



## Report of the Section 151 Officer

Council – 2 March 2023

### Housing Revenue Account – Capital Budget & Programme 2022/23 – 2026/27

<b>Purpose:</b>	This report proposes a revised capital budget for 2022/23 and a capital budget for 2023/24 – 2026/27
<b>Policy Framework:</b>	None
<b>Consultation:</b>	Cabinet Member, Legal, Finance & Access to Services
<b>Recommendation(s):</b>	It is recommended that Council:  1) Approves the transfers between schemes and the revised budgets for schemes in 2022/23.  2) Approves the budget proposals for 2023/24 – 2026/27.  3) Approves those individual schemes in Appendix B which are programmed over the 4 year period as described in this report, are committed and that their financial implications for funding over 4 years are approved.
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#### 1.0 Introduction

##### 1.1 This report details:

- Revised Housing Revenue Account (HRA) capital expenditure and financing proposals in 2022/23
- HRA Capital expenditure and financing proposals in 2023/24 – 2026/27

1.2 The budget proposals are further detailed in the appendices to this report as follows:

- Appendix A: Summary of the revised budget for 2022/23 and a budget for 2023/24 – 2026/27
- Appendix B: Detailed breakdown of the revised budget for 2022/23 and a budget for 2023/24 – 2026/27
- Appendix C: Welsh Housing Quality Standard (WHQS) and More Homes scheme descriptions

## **2.0 Capital Budget**

2.1 The revised programme for the current year is £37.046m i.e. an original budget of £58.2m plus carry-forward from 2021/22 of £2.7m, additional More Homes Schemes of £4.4m less slippage into 2023/24 of £27.3m and other budget adjustments of £0.95m.

2.2 Slippage from 2022/23 into 2023/24 has occurred for a number of reasons. Post pandemic buoyancy in the building industry across the region and shortage of building industry skills has led to restricted programme delivery across a number of work streams. This has been further compounded by high demands for core building materials which has affected the supply chain. Programme delays have also occurred due to limited renewable energy design specialists to design, specify and integrate these elements into a number of wind and weatherproofing schemes.

2.3 The revised More Homes programme for 2022/23 includes increased budget for the acquisition programme, where the focus has been on purchasing ex-council properties that were sold under the Right to Buy as part of the response to rapidly increase the supply of affordable housing to deal with the continuing high levels of demand. Two schemes to convert former District Housing Offices into accommodation were also brought into the programme in response to the WG TACP (Transitional Accommodation Capital Programme) to address the immediate need for accommodation to relieve pressure on homelessness. Masterplans for larger development sites have also been developed.

2.4 The proposed four-year capital programme and the priorities of the various schemes have been developed in line with the HRA Business Plan. They are designed to maintain the Welsh Housing Quality Standard as well as increase the supply of council housing. The investment set out in 2023/24 will ensure remaining 2022/23 commitments will be met and new 2023/24 work-streams have been developed to ensure they are deliverable. Transfers and changes to the 2022/23 budget are set out in appendix B.

## **3.0 Welsh Housing Quality Standard (WHQS)**

3.1 The Council has now reached the WHQS standard and reported to Welsh Government 70% of its properties are fully compliant and with 30% reported as having an acceptable fail.

3.2 WHQS guidance permits what are termed ‘acceptable fails’, which apply to building components considered to be non-compliant but where the Council is unable to undertake major repairs or improvements due to the following four reasons: i.) Cost of remedy; ii.) Resident choice; iii.) Physical constraint; and iv.) Timing of remedy. When classing components as acceptable fail, properties will continue to be maintained and managed through the Council’s responsive and routine repairs services to ensure tenants remain safe and secure in their homes.

3.3 The WHQS element of the 4 year investment programme is to maintain those properties already compliant and address a number of those which contain an acceptable fail to further increase compliance levels in accordance with Welsh Government requirements. Schemes detailed in Appendix C will improve homes via the following key components of the Welsh Housing Quality Standard:

In a Good State of Repair

Dwellings must be structurally stable; free from damp and disrepair with key building components being in good condition.

Safe and Secure

Dwellings should be free from risks that could cause serious harm and should be secure in key areas of the home. Heating and electrical systems checks to be up to date and safe; doors and windows to provide good levels of security and fire safety measures to be well designed and in good condition.

Adequately Heated, Fuel Efficient and Well Insulated

Dwellings must be capable of being heated adequately by ensuring heating systems are fuel efficient and properties well insulated.

Contain Up to Date Kitchens and Bathrooms

Kitchen and bathroom facilities are to be relatively modern and in good condition; sufficient to meet the needs of the household and well laid out to prevent accidents.

Located in Attractive and Safe Environments

Homes should be located in environments that residents can relate to and in which they are proud to live. Improvements will be required to ensure areas within the curtilage of properties are safe and communal areas and the wider shared environment are safe and attractive.

Suit the Specific Requirements of the Household

The requirement is for homes to meet the needs of their occupants ensuring necessary facilities such as kitchens and bathrooms are sufficient and where required, adaptations are undertaken for persons with disabilities.

**4.0 Decarbonisation and Energy Efficiency**

4.1 The Welsh Government will be introducing new standards that will require social landlords to further improve their housing stock in order to reduce

occupancy borne carbon emissions and increase energy efficiency. The aim is to bring these into line with the Welsh Government's Decarbonisation agenda. Their Better Homes, Better Wales, Better World report sets out a number of recommendations and has an overall objective to reduce carbon emissions in social housing by 95%.

- 4.2 Revised guidance setting out additional decarbonisation duties are expected to be implemented by Welsh Government in April 2023. In the period leading up to formal adoption, there's an expectation that social housing providers will start integrating renewable technologies as a part of planned repair, maintenance and improvement capital programmes. The selection of properties to benefit from solar panels and battery storage will be based on property condition and our planned next phases of enveloping properties to upgrade aging fabric and improve thermal performance.
- 4.3 It is proposed within the wind and weatherproofing programme, schemes will contain improved designs and higher specifications which will deliver increased thermal efficiency and for the majority of schemes from 2023 onwards scheme will include renewable technologies such as solar (photovoltaic) panels and battery storage. The strategic objective will mean homes will be warmer, cheaper to run for tenants and reduce carbon dioxide emissions which accords with future WG statutory decarbonisation requirements.
- 4.4 The introduction of solar panels and battery storage to planned schemes will on average require £8.75m of investment each year across the 4 years. This investment is affordable within the HRA business plan. This investment will contribute towards reducing carbon emissions and create a platform for future measures but will not deliver carbon zero properties.
- 4.5 The investment required to achieve a fully decarbonised housing stock is estimated to be over £750 million in a time frame thought to be 10 years. Implementing these required statutory changes at this stage is a sensible and pragmatic decision noting that associated works are already in progress on these schemes. However, funding a full programme will only be achievable through additional material funding from Welsh or Central Government, and in the absence of the same, if the decarbonisation objectives are to be met, the current budgeted programme shall need to be reduced accordingly within the envelope of the business planned capital budget. These current proposals will allow the council to begin to develop and grow its knowledge and experience, build skills internally and support local supply chains.

