



## **POLICY AND RESOURCES SCRUTINY COMMITTEE – 28TH FEBRUARY 2017**

**SUBJECT: RE-PROFILING OF WHQS PROGRAMME AND HRA CAPITAL PROGRAMME 2017/2018**

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

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- 1.1 The report was considered by Caerphilly Homes Task Group on the 16th February 2017 and sought views prior to its presentation to Policy and Resources Scrutiny Committee and Cabinet.
- 1.2 CHTG noted 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 The Task Group discussed the report at length and sought further information on tenant involvement in future contract recruitment, the DPS process and the risk of poor craftsman being allowed to retender. Officers explained that tenant involvement would come at a later stage in the process and were assured that any contractors that were removed from the process in the past or there are concerns for quality of work, unless they can demonstrate improvement, would not be invited to tender. The Task Group raised serious concerns over the continued use of the Savills Survey, on the basis that the surveys are ineffective and out of date. Officers reassured the Task Group that the Savills survey is no longer being used for internal works, as there is sufficient information available from the works conducted to provide estimates for future works. At present, there has not been enough completed external works to provide the same information, however, the Task Group were assured that Savills surveys will no longer be in use after 6 months, should sufficient data be collected.
- 1.6 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 for the reasons contained in the Officer's report the Caerphilly Homes Task Group note the contents of the report prior to its consideration at Policy and Resources Scrutiny Committee and Cabinet.

- 1.7 The Policy and Resources Scrutiny Committee are asked to consider the report and comments from the Caerphilly Homes Task Group prior to consideration by Cabinet.

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Appendices:

- Appendix 1 WHQS Programme Re-profiling Summary (Appendix tabled at the meeting on 16th February 2017)
- Appendix 2 Report to Caerphilly Homes Task Group - 16th February 2017