

# PWYLLGOR CRAFFU CYMUNEDAU 12<sup>fed</sup> O CHWEFROR 2016

## Safon Tai Sir Gaerfyrddin a Mwy (CHS+) 'Cyflawni'r hyn sydd o Bwys'

### Ystyried y materion canlynol a chyflwyno sylwadau arnynt:

Gofynnir i'r Pwyllgor Craffu argymhell bod y Bwrdd Gweithredol yn:

- Cadarnhau gweledigaeth CHS+ ac elfennau ariannol a chyflwyno'r rhaglen yn ystod y tair blynedd nesaf.
- Cadarnhau bod y cynllun wedi'i gyflwyno i Lywodraeth Cymru.

### Rhesymau:

- Sicrhau ein bod yn cefnogi tenantiaid a phreswylwyr trwy wella ein gwasanaethau, gan eu cefnogi drwy newidiadau i'r system les, a darparu cyfleoedd hyfforddiant a chyflogaeth.
- Cyflawni ein hymrwymiad o gynnal y Safon Tai am gost o fwy na £23 miliwn yn ystod y tair blynedd nesaf.
- Cyflawni ein hymrwymiad yn ymwneud â Thai Fforddiadwy sef cynyddu'r cyflenwad o dai fforddiadwy am gost o fwy na £19 miliwn yn ystod y tair blynedd nesaf.
- Egluro bod modd cyflawni'r Cynllun ar yr amod bod cynnydd o 2.97% ar gyfartaledd yn y rhenti.
- Galluogi cyflwyno cais i Lywodraeth Cymru er mwyn cael £6.1 miliwn o Lwfans Atgyweiriadau Mawr (MRA) am 2016/17.
- Llunio safbwyntiau i'w cyflwyno i'r Bwrdd Gweithredol eu hystyried.

**Angen cyfeirio'r mater at y Bwrdd Gweithredol / Cyngor er mwyn gwneud penderfyniad: OES**

**Bwrdd Gweithredol: 22ain o Chwefror 2016**  
**Cyngor Sir: 10fed o Fawrth 2016**

**Aelod y Bwrdd Gweithredol sy'n gyfrifol am y Portffolio:** Cyng. Linda Evans (Tai)

<b>Y Gyfarwyddiaeth:</b> Cymunedau	<b>Swyddi:</b>	<b>Rhifau Ffôn / Cyfeiriadau E-bost:</b>
<b>Enw Pennaeth y Gwasanaeth:</b> Robin Staines	Pennaeth Tai a Diogelu'r Cyhoedd	01267 228960 <a href="mailto:rstaines@sirgar.gov.uk">rstaines@sirgar.gov.uk</a>
<b>Awdur yr adroddiad:</b> Kevin Evans	Swyddog Gwella Gwasanaethau	01554 899292 <a href="mailto:kdevans@sirgar.gov.uk">kdevans@sirgar.gov.uk</a>

## EXECUTIVE SUMMARY

# COMMUNITY SCRUTINY COMMITTEE 12<sup>th</sup> FEBRUARY 2016

## 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>	<b>We will:</b> <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>	<b>We will:</b> <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>	<b>We will:</b> <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>

## Recommendation

That the Committee recommend to Executive Board that it:

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

<b>DETAILED REPORT ATTACHED?</b>	<b>YES – The Carmarthenshire Homes Standard PLUS (CHS+): Delivering What Matters</b>
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# 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 & 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.

## 5. 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.

## 7. 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 & Public Protection

1. **Local Member(s)** – N/A

2. **Community / Town Council** – All Town and Community Councils were engaged in the development of this plan.

3. **Relevant Partners** – N/A

4. **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 PLUS (CHS+) 'Delivering What Matters' 2015/18	<b>Cymraeg</b> <a href="http://www.sirgar.llyw.cymru/media/1035257/CHS_Business_Plan_CYM.pdf">http://www.sirgar.llyw.cymru/media/1035257/CHS_Business_Plan_CYM.pdf</a>  <b>English</b> <a href="http://www.carmarthenshire.gov.wales/media/1035260/CHS_Business_Plan_ENG.pdf">http://www.carmarthenshire.gov.wales/media/1035260/CHS_Business_Plan_ENG.pdf</a>