## **5.0 More Homes**

- 5.1 The More Homes Strategy for providing new Council housing has been endorsed by Council. Indicative expenditure of £55m over 4 years up to 2026/27 for taking forward the strategy has been included in the programme. Cabinet has approved an ambition of 1,000 new council homes from 2022-2032, and this 4 year programme will enable the acquisition and construction of around 340 council homes. This will also include the acquisition of properties and land to develop for council and affordable housing. Delivery

will be aided through partnerships, which will increase capacity and pace in the programme.

## **6.0 Financing of HRA Capital Budget 2022/23-2026/27**

6.1 The attached capital budget proposals will be funded through a combination of Welsh Government (WG) contribution via its Major Repair Allowance (MRA) grant, revenue contributions from the HRA, borrowing and grants to support decarbonisation retrofit works to existing stock and new build. Details are set out in Appendix A.

6.2 The funding of the attached capital budget proposals requires additional borrowing of £105.1m for the period between 2023/24 and 2026/27. Total forecast of outstanding HRA borrowing at 31 March 2026 is £224.7m.

## **7.0 Risks**

7.1 The risks to the 4 year programme are similar to those set out in the HRA Revenue report. In particular, the level of Major Repair Allowance grant, levels of Social Housing Grant (SHG) available to support new build, future rent increases (which are determined by WG) and the effect of Welfare Reform on levels of rental income which support capital funding. Additionally there are wider economic risk and the impact of inflation, particularly within the building industry

## **8.0 Integrated Assessment Implications**

8.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Deliver better outcomes for those people who experience socio-economic disadvantage.
- Consider opportunities for people to use the Welsh language
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

8.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.

- 8.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.
- 8.4 An IIA Screening Form has been completed and a full IIA report is not required. Reaching and maintaining the Welsh Housing Quality Standard for the Council's housing and building and acquiring additional properties for the purposes of increasing the supply of social housing in Swansea is an example of the 5 Ways of Working promoted by the Wellbeing of Future Generations (Wales) Act 2015 and will contribute towards the 7 well-being goals. The planned programme of repairs and More Homes activities set out in this report is about securing sufficient social housing for the long-term and will benefit future generations. Reaching and maintaining the standard and increasing the supply has reduced carbon emissions, increased efficiency and supported employment and the local economy. Future investment will be subject to consultation with those individuals affected via the Council's Major Works Agreement and all schemes needing planning consent will be subject to normal planning procedures and the council's IIA process. Any individual requirement will be taken into account during the scheme liaison process.
- 8.5 Repairing and maintaining existing council housing will secure social housing for the long term, making them healthier and more efficient places to live. New build social housing will stimulate local economic growth, addressing issues such as poverty, inequality, jobs and skills which directly contributes to the council's obligations to act in a sustainable way pursuant to the WFGA.

## **9.0 Legal Implications**

- 9.1 The Authority is under a duty to make arrangements for the proper administration of its financial affairs. Failure to do so will be a breach of that duty.

## **10.0 Financial Implications**

- 10.1 Expenditure is ring fenced to the HRA and will be fully funded by MRA grant from Welsh Government, revenue contributions from the Housing Revenue Account, HRA borrowing, Social Housing Grant (SHG). There are no financial implications for the Council General Fund.
- 10.2 Additional borrowing of £105.1m will be required to fund the WHQS and new build programmes from 2023/24 to and including 2026/27.
- 10.3 Contained within programme of improvements are work streams that will contribute towards reducing occupancy related carbon emission as part of the decarbonisation agenda. The scale of these proposed improvements will be small relative to the overall requirement to fully decarbonise the housing stock and are affordable within the current HRA business plan. The

investment required to completely decarbonise the Council's housing stock however, is assessed as unaffordable within the HRA's business plan and will require additional investment and support from Welsh Government to achieve this aim.

### **Background Papers**

None.

### **Appendices**

Appendix A: Summary of the revised budget for 2022/23 and a budget for 2023/24 – 2026/27.

Appendix B: A detailed breakdown of the revised budget for 2022/23 and a budget for 2023/24 – 2026/27.

Appendix C: Scheme descriptions.

Appendix D: Integrated Impact Assessment Screening Form

Summary of HRA Capital Budget and Programme 2022/23 to 2026/27							
Scheme	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27	Total
	Original	Revised	Original	Original	Original	Original	
	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s
<b>Good State of Repair</b>							
Wind and weatherproofing	18,761	8,432	15,955	28,085	22,300	26,500	<b>101,272</b>
System built houses and highrise Blocks	2,266	252	2,180	6,950	11,350	8,900	<b>29,632</b>
Roofing	1,703	662	1,465	910	710	1,100	<b>4,847</b>
Windows, doors and general repairs	1,126	883	330	200	200	180	<b>1,793</b>
<b>Safe and Secure</b>							
Fire Safety	3,038	1,722	2,950	1,650	1,650	1,650	<b>9,622</b>
Electrical Improvements	1,974	1,079	2,595	1,640	1,130	1,100	<b>7,544</b>
Passenger Lifts	861	210	150	500	350	160	<b>1,370</b>
<b>Adequately Heated, Fuel Efficient &amp; Well Insulated</b>							
Heating Systems	850	1,083	920	1,000	1,050	1,500	<b>5,553</b>
Energy Efficiency and Grant Support	420	10	90	90	90	70	<b>350</b>
<b>Contain Up to Date Kitchens and Bathrooms</b>							
Kitchens and Bathrooms	1,647	2,437	2,650	1,360	1,215	1,170	<b>8,832</b>
<b>Located in Attractive and Safe Environments</b>							
Environment - Within the Curtilage	8,718	5,885	6,707	1,500	800	800	<b>15,692</b>
Estate Based Environment	2,025	900	950	800	800	800	<b>4,250</b>
<b>Meeting Requirements of the Household</b>							
Adaptations	2,750	2,765	2,750	2,750	2,750	2,750	<b>13,765</b>
<b>More Homes</b>							
New Build and Acquisitions	12,013	10,726	11,159	12,810	15,675	15,475	<b>65,845</b>
<b>Total</b>	<b>58,152</b>	<b>37,046</b>	<b>50,851</b>	<b>60,245</b>	<b>60,070</b>	<b>62,155</b>	<b>270,367</b>



Appendix A cont.

