



CAERPHILLY HOMES TASK GROUP – 7TH SEPTEMBER 2016

SUBJECT: SHELTERED HOUSING SCHEMES

REPORT BY: CORPORATE DIRECTOR COMMUNITIES

1. PURPOSE OF REPORT

1.1 To provide an update in relation to the Welsh Housing Quality Standard (WHQS) investment programme to the sheltered housing schemes.

2. SUMMARY

- 2.1 A report was presented to CHTG on the 19th May, 2016 which advised members that the WHQS work to sheltered housing schemes will be managed internally.
- 2.2 The in-house workforce will undertake the WHQS improvement works, both internally and externally to the majority of the sheltered housing schemes, supported as necessary by sub-contractors.
- 2.3 The feasibility/design studies for the six sheltered schemes identified for possible remodelling proposals is being taken forward by the Council's Building Consultancy team.
- 2.4 This report provides a further update on progress and sets out the scheduled programme for the delivery of schemes being undertaken by the in-house workforce. Further reports will be submitted in the future in relation to the schemes identified for remodelling proposals.

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 Council is committed to ensuring that the WHQS investment transforms not only homes but also lives and communities.
- 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 homes in communities where people want to live and offer people housing choices which meet their needs and aspirations'.
- 3.5 The delivery of the WHQS environmental 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.

4. THE REPORT

- 4.1 The report presented to CHTG on the 19th May, 2016 advised members that the WHQS work to the sheltered housing schemes would be managed internally and that the work itself for the majority of schemes, would be undertaken by our in-house workforce.
- 4.2 The Council has 34 sheltered housing schemes which include one extra care scheme. Members have previously been advised that six schemes have been identified for possible remodelling, and these will be addressed in the future via a separate report.
- 4.3 The remaining 28 schemes are made up of the following:-
- Flats and communal areas under one roof
 - Bungalows or flats grouped around a communal block
 - Blocks of flats and communal facilities under one roof, plus external blocks of flats
- 4.4 The in-house workforce will undertake both internal and external works to the schemes as one contract, supported as necessary by sub-contractors.
- 4.5 In order to progress the works in line with the 2020 deadline, a completely separate programme of work has been scheduled (attached as Appendix 1) which will be managed and delivered independently to the main programme.
- 4.6 The programme will need to be supported by sufficient resources to meet the projected timelines. A high level review of the works utilising the Savills stock condition survey has enabled us to identify the type and number of staff and operatives required and adverts will be placed on a phased basis to recruit the required resources. A more accurate work profile will be established following more detailed surveys, which will result in a further review of the programme and resources.
- 4.7 There will also need to be a review of our procurement requirements to ensure the in-house workforce are adequately supported in the delivery of this programme with specialist contractors e.g. commercial heating, fire alarms, passenger lifts, electrical, I.T services, roofing. Discussions are taking place with colleagues in Procurement Services to progress this.
- 4.8 Based on information currently available, it is anticipated that one of the schemes included in the programme for 2017/18 will need to be fully or partially decanted due to the type and scale of works required. This will be arranged and funded by Caerphilly Homes in consultation with the tenants concerned.

5. EQUALITIES IMPLICATIONS

- 5.1 This is an information report; therefore there are no potential equality implications and no requirements to complete a full Equalities Impact Assessment.

6. FINANCIAL IMPLICATIONS

- 6.1 Based on the Savills stock condition survey, there is a budget provision of £10.1m (£3.1m external works, £7m internal works) in the business plan. However the full extent of the work can only be determined by surveys of the individual schemes.
- 6.2 There is already evidence to suggest that the WHQS budget may be under pressure and, therefore, it would be prudent not to commit further major unbudgeted expenditure in the period up to 2020. If the outcome of the surveys indicates significant increased expenditure is required, a further report will be submitted to provide members with the relevant details and the potential impact on the programme.

7. PERSONNEL IMPLICATIONS

- 7.1 Action is being taken to increase resources within the WHQS team to deliver the programme set out in Appendix 1. It is anticipated that the additional resources will be utilised to establish a separate team to focus on the delivery of the WHQS works to our sheltered housing schemes, independently of the main programme.

8. CONSULTATIONS

- 8.1 Comments received have been incorporated into this report.
- 8.2 Meetings will take place with tenants at each of our sheltered schemes following approval of the programme to make them aware of the proposed timescales and to provide a broad outline of the extent of work that is planned to be undertaken at their schemes.
- 8.3 In line with existing procedures surveys for the 2017/18 programme will commence in October, 2016 which will determine the full extent of works required to each of the tenants' homes. As part of this process tenants will be consulted to ensure work is specified to meet their specific needs.

9. RECOMMENDATIONS

- 9.1 The report is for information.

10. REASONS FOR THE RECOMMENDATIONS

- 10.1 To advise the CHTG on the programme to deliver the WHQS works to the Council's sheltered housing schemes.

11. STATUTORY POWER

- 11.1 Housing Acts 1985, 1996, 2004, 2014 and Local Government Act 2000.

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Appendices:
Appendix 1 – Proposed Sheltered Housing Programme