



CABINET – 15TH MARCH, 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 Policy and Resources Scrutiny Committee on 28th February and Caerphilly Homes Task Group on the 16th February 2017 and sought views prior to its presentation to Cabinet.
- 1.2 The report outlined 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 Representatives from the Caerphilly Homes Task Group updated the Scrutiny Committee on their discussions and the concerns expressed at the meeting, in relation to tenant involvement in future contract recruitment, the DPS process, tenants Right to Repair and serious concerns were raised over the continued use of the Savills Survey. Officers had reassured the Task Group that the Savills survey will shortly be replaced with actual costs is no longer being used for internal works, and were assured that Savills surveys will no longer be in use after 6 months, should sufficient data be collected, for external works.
- 1.6 Policy and Resources Scrutiny Committee, having consideration for the comments made by the Caerphilly Homes Task Group, and in discussing the report, sought further information on apprenticeships and employment of local people and acceptable fails. Officers highlighted that each contract outlines requirements for apprenticeships along with other Community and employment benefits and there are a number of resources in place to include local links where possible. Officers explained that there are various reasons for the number of acceptable fails, and as such it is difficult to pinpoint trends, however, where access to properties has been refused, concerns are raised with the Area Housing Office and a legal process is followed.
- 1.7 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 Cabinet be requested to consider the views of the Caerphilly Homes Task Group and Policy and Resources Scrutiny Committee, when considering the Re.-Profiling of WHQS Programme and HRA Capital Programme 2017/18.

1.8 Cabinet are asked to consider the report and comments from the CHTG and Policy and Resources Scrutiny Committee.

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Appendices:

Appendix 1 Report to Policy and Resources Scrutiny Committee – 28th February 2017

Appendix 2 WHQS Programme Re-profiling Summary (Appendix Tabled at the meeting on 16th February 2017)

Appendix 3 Report to Caerphilly Homes Task Group – 16th February 2017