<b>Financed By:</b>	<b>2022/23 Revised</b>	<b>2023/24 Original</b>	<b>2024/25 Original</b>	<b>2025/26 Original</b>	<b>2026/27 Original</b>	<b>Total</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Major Repair Allowance (MRA)	9,283	9,283	9,283	9,283	9,283	46,415
RCCO	20,681	29,899	16,849	12,227	7,092	86,748
Borrowing	0	1,900	27,100	34,400	41,700	105,100
Social Housing Grant (SHG)	2,609	4,662	3,968	4,160	4,080	19,479
Land and Building Development Fund (LBDF)	320	992				1,312
Transitional Accommodation Capital Programme (TACP)	643	769				1,412
Innovative Housing Grant (IHP)	201	301				502
Optimised Retrofit Programme (ORP)	2,609	3,045	3,045			8,699
Fire Safety Grant	700					700
<b>Total</b>	<b>37,046</b>	<b>50,851</b>	<b>60,245</b>	<b>60,070</b>	<b>62,155</b>	<b>270,367</b>

Appendix B

HRA Capital Programme	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Scheme	Original	Revised	Original	Original	Original	Original	Original
	000's	000's	000's	000's	000's	000's	000's
<b>Good State of Repair</b>							
Wind & Weatherproofing, Fforesthall	2,751	1,400	1,660	2,000	2,000	2,000	9,060
Wind & Weatherproofing, Garden City	600	50	600	2,000	1,800	1,300	5,750
Wind & Weatherproofing, Birchgrove Road			200	1,800	1,800	2,000	5,800
Wind & Weatherproofing, Pentrechwyth	1,670	1,300	2,130				3,430
Wind & Weatherproofing, Trallwn Road Area	1,210	30	840	1,350			2,220
Wind & Weatherproofing, William Morris Gardens						800	800
Wind & Weatherproofing, Gorseinon						1,200	1,200
Wind & Weatherproofing, Gowerton						600	600
Wind & Weatherproofing, Loughor					1,100	1,600	2,700
Wind & Weatherproofing, Penyrheol	800	30	900	2,000	2,000	2,000	6,930
Wind & Weatherproofing, Pontardulais						900	900
Wind & Weatherproofing, Waunarlwydd	360	20	500	1,900	1,900	2,000	6,320
Wind & Weatherproofing, Clase, Longview Road, Penrhiw Road	819	300	655				955
Wind & Weatherproofing, Clydach Tanycoed	2,900	1,600	200				1,800
Wind & Weatherproofing, Clydach Woodside Road Area	50	20	1,200	1,500	1,800		4,520
Wind & Weatherproofing, Clydach Tyle Teg						1,700	1,700
Wind & Weatherproofing, Gwernfadog & Llanllienwen Road	450	15	635	2,000	1,700		4,350
Wind & Weatherproofing, Garnswllt	910	20	580	400			1,000
Wind & Weatherproofing, Morryston Area	780	20	750	1,800	400		2,970
Wind & Weatherproofing, Trewyddfa Common						800	800
Wind & Weatherproofing, Llwynceithin & Maes Glas Flats	250	499					499
Wind & Weatherproofing, Penlan & Gendros			700	1,600	1,800	1,800	5,900
Wind & Weatherproofing, Sketty	866	15	700	2,000	2,000	1,600	6,315

<b>HRA Capital Programme</b>	<b>2022/23</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>Total</b>
<b>Scheme</b>	<b>Original</b>	<b>Revised</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>
	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>
Wind & Weatherproofing, Three Crosses						900	900
Wind & Weatherproofing, Jones, Evans & Wilkes Row	503	602					602
Wind & Weatherproofing, Cwm Road						1,300	1,300
Wind & Weatherproofing, Brondeg				1,900			1,900
Wind & Weatherproofing, Landore	1,143	1,370	1,205				2,575
Wind & Weatherproofing, Mayhill & Townhill	1,614	970	1,800	2,000	2,000	2,000	8,770
Wind & Weatherproofing, West Cross		111					111
Wind & Weatherproofing, West Cross - Boarspit	1,050	60	650	1,800	2,000	2,000	6,510
Wind & Weatherproofing, Various Locations	35		50	35			85
Airey & Traditional Built Properties, Felindre	959		350	600			950
Resiform & Traditional Built Properties, Craig Cefn Parc	520	106	700	450			1,256
Wimpey No Fines (WNFs) Properties, Heol Emrys & Tudno PI Refurb	5		500	1,100	1,800	2,000	5,400
Wimpey No Fines (WNFs) Properties, Waunarlwydd		25					25
Easiform Properties, Winch Wen		8					8
Highrise Flats, Dyfatty, Croft Street	747	100	600	4,750	9,500	6,100	21,050
Highrise Flats, Dyfatty, Griffith John Street Area	30	5	30	50	50	800	935
Highrise Flats, Clyne Court & Jeffreys Court	5	8					8
Chimney Repairs	1,600	550	1,100	900	700	600	3,850
Chimney Repairs, Building Services		40					40
Pitched Roof Renewal, Uplands, Sketty			360				360
Pitched Roof Renewal, Various	10						
Pitched Roof Renewal, Townhill				2,000			2,000
Pitched Roof Various, Maes Yr Efail		4					4
Pitched Roof, Various Slate Roofs						500	500
Flat Roof Renewal, Various	66	68					68
Flat Roof & Window Renewal Rheidol Court	27						

