



CAERPHILLY HOMES TASK GROUP – 19TH MAY 2016

SUBJECT: SHELTERED HOUSING SCHEMES

REPORT BY: CORPORATE DIRECTOR COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 To provide an update in relation to the WHQS works to the sheltered housing schemes.

2. SUMMARY

- 2.1 A report was considered by CHTG in April 2015 in respect of additional measures necessary to cope with the volume of work and specifically that the management and delivery of the WHQS works on the sheltered housing schemes would be undertaken by a suitable consultancy on behalf of the Council. This was seen as a means of buying in extra capacity to oversee a discrete part of the WHQS Programme. The recommendation was subsequently approved by Cabinet on 29th April 2015.
- 2.2 A special meeting of the CHTG was convened on 27th January 2016 arising from concerns raised by tenant representatives about the proposals to appoint a managed service provider and the view there had been a lack of consultation with tenants in the sheltered housing schemes.
- 2.3 The special meeting was held during the tender period for the managed service provider. The CHTG was advised there was no pre-determined outcome to the tender process and the consultation would be undertaken at the appropriate time.
- 2.4 This report provides an update and outlines how the Council now intends to proceed.

3. LINKS TO STRATEGY

- 3.1 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.
- 3.2 The Single Integrated Plan 2013-17 has a priority “to improve standards of housing and communities, giving appropriate access to services across the County Borough”.

- 3.3 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 The report presented to CHTG on 27th January 2016 outlined the background to the decision to pursue a managed service provider and that the Invitation to Tender (ITT) has been structured around 2 Lots. It was explained the Council did not have to award either Lot 1 or Lot 2 if the tender submissions fail to meet the Council's requirements or there are concerns about value for money. The tender process involved a mini competition from the National Procurement Service Construction Consultancy Framework Agreement.

- 4.2 There was a disappointing response to the ITT for the sheltered housing schemes. In light of this and the fact that new external works contract arrangements in the Lower Rhymney Valley are required has led to a major review and change of direction has been determined. Neither Lot 1 nor Lot 2 from the sheltered housing schemes ITT will proceed. The concerns raised by tenant representatives have also been taken into account.

- 4.3 An alternative approach has been agreed which will involve the following:-

- The WHQS work to the sheltered housing schemes will be managed internally.
- The in house work force will undertake the WHQS improvement works to the majority of the sheltered housing schemes supported as necessary by sub-contractors which will be similar to the way work has been managed in Rowan Place, Rhymney.
- There are a small number of schemes with communal boiler plant where the work will be contracted.
- The feasibility/design studies for the six sheltered schemes the subject of remodelling proposals will be taken forward by the Council's Building Consultancy team.
- Additional contract arrangements will be put in place for the Lower Rhymney Valley and a new support framework for the in house team both of which will be utilised with taking work forward on the sheltered housing schemes.
- Technical resources will be strengthened which may include some consultancy support where appropriate.

The proposals outlined are intended to ensure that delivery of the WHQS works to the sheltered schemes can be completed by 2020.

5. EQUALITIES IMPLICATIONS

- 5.1 An EqIA screening has not been undertaken as the report is for information.

6. FINANCIAL IMPLICATIONS

- 6.1 The WHQS capital works cost for the sheltered housing schemes is incorporated as part of the HRA business plan.

7. PERSONNEL IMPLICATIONS

- 7.1 There will be a requirement to increase technical resources and the in house workforce may need to recruit additional trades to cope with the work in the sheltered housing schemes.

8. CONSULTATIONS

- 8.1 The report has been circulated to consultees.

9. RECOMMENDATIONS

- 9.1 The report is for information.

10. REASON FOR RECOMMENDATIONS

- 10.1 To provide an update and keep the CHTG informed of developments concerning the sheltered housing schemes.

11. STATUTORY POWER

- 11.1 Housing Acts 1985, 1996, 2004, 2014.

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