



POLICY AND RESOURCES SCRUTINY COMMITTEE – 30TH SEPTEMBER 2015

SUBJECT: REMODELLING OF SHELTERED HOUSING SCHEMES

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

- 1.1 The report was considered by the Caerphilly Homes Task Group (CHTG) on the 17th September 2015. It sought views 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 consideration at Policy and Resources Scrutiny Committee, and thereafter Cabinet.
- 1.3 The report also sought the views on proposals for the six schemes to be omitted from 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.
- 1.4 The Caerphilly Homes Task Group highlighted concerns for tenants within these schemes and the postponement of WHQS works. Officers highlighted that many of the bedsits are not fit for purpose and there are a higher number of voids within the Schemes. Officers also highlighted the fact that beyond the bedsits and flats, the schemes themselves lacked adequate facilities for our vulnerable tenants as circulation space and access throughout the schemes was limited, particularly for those with mobility or health issues. Therefore, it was proposed that the works take place following 2020 until 2025, remodelling the schemes to meet WHQS standards and become fit for purpose.
- 1.5 Having fully considered the report and the recommendations contained therein, the Caerphilly Homes Task Group recommended that the Policy and Resources Scrutiny Committee support the Remodelling of the Sheltered Housing Schemes and recommend its adoption at Cabinet.

By a show of hands, and in noting there were 3 against, the recommendations were supported by the majority present.

RECOMMENDED to Policy and Resources Scrutiny Committee and thereafter Cabinet for a decision : -

- (i) Members note the views of the CHTG as detailed in the covering report.
- (ii) A full and comprehensive feasibility study is 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 WHQS 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.

1.6 Members are invited to consider the report and the above recommendation.

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Appendices:

Appendix 1 Caerphilly Homes Task Group Report – 17th September 2015.