HRA Capital Programme	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Scheme	Original	Revised	Original	Original	Original	Original	Original
	000's	000's	000's	000's	000's	000's	000's
Balcony Repairs	390	458					458
Window & Door Renewal	98	98	10	10	10	10	138
Fire Door Improvement	208	150	150	20	20		340
Structural Repairs	200	70	100	150	150	150	620
Drainage Repairs and Improvements	30	23	40	20	20	20	123
Repairs to DHOs - Various	200	84	30				114
<b>Safe and Secure</b>							
Fire Safety General	700	100	350	150	150	150	900
Fire Safety Highrise (£24.6)		8					8
Smoke & Carbon Monoxide Detectors & Environmental Sensors	1,438	800	2,400	1,500	1,500	1,500	7,700
Fire Safety Sprinkler System - Highrise & Sheltered		23					23
Sprinkler System - Griffith John Street	900	786	200				986
Sprinkler System - Jeffreys Court		1					1
Sprinkler System - Clyne Court		4					4
Electrical Rewiring	1,459	609	1,650	1,000	1,100	1,100	5,459
Electrical Rewiring Contingency	5						
Electrical Rewiring & Emergency Systems to Communal Blocks	200	189	100	50			339
Electrical Rewiring Sub Mains to Highrise Blocks	20	1	5				6
Warden Call and Tynetec System	210	176	490	430			1,096
Communal Aerials	50	74	150	80			304
CCTV	30	30	200	80	30		340
Passenger Lift Renewal and Improvements - Matthew Street	861	210	150	500	350		1,210
Conway Court						160	160
<b>Energy Efficiency and Adequately Heated</b>							
Drimaster / Ventilation Programme			20	50	50	50	170
Boiler / Heating Replacement	850	1,000	900	950	950	1,400	5,200

<b>HRA Capital Programme</b>	<b>2022/23</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>Total</b>
<b>Scheme</b>	<b>Original</b>	<b>Revised</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>
	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>
Distribution Systems - General - Gas and Wet systems		30			50	50	130
Heating Upgrades / Fuel Conversions / Now Include in Boiler Renewal		53					53
Loft Insulation	20		80	80	80	60	300
Energy Efficiency and Energy Grant Support	300						
Energy Efficiency - City Wide, Heat & Ventilation	100	10	10	10	10	10	50
<b>Kitchens and Bathrooms</b>							
Kitchens & Bathrooms, Renewal	1,500			200	200	200	600
Kitchens & Bathrooms, Extractor Fan Renewal				60	115	170	345
Kitchens & Bathrooms, Contractor 1	50	600					600
Kitchens & Bathrooms, Contractor 2	55	16					16
Kitchens & Bathrooms, Contractor 3	22	30					30
Kitchens & Bathrooms, Contractor 4	20	19					19
Kitchens & Bathrooms, Void Properties		1,610	1,600	1,100	900	800	6,010
Kitchens & Bathrooms, Tenant Request		80	700				780
Kitchens & Bathrooms, CBS - Pantgwyn		82	350				432
<b>Located in Safe Attractive Environment</b>							
<b>Environment - Within the Curtilage</b>							
External Facilities, Various Schemes	500		1,000	800	800	800	3,400
External Facilities, Penlan		12					12
External Facilities, St Thomas		440					440
External Facilities, Bonymaen		18					18
External Facilities, Birchgrove		4					4
External Facilities, Trallwn		26					26
External Facilities, Winch Wen	40	40					40
External Facilities, Llanllienwen Need	155	70					70
External Facilities, Caemawr	13	36					36

<b>HRA Capital Programme</b>	<b>2022/23</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>Total</b>
<b>Scheme</b>	<b>Original</b>	<b>Revised</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>
	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>
External Facilities, Clase	400	311	150				461
External Facilities, Brondeg/City Centre	350	400	200				600
External Facilities, Samuel Crescent, Gendros & Landore	35	20					20
External Facilities, Heather Crescent, Sketty	20	25					25
External Facilities, Oaktree Avenue, Sketty	250	75	375				450
External Facilities, Landore/Trewyddfa	320	315	200				515
External Facilities, Chestnut Avenue, West Cross	870						
External Facilities, Glenside, Portmead	550	258	25				283
External Facilities, Sheltered Complexes	100	268	260				528
External Facilities, Clase	50	40	30				70
External Facilities, Gowerton	300	396	12				408
External Facilities, Portmead Ave	650	401	250				651
External Facilities, Fforesthall	700	379	400				779
External Facilities, Loughor	700	665	250				915
External Facilities, Caergynydd Road Area	1,000	459	500				959
External Facilities, Gower	1,000	500	400				900
External Facilities, Penllergaer			450				450
External Facilities, Pontardulais			900				900
External Facilities, Clydach East			1,000	400			1,400
Meter Boxes	15		5				5
Voice Entry Systems, Various	700	727	300	300			1,327
<b>Environment - Estate Based</b>							
General Environmental Schemes	1,750	900	950	800	800	800	4,250
Environment - Estate Based	275						
<b>Meeting the Needs of the Household</b>							
Adaptations, Internal	2,000	1,725	2,000	2,000	2,000	2,000	9,725

HRA Capital Programme	2022/23	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Scheme	Original	Revised	Original	Original	Original	Original	Original
	000's	000's	000's	000's	000's	000's	000's
Adaptations, External	750	1,040	750	750	750	750	4,040
<b>More Homes</b>							
More Homes - Parc Y Helig		1	52				53
More Homes - Colliers Way		12					12
More Homes - Creswell Road	800	30	632	1,350			2,012
More Homes - Other	175	81	175	175	175	175	781
More Homes - Acquisitions	2,000	4,500	3,000	3,000	2,000	1,000	13,500
More Homes - Acacia Refurb West Cross							
More Homes - Hillview/Beaconsview	100	950					950
More Homes - The Circle West Cross	1,620	1,903					1,903
More Homes - Conversion 70-72 Alexandra Rd, Gorseinon	270	398					398
More Homes - Purchase & Conversion Bryn House		33					33
More Homes - Heol Dynys New Build	500	236	400	3,000	1,000		4,636
More Homes - Spark Centre Conversion	507	50	500				550
More Homes - Acquisitions Adapted Properties	150	300					300
More Homes - Acquisition of General Fund Land	1,525		2,000	1,000	1,000		4,000
More Homes - Heol Emrys and Tudno Place New Build	550	150	650			1,800	2,600
More Homes - Ty Fforest	109	111					111
More Homes - Brondeg House	77	567	200	2,185	2,000		4,952
More Homes - Brokesby Road - Master Plan 4 Sites	730	400	200				600
More Homes - Brokesby Road - Site 1					4,000	4,000	8,000
More Homes - Milford Way Partnership Scheme A	500	70			4,000		4,070
More Homes - Milford Way Partnership Scheme B	500					4,000	4,000
More Homes - Skomer and Westdale	150		50	100			150
More Homes - DHO Conversion Penlan		218	750				968
More Homes - Tan y Coed Road	150		50				50

