



POLICY AND RESOURCES SCRUTINY COMMITTEE – 27TH FEBRUARY 2018

**SUBJECT: RE-PROFILING OF WHQS PROGRAMME AND HRA CAPITAL
PROGRAMME 2018/2019**

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

- 1.1 The report was considered by Caerphilly Homes Task Group on 15th February provided Members with proposals for re-profiling the WHQS programme with the aim of ensuring full compliance by 2020.
- 1.2 The report outlined that there has continued to be good progress with the WHQS delivery programme during 2017/18. However, it has been necessary to review the programme and take account of changing circumstances to ensure full compliance by 2020. The report sets out the reviewed programme.
- 1.3 Following the Wales Audit Office Review conducted in April 2017, a commitment has been made to complete 40% of the external works and 75% of the internal works by March 2018. At the end of December 2017, 33% of the external works have been completed and 70% of the internal works have been completed. A further commitment has been made to Welsh Government that 80% of external works and 90% internal works would be completed by March 2019.
- 1.4 A separate programme of works was established for the sheltered housing schemes with agreement that both internal and external works would be undertaken by the in-house workforce. This work is on programme for completion by 2020 and is therefore not required to be re-profiled at this time.
- 1.5 The HRA Capital Programme budget has been revised based on accurate recent actual costs projected forward to the end of the programme. This data now replaces the previous Savill's estimates and demonstrates that the housing business plan and the WHQS Programme remains financially viable.
- 1.6 The Caerphilly Homes Task Group discussed the report at length and raised concerns in relation to the external works and assurances were sought that the programme of works would be completed by the 2020 deadline. Officers confirmed that there has been a need to re-profile due to slippage, however, these issues have now been resolved and the Task Group were assured that the works would be completed within the Welsh Government timescale.
- 1.7 The Caerphilly Homes Task Group were also asked to consider rolling forward the properties that were planned to be undertaken by an external contractor during 2018/19 to 2019/20, whereby the in-house workforce would have capacity to undertake the work. With a marginal number of properties programmed for the final year there can be confidence that the internal works can be completed by March 2020. In addition, Welsh Government has confirmed that the deadline for achievement of WHQS is December 2020 which provides additional flexibility.

- 1.7 Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons outlined in the Officers report and as discussed at the meeting, the Caerphilly Homes Task Group support the option in 4.17 of the report to roll forward the properties planned to be undertaken in 2018/19, in order that the works can be conducted by the in-house workforce, and recommend to Policy and Resources Scrutiny Committee and thereafter Cabinet.

- 1.8 The Scrutiny Committee are asked to consider the report and comments from the CHTG.

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Appendix 1 Report to Caerphilly Homes Task Group – 15th February 2018