



CABINET – 14TH OCTOBER 2015

SUBJECT: REMODELLING OF SHELTERED HOUSING SCHEMES

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

- 1.1 The attached report was considered by the Policy and Resources Scrutiny Committee on 30th September 2015, having previously been considered by the Caerphilly Homes Task Group on 17th September 2015. The report sought the views of Members on proposals for an in-principle agreement for feasibility studies to be undertaken for six sheltered housing schemes (Castle Court, Waunfawr House, Ty Melin, Ynyswen, Britannia Court and St. Mary's Court) for remodelling, prior to its presentation to Cabinet.
- 1.2 The report also sought the views on proposals for the six schemes to be omitted from the Welsh Housing Quality Standard (WHQS) works programme, unless funding is available within the business plan to undertake work to one or two schemes depending on the detailed costs being within this budget.
- 1.3 Officers explained that a review of all housing stock identified that some schemes include properties and amenities that are inadequate and do not meet acceptable space standards. This information was considered alongside void levels and the ability to remodel, and six sheltered housing schemes were selected for feasibility studies. Members were advised that it was proposed to postpone remodelling of these particular schemes until after 2020 (with completion of all properties to the Welsh Quality Housing Standard by 2025), but that works to some of these schemes could be completed prior to 2020, subject to feasibility and funding considerations.
- 1.4 Following consideration of the report, and in taking into account the views of the Caerphilly Homes Task Group (detailed in the attached covering report), the Policy and Resources Scrutiny Committee unanimously recommended to Cabinet that for the reasons contained therein:-
 - (i) the views of the Caerphilly Homes Task Group be noted;
 - (ii) a full and comprehensive feasibility study be commissioned for the six sheltered housing schemes identified in the report;
 - (iii) following a positive outcome of the feasibility study, the schemes be removed from the Welsh Quality Housing Standard programme with the intent of remodelling them post-2020 (with one or two before this time if financially viable), with completion of all properties by the end of 2025.
- 1.5 Members are asked to consider the recommendations.

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Appendices:

Appendix 1 Report to Policy and Resources Scrutiny Committee on 30th September 2015 –
Agenda Item 7