<b>HRA Capital Programme</b>	<b>2022/23</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>Total</b>
<b>Scheme</b>	<b>Original</b>	<b>Revised</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>
	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>	<b>000's</b>
More Homes - Heol Gwrosydd	150		50				50
More Homes - Penrhos Place	150		50	100		1,000	1,150
More Homes - Gorseinon Business Park	500	500	50	100		1,000	1,650
More Homes - Gower Road	300		50	100			150
More Homes - Acquisition Hanover Street			1,500				1,500
More Homes - DHO Conversion Eastside	500	216	750				966
More Homes - Scurlage			50	100		1,000	1,150
More Homes - Acquisitions Gwynfaen Farm Development				1,600			1,600
More Homes - Acquisitions Garden Village					1,500	1,500	3,000
<b>Total</b>	<b>58,152</b>	<b>37,046</b>	<b>50,851</b>	<b>60,245</b>	<b>60,070</b>	<b>62,155</b>	<b>270,367</b>



## HRA 4 Year Capital Programme

### WHQS and Scheme Descriptions

#### Welsh Housing Quality Standard (WHQS)

The WHQS is a legal requirement and a strategic target for the council; it contains key standards that social landlords across Wales are expected to meet. Compliance with the WHQS is measured via condition surveys which gauge compliance based on the condition and suitability of a wide range of building components. Within the WHQS, landlords are permitted to apply 'acceptable fails' where building components are considered to be non-compliant. The four classifications of acceptable fails are: i.) Cost of remedy; ii.) Resident choice; iii.) Physical constraint; and iv.) Timing of remedy. Whilst properties may contain an acceptable fail they will continue to be maintained and managed through the Council's repairs services to ensure tenants remain safe and secure in their homes.

#### Good State of Repair

##### Wind and Weatherproofing

Wind and Weatherproofing includes the repair and upgrade of the external fabric and energy efficiency of individual homes. The purpose is to maintain structural integrity, improve weather protection and significantly increase the thermal and energy efficiency. The energy efficiency measures will be aimed towards reducing energy bills and making homes more affordable to live in. The measures will also reduce occupancy related carbon dioxide emissions and contribute towards the Council's and Welsh Government's decarbonisation agenda.

The specification of work will include insulating and renewing roof coverings, weatherboards and rainwater goods, wall tie renewal, application of external wall insulation, window renewal, porches and canopies where necessary, new front and back doors where required, balcony railings, balcony floors and doors, renewing and upgrading communal entrance doors and communal spaces, upgrades to fire safety arrangements, repairs to paths, steps, and handrails, fencing and drying facilities within the curtilage of the home.

Schemes commencing from financial year 2023/24 will include as part of the specification renewable technologies including solar panels (photovoltaic panels generating electricity) and battery storage systems. For some locations including those which are off-mains gas, refurbishment may include solar hot water panels, air source heat pumps, or ground source heat pumps, ventilation systems, mechanical heat recovery systems or any emerging technology or system that provides low or carbon neutral benefits to homes.

An additional element from financial year 2023 onwards will be the introduction of monitoring equipment into many of these schemes including which will measure and report temperature, humidity and carbon monoxide levels, gas and electricity usage. For selected properties the budget will meet the cost of testing airtightness. The monitoring equipment will allow the Council to assess the performance of homes and the impact of the improvements. Data on homes will be anonymised and then shared with the Welsh Government.

Welsh Government have advised that Optimised Retrofit Programme will be available for the Council to claim to assist with cost of undertaking monitoring works, introducing renewable technologies and enhancing fabric related insulation levels to refurbishment schemes.

Introducing renewable technologies into wind and weatherproofing schemes will reduce household costs and occupancy related carbon emissions and provide the opportunity to develop and increase skills and knowledge to design and deliver renewable energy systems in future.

To assist with delivery and monitoring performance of the energy efficiency measures, the Council may engage a partner such as an academic body or specialist in this area. Partnership may include direct contribution of some renewable equipment, post occupancy monitoring, as well as public acknowledgement of grant-based contributions, promotion and academic reporting.

These contracts will operate over the period of this four-year programme. Schemes may be packaged together to assist with delivery and may be subject to planning permission requirements; where this applies, officers will submit planning applications as necessary.

### **Airey and Traditional Constructed Properties, Felindre**

Airey properties are of a concrete panel type construction and were built in the early 1950s. Externally, work will include providing new roof coverings and rainwater goods, repairs to the structure, wall finishes replaced with a new system or with traditional building materials depending on the most effective solution. New windows, front and back doors, repairs to paths, steps, handrails, fencing and drying facilities within the curtilage of the home where necessary. The properties will also receive renewable technologies including solar panels, battery storage, ground or air source heat pumps, ventilation systems and performance monitoring equipment. Internally, work will include kitchens and bathrooms and electric wiring as part of the refurbishment and in some instances, improvements to fire safety may be undertaken. The repair scheme will secure the long-term structural integrity of the properties, improve weather protection, provide new kitchens and bathrooms and increase the thermal and energy efficiency of the dwellings.

To assist with delivery and monitoring performance of the energy efficiency measures, the Council may engage a partner such as an academic body or specialist in this field. Partnership may include direct contribution of some renewable equipment, post occupancy monitoring, as well as public acknowledgement of grant-based contributions, promotion and academic reporting.

This scheme will operate beyond a single financial period. This contract may be subject to planning permission requirements and officers will submit planning applications as necessary.

