	(4,530,468)	0	
Gross Rent - Hostel	0	0	0	
Voids - General Needs Dwelling/Sheltered	600,000	650,534	-50,534	
Voids - Hostel	0	0	0	
Net Rent	(44,613,157)	(44,562,623)	-50,534	
<u>Rents - Other</u>				
Garages	(360,120)	(363,008)	2,888	
Garage Voids	144,354	151,145	-6,791	
Shop Rental	(58,250)	(69,795)	11,545	
	(274,016)	(281,658)	7,642	
<u>Service Charges</u>				
Sheltered - Service Charges	(1,421,134)	(1,421,134)	0	
Sheltered - Heating & Lighting	(158,230)	(158,230)	0	
Sheltered & Dispersed- Alarms	0	0	0	
Catering Recharge - Sheltered Accommodation	(53,657)	(53,657)	0	
Voids Schedule Water	51,022	51,022	0	
Non Scheduled Water Rates	(47,899)	(47,899)	0	
Welsh Water Commission	(705,624)	(705,624)	0	
Leaseholder - Service Charges	(10,000)	(10,000)	0	
	(2,345,522)	(2,345,522)	0	
<u>Government Subsidies</u>				
Housing Subsidy	0	0	0	
	0	0	0	
<u>Interest Receivable</u>				
Mortgage Interest	(1,200)	(1,200)	0	
Investment Income	(7,000)	(7,000)	0	
	(8,200)	(8,200)	0	
<u>Miscellaneous</u>				
Miscellaneous	0	0	0	
Private Alarms	0	0	0	
Ground Rent	(30,000)	(30,000)	0	
	(30,000)	(30,000)	0	
<u>INCOME TO HRA SUMMARY</u>				
	(47,270,895)	(47,228,003)	-42,892	

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