

**COUNTY COUNCIL**  
**10<sup>TH</sup> MARCH, 2016**

**SUBJECT:**

**The Carmarthenshire Homes Standard *PLUS* (CHS+)  
“Delivering What Matters”**

**Purpose:**

- To explain the vision and detail of the Carmarthenshire Homes Standard Plus, and what it means for tenants.
- To confirm the financial profile, based on current assumptions, for the delivery of CHS+ over the next three years.
- To produce a business plan for the annual application to Welsh Government for Major Repairs Allowance (MRA) for 2016/17, equating to £6.1m

**Executive Board Recommendations:**

- That the vision of CHS+ and the financial and delivery programme over the next three years be confirmed;
- That the submission of the plan to the Welsh Government be confirmed.

**Reasons:**

1. To ensure we support tenants and residents through improving our services, supporting them through changes to welfare, and providing training and employment opportunities
2. To meet our commitment of maintaining the CHS at a cost of over £23 Million over the next three years
3. To deliver our Affordable Homes Commitment of increasing the supply of affordable homes at a cost of over £19 Million over the next three years
4. To clarify that the delivery of the Plan is dependent on an average rent increase of 2.97%
5. To enable submission to the WG to access £6.1m of MRA for 2016/17

Community Scrutiny – 12<sup>th</sup> February, 2016 -

**Scrutiny Committee UNANIMOUSLY RESOLVED that:**

- The report be received.
- It be recommended to the Executive Board that it confirm the vision of CHS+ and the financial and delivery programme over the next three years.
- It be recommended to the Executive Board that it confirm submission of the plan to the Welsh Government.

Council Decision Required

Yes- 10/03/16

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:

**Cllr Linda Evans (Housing)**

Directorate: <b>Communities</b>		Tel Nos.
Name of Head of Service:	Designations:	E Mail Addresses:
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**EXECUTIVE SUMMARY**  
**COUNTY COUNCIL**  
**10<sup>TH</sup> MARCH, 2016**

**SUBJECT:**

**The Carmarthenshire Homes Standard *PLUS* (CHS+)  
“Delivering What Matters”**

**Purpose:**

The purpose of this plan is:

- To explain the vision and detail of the Carmarthenshire Homes Standard Plus, and what it means for tenants.
- To confirm the financial profile, based on current assumptions, for the delivery of CHS+ over the next three years.
- To produce a business plan for the annual application to Welsh Government for Major Repairs Allowance (MRA) for 2016/17, equating to £6.1m

**Context:**

Since 2006, we have been working to deliver the published work programmes to our tenants' homes.

These programmes were completed at the end of 2015.

As part of the CHS+, which has been developed with tenants and partners, we have made a commitment to:

- Support tenants and residents around things like Welfare Reform, getting services right, saving tenants money in the home, digital inclusion and active ageing
- Keep investing in homes to maintain standards
- Provide more homes to increase supply of affordable housing

This year's plan builds on this by and provides the detail on the actions we will deliver as well as how we will pay for it.

**What will we deliver?**

The following provides a brief summary:

<b>Supporting Tenants and Residents</b>	<p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Ensure all homes receive an annual home “MOT”</li> <li>• Implement, in conjunction with tenants, the findings of the review of housing repairs</li> <li>• Continue to support community initiatives in sheltered housing, fuel clubs and credit unions</li> </ul>
<b>Investing in existing homes</b>	<p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Complete CHS work to homes where tenants have previously refused work</li> <li>• Maintain homes that have had CHS work, replacing components based on condition</li> <li>• Identify improvements to the CHS, particularly around energy efficiency</li> <li>• Look at changing/converting homes that are not suitable</li> <li>• Continue to look at future options for garage sites and land we currently own</li> </ul>
<b>Providing more homes</b>	<p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Provide resources to enable the delivery of the Affordable Homes Delivery Plan (Over £19 million over the next three years, and £31 million over the next five years)</li> </ul>
<p><b>Recommendations / key decisions required:</b></p> <ul style="list-style-type: none"> <li>• To confirm the vision of CHS+ and the financial and delivery programme over the next three years.</li> <li>• To confirm submission of the plan to the Welsh Government.</li> </ul>	
<b>REPORT ATTACHED?</b>	<b>Yes- The Carmarthenshire Homes Standard <i>PLUS</i> (CHS+): Delivering What Matters</b>

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Robin Staines- Head of Housing and Public Protection

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>

## 1. Policy, Crime & Disorder and Equalities

The CHS+ will act as the framework for policy development across housing services delivery and will contribute to wider agendas.

## 2. Legal

The Housing (Wales) Act 2014 sets out our statutory duty to maintain the Welsh Housing Quality Standard (our version is the Carmarthenshire Homes Standard) in our existing stock.

## 3.Finance

Delivering the Carmarthenshire Homes Standard Plus will continue to present significant financial challenges and risks to the County Council.

We have spent over £231 Million to achieve the Standard. Over £117 Million of this spend has been funded through a prudential borrow programme.

Through careful management, the financial model remains viable, which enables us to maintain the CHS. A summary of costs to do this over the next three years is included in the Plan.

## 4.Risk Management Issues

The Carmarthenshire Homes Standard Programme is identified as high risk in the Council's Risk Management Plan. A risk management plan has been developed in conjunction with colleagues in risk management to mitigate and review all risks associated with the programme.

## 5. Physical Assets

The Carmarthenshire Homes Standard Plus will involve the management, maintenance and improvement of the Council's housing stock. This will be carried out within the context of our asset management principles which are defined within the plan. Any decision to acquire, convert or dispose of land or homes will be considered in line with these principles.

## CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Robin Staines Head of Housing and Public Protection

### 1. Scrutiny Committee

Community Scrutiny Committee was consulted on 12<sup>th</sup> February 2016.

### 2. Local Member(s)

N/A

### 3. Community / Town Council

All Town and Community Councils were engaged in the development of this plan.

### 4. Relevant Partners

N/A

### 5. Staff Side Representatives and other Organisations

Substantial engagement was carried out with tenants and other partners in the development of this plan. This included stakeholder events, 1-2-1 interviews, visits to communities and attendance at various meetings.

## Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
The Carmarthenshire Homes Standard <i>PLUS</i> (CHS+): "Delivering What Matters"	Housing General Files	Council Website- Democratic Services