### **Resiform and Traditional Properties**

Resiform properties are of a timber frame and fiberglass panel type construction and were built in the 1970s. Work will include renewing roofs and rainwater goods, repairs to the structure, application of external wall insulation and where required new thermally efficient windows and front and back doors, repairs to paths, steps, handrails, fencing and facilities within the curtilage of the home where necessary. In some instances, improvements to fire safety may be undertaken. The repair scheme will secure the long-term structural integrity of the properties, improve weather protection and increase the thermal and energy efficiency of the dwellings. Selected properties may include renewable technologies to create Homes as Power Stations (HAPS) which aims to greatly improve the energy

efficiency of homes, reduce energy costs for tenants and inform future approaches to reducing carbon emissions and address the Welsh Government's decarbonisation agenda. The scheme may be supported by grant funding. To assist with delivery and monitoring performance of the energy efficiency measures, the Council may engage a partner such as an academic body. Partnership may include direct contribution of some renewable equipment, post occupancy monitoring, as well as public acknowledgement of grant based contributions, promotion and academic reporting. This scheme may include a cross tenure approach with a single contractor delivering improvements to both Council and private properties. In this case, HRA funding will only support the refurbishment of HRA properties but the Council may facilitate the scheme with private owners funding their work either directly or through a separately obtained grant. Properties may be subject to planning permission requirements and officers will submit planning applications as necessary.

### **Wimpey No Fines Properties – Heol Emrys and Tudno Place**

Wimpey No Fines are properties built with solid concrete walls and are thermally inefficient. A regeneration project has been commissioned to address some of the issues affecting the Wimpey No Fines properties in Heol Emrys and Tudno Place and an overarching masterplan is in the process of being developed which will set out a range of options and a programme of works to enable delivery of the agreed plan. It is likely that the plan will include a mix of refurbishment, new build and possible selective demolitions as part of regeneration works to improve the existing properties, increase the number of homes and enhance the area.

The refurbishment element will address structural repairs where required, increased loft insulation, roof covering, the application of insulated render to improve thermal efficiency and weather protection, window and door renewal and renewable technologies such as solar (photovoltaic) panels, battery storage, ventilation systems and performance monitoring equipment. Internally, homes will receive new kitchens and bathrooms and where required, new boilers and electrical wiring. The immediate environment will be enhanced and subject to the designs being finalised, homes will have Where required, repairs to paths, steps, handrails, fencing and drying facilities within the curtilage of each home will be undertaken. The regeneration programme will be subject to planning permission requirements and officers will submit planning applications as necessary.

### **Easiform Properties**

Easiform properties are typically a poured concrete construction built in the 1950s and 1960s. The scheme will secure the long-term structural integrity of the properties, improve the weather protection and safety and particularly improve the thermal efficiency of the properties. The scope of work will include roof repairs, wall repairs and insulation, window renewal as required, improvements to balconies where present and minor upgrades to fire safety. The scheme will include upgrades to communal entrance systems, repairs to paths, steps, and handrails, fencing and drying facilities within the curtilage of each home. Schemes may be subject to planning permission requirements and officers will submit planning applications as necessary.

### **Refurbishment of Highrise and Surrounding Low-rise Flats**

The Council's high rise blocks were all built in the early 1960s and now require repairs to ensure their continued use over the long term. The schemes will focus on the remaining blocks in Dyfatty, specifically Croft Street and Griffith John Street and the scope of the work will be significant and varied in order to deliver key aims which include protecting the structures; improving their weather resistance, thermal and energy efficiency and fire safety. The flats will also receive improvements to communal areas within the blocks, internal facilities for individual homes as well as wider environment to ensure they are safe

and attractive places to live. Investment will go towards the design, research and preparation of the scheme and the repair and improvements to the high and low rise blocks.

For individual flats, the schemes will provide new kitchens and bathrooms including associated work and improved kitchen layout. Electrical rewiring will be renewed where required, improvements to heating systems, integrated television reception systems and cabling for internet access, new door entry systems and upgrades to fire safety which will include the installation of sprinklers through individual flats, improved fire detection and warning, fire stopping and improved fire separation. Work inside homes may require additional repairs and renewal of decorative and floor finishes depending on the level of disruption within homes.

Communal areas will have improved drainage and repairs and upgrades to any incoming or outgoing ducts and pipe work as well as service shafts. The blocks will receive new passenger lift cars and equipment including firefighting lifts where appropriate, new communal lighting and electrical installations including communal integrated TV and internet cabling and where required upgrade to the incoming electrical sub mains supply. Communal areas will also be covered by a new sprinkler system and upgrades to CCTV to ensure all areas are monitored. Where required improvements to fire safety, decoration and floor finishes may be included.

Externally, the work will include a new roof and roof insulation, structural repairs, insulation and cladding systems, rainwater and foul water drainage and dispersal equipment, possible upgrades to incoming gas, electrical and water services, improvements to the communal walkways and upgrades to the balcony rails, balcony drainage and flooring, new balcony doors, repairs to balcony slabs, new thermally efficient windows, upgrades to fire protection, improved CCTV systems where required, improved entrances, renewal of the communal electrical wiring and lighting, and improvements to the decoration.

The highrise schemes will treat the immediate Housing owned areas in the surrounding areas with the aim to provide a safe and attractive environment for residents and visitors. To achieve this, the scheme will seek, amongst other works, to improve paths and circulation routes, improve security and safety which may include fencing and walls and improved lighting and CCTV coverage. Also work will include repairs to free standing and retaining walls, parking and areas of hard and soft landscaping, likely removal of garages and creation of additional resident parking.

The project will also create new accommodation by converting empty storage areas and commercial premises into HRA owned dwellings providing a mixture of general needs HRA accommodation where possible convert immediately surrounding hard environments into gardens or green buffer zones to improve the quality of accommodation. To create more ground floor area for accommodation and a plant room, the Town Centre District Housing Office may be relocated to vacant retail accommodation on High Street.

As part of the improvements to the wider area, the HRA may seek to acquire or appropriate properties or parcels of land in order to contribute more towards improvements to the High Street area. In such cases, officers will undertake appropriation and acquisition activities in line with the Council's constitution and corporate financial rules.

The project is expected to take over four years to complete and will run across the full-time scale of this reporting period. Schemes will be subject to planning permission requirements and officers will submit planning applications as required.

### **Chimney Repairs**

The scheme will involve repairing, rebuilding or taking away chimneys if no longer required as well as any associated works to heating systems. The work will prevent damp, minimise repairs for the response repair service and will be an ongoing scheme over the four year reporting period.

### **Pitched Roof Renewal**

Pitched roof renewal includes repairing the roof structure and chimneys, increasing insulation levels and replacing the roof covering to ensure long-term weather protection. Some schemes may include renewable technologies such as photovoltaic panels and battery storage. Contracts are expected to run over the period of this four year programme.

### **Flat Roof Renewal**

The scheme will include the renewal of flat roofs within the HRA portfolio and will include flat roofs to main buildings, stores or walkways. The work will include improved insulation and new materials to secure long-term weather protection. Work may also include any minor repairs and upgrades to fire safety in these areas.

### **Balcony Repairs**

Balconies will be repaired and improved to ensure they remain in good condition and safe to use. Repairs will include new balcony rails and enclosures (where present), repairs to the balcony slabs, supports and structures, drainage, floor surface or fire safety upgrades where required.

### **Window and Door Renewal**

Replacement of windows and doors which are at the end of their useful life or require upgrading; the new units will improve thermal efficiency and security. Where required, some windows will be replaced to provide a means of escape. Where necessary, fire doors will be renewed in flats and to storage or communal areas to ensure they provide suitable fire protection.

### **Structural Repairs**

Structural Repairs will treat free standing or retaining structures or parts of existing buildings or supporting ground where there is failure or disrepair, subsidence, heave or movement cases, and other structural elements belonging to HRA assets that are considered to be in need. The budget will meet costs for investigations, design and scheme preparations as well as demolition, repairs and renewal of properties or structures. Where necessary, this budget may support the buyback of properties where there are structurally related issues.

### **Drainage and Services**

Where new drainage is required, existing drainage is in disrepair or in need of upgrading, servicing or there is a need to address changes in demand, or upgrades to incoming water supplies, the scheme will look to maintain or improve sites and may include amongst other items: activities assisting in the design and evaluation of systems, new systems, alternative or new layouts, expansion of current systems or works to support or protect systems and arrangements. In scope will be formal storm and foul water drainage systems, swales, rain gardens, attenuation systems, gullies, watercourses, rivers, streams, ditches and culverts and areas of water run-off, pooling or ponding.

### **Repairs to HRA Offices and Operational Assets – Various**

The investment is allocated to carry out repairs, alterations, refurbishment or renewal to HRA offices and / or HRA operational assets where required. The scope of work may include the conversion of existing facilities into accommodation or vice versa depending on service requirements, demolition of redundant offices or structures in connection, the repair and upgrade or the extension or creation of new assets to assist with the management and maintenance of the HRA housing stock. The work will include various items relating to the design, fees, structure, fabric, electrical, mechanical, drainage, incoming services and elements within the curtilage. If works are subject to planning permission requirements, officers will submit planning applications as required.

## **Safe and Secure**

### **Fire Safety and Risk Reduction – Various Locations**

A range of fire safety and general risk reduction measures will be undertaken to homes, land and HRA assets. Work will be varied and will include the provision of up-to-date fire safety signage and other fire safety communication, upgrading fire stopping materials, minor changes to layout and access routes, intrusive investigations and whole building risk assessments by specialists, testing in relation to improvement work, safety improvements within homes and communal areas including communal kitchens, fire barriers, upgrades to firefighting equipment and material and improvements to fire safety monitoring and warning systems. Where opportunities arise, the Council will seek grant support and officers will follow relevant financial procedure rules relating to grants. If works are subject to planning permission requirements, officers will submit planning applications as required.

### **Smoke Alarms, Carbon Monoxide Detectors and Environmental Sensors**

Hard wired smoke alarms, heat detectors and carbon monoxide detectors will be renewed in homes to ensure uninterrupted service and ensure homes remain safe. Investment will also be used for installing, repairing and renewing environmental sensors within the home. Environmental sensors monitor heat, humidity, carbon monoxide and energy use in the home and will be a requirement for accessing Welsh Government grant aimed at supporting a programme of making homes more affordable to live in and more energy efficient. Alarms and sensors will also include remote monitoring systems which detect alarms removal, activation and disrepair. The project will be ongoing and will run over the period of this four-year programme.

### **Fire Safety Sprinkler Systems – Highrise and Sheltered Complexes**

The scheme will install a sprinkler system to individual flats and communal areas of highrise blocks and older person sheltered complexes. Investment will be to all works in connection with delivering this work. The aim is to improve the fire safety for residents.

### **Electrical Rewiring – Various Locations**

Homes with electrical installations which are approximately 30 years or identified through testing as requiring renewal will be rewired as part of a planned scheme. Investment will meet the cost of the installation and works in connection as well as disruptions costs. The project will be a long-term contract and will run over the period of this four year programme.

### **Electrical Rewiring Contingency – Various Locations**

Properties will be rewired where an electrical inspection has identified that this is necessary.

### **Electrical Rewiring & Emergency Systems to Communal Blocks**

The electrical systems in communal areas will be rewired and improved where the existing installations are required by the relevant regulation, where an electrical inspection has identified that this is required or where it is required as part of a service provided by the Council. The scope of the work will include the provision of new electrical wiring, emergency lighting, new communal aerial facilities, lightning conductors, fire alarms, Automatic Opening Vents (AOVs), smoke extraction systems, IT systems and cabling, warning or helpline systems, CCTV, electrical mains and sub mains supply (where in housing ownership) and communal fire alarm systems as required. This contract will operate over the period of this report.

### **Warden Call and Alarm Systems**

Investment is required to upgrade and improve tenant and warden call systems to alarm receiving centres to ensure continued uninterrupted provision for older and or infirm tenants. Work will include all relevant materials, installation activities and subscriptions to ensure tenants have access to a call system that contributes towards or facilitates support and help in older person accommodation.

### **Communal Aerials and TV Systems**

The scheme is to repair, renew and upgrade existing communal aerial systems and install new where appropriate in housing accommodation. The majority of work will take place in older person sheltered accommodation and blocks of flats. The work will include upgrading and renewing aerial and satellite systems.

### **CCTV and Remote Concierge Systems**

Investment will be to provide new where strictly required and renew and upgrade existing CCTV systems, infrastructure, monitoring systems and remote concierge systems to ensure they meet the needs of the Housing Service. The installation and renewal will follow the required protocols for the installation and use of CCTV systems.

### **Passenger Lift Repair, Improvement and Provision – Various Locations**

The Housing Service has responsibility for passenger lifts within its blocks of flats and sheltered accommodation. The investment is to meet the cost of assessment, design and repair, improvement, alteration or renewal to passenger lifts and lift shafts, and associated work where there are defects (or at the end of their useful life) to ensure continued safe and long-term provision. The scope of work will include new lift cars, work to electronics, lift shaft repairs and upgrade, provision of fire-fighting lifts and auxiliary power systems, and where there is sufficient requirement, new provision may be included at selected sites.

## **Adequately Heated**

### **Ventilation Programme - Various**

Investment will be to improve ventilation arrangements to improve air quality, and the energy efficiency within homes to ensure they are healthy and efficient places to live.

### **Boiler Replacement – Various Locations**

Heating systems will be renewed or upgraded as part of a long-term programme aimed at improving efficiency and reliability. The scope of the work will include surveys, investigations and designs, option appraisals where required, renewal to both individual and communal heating systems, upgrades to existing systems and fuel switching where required – this may include renewable energy systems where appropriate. This contract is ongoing and will run over the period of this four year programme.

### **Heating Distribution Systems – Various Locations**

Investment will be used for investigations, designs as well as the repair and improvement of heating distribution systems and any work in connection including gas or fuel supplies in HRA ownership or any drainage or discharging points. Work will typically include repairs, improvements and renewal of central heating pipe work, radiators, valves and thermostatic valves, insulation measures, room thermostats, electrical supply, safety valves and cut-off systems and communal heating systems. The work may also involve reconfiguring and rerouting pipe work and any works in connection. The aim is to ensure heating systems are efficient, effective, safe and reliable for tenants.

### **Heating Upgrades – Various Locations**

The scheme is designed to provide fuel switching to council homes e.g. coal to gas, storage heaters to gas or the installation of renewable heating system etc. as well as provide minor improvements to heating systems including time clocks and room thermostats.

### **Loft Insulation**

The scheme will improve loft, roof and ceiling insulation levels in council homes with the aim of improving thermal efficiency. This contract will operate over the period of this four year programme. The scheme will also seek to access and support grant funding where available.

### **Energy Efficiency Measures and Energy Grant Support – Various**

This investment is to meet the costs directly and/or support grants for carrying out design and feasibility studies as well as the delivery of measures that improve thermal and energy efficiency and/or Carbon Emissions in council homes. Work may include design and monitoring activities, engaging in academic studies into energy efficiency, the installation or the renewal of solar photovoltaics, solar hot water, battery storage, air source or ground source heat pump, mechanical vent heat recovering systems, communal heating systems, insulation measures including wall insulation or other emerging energy saving technology / applications. The aim is to support projects that will develop knowledge and understanding, make homes more energy efficient, reduce energy costs for tenants, reduce carbon emissions and inform future approaches. The work will be ongoing and is expected to run over the period of this four year programme. Where opportunities arise, the Council will participate in grant assisted energy efficiency schemes and officers will follow relevant financial procedure rules relating to grants. Schemes or activities which are subject to planning permission requirements, officers will submit planning applications as necessary.

### **Kitchen and Bathroom Renewal**

#### **Kitchen and Bathroom Renewal**

The investment will be to improve the internal living facilities, making these more safe and useable. Work may include, depending on requirements, alterations or replacement to electrical wiring, replacement central heating systems, incoming water supply, drainage arrangements, renewing food preparation surfaces, storage and cooking areas, kitchen layout alterations, flooring, decorative finishes including tiling and where required the renewal of sanitary facilities. Where required, the scheme will include general improvements to the home to enable kitchens and bathrooms to be improved, for example damp treatment, floor slab repairs/renewal or structural alteration to improve space and circulation within the home. The scheme will also include alterations and adaptations to kitchen and bathrooms where the occupants are identified as requiring these due to age, illness or disability. Contracts will operate over the period of this four year programme.



## **Located in Safe/Attractive Environments**

### **Environment - Within the Curtilage**

#### **External and Communal Facilities (Including Fencing/Walls/Hardstanding & Paths)**

The scheme will undertake repairs to the external facilities within the curtilage of individual homes and communal areas of blocks of flats to ensure they are reasonably safe and practicable areas. Garden areas can vary considerably from property to property and therefore the work will be tailored to the needs of individual homes, but will broadly include minor repairs or partial replacement of fencing and boundary walls, walls within the curtilage, repairs to structural paths, steps, handrails, drying facilities, clearance and or planting where necessary or lighting to communal areas. Where some facilities are no longer viable, these may be removed. The project will be ongoing and will run over the period of this four year programme.

### **Meter Boxes**

The scheme will replace and upgrade gas and electric meter boxes to improve safety and the appearance. The project will be ongoing and will run over the period of this four year programme.

### **Voice Entry Systems**

The scheme will renew or upgrade existing or provide new communal entrance doors in blocks of flats with voice entry systems. Investment will also ensure communal areas are protected and improve the safety and security for tenants and residents.

## **Environment**

### **General Environmental Improvement Schemes**

The scheme is to improve areas belonging to the Housing Revenue Account element of the Housing Service which are outside the curtilage of individuals' homes. The schemes will be based on consultation exercises with stakeholders as well as repairs and improvements necessary for the Housing Service to discharge its duties as asset holder.

## **Meeting Requirements of the Household**

### **Adaptations**

This funding is for alterations and improvements to council homes for tenants with medical conditions or disabilities. This scheme is ongoing and will operate over the period of this four year programme.

### **More Homes**

The investment will be to support the creation of Council homes for social rent and increase the supply of affordable housing in Swansea. The investment will be primarily used to construct new homes on HRA land but also to acquire houses, flats, bungalows, property, buildings and land, and undertake any necessary clearance and preparation or other preparatory work associated with actions set out in the agreed 'More Council Homes Strategy'. Officers will undertake appropriation and acquisition activities in line with the Council's constitution and financial procedure rules. Activities to deliver the More Council Homes Strategy will include seeking and utilising grant assistance wherever available. As well as direct delivery to build new homes, the Council will also seek options to procure a development partner or a range of partners to deliver larger mixed tenure HRA sites, as well as exploring opportunities to work with local RSLs on delivery partnerships. The schemes will operate over the period of this four year programme. Schemes will be subject to planning permission requirements and officers will submit planning applications as required.

**IIA - Please ensure that you refer to the Screening Form Guidance while completing this form.**

**Which service area and directorate are you from?**

Service Area: Housing and Public Health

Directorate: Place

**Q1 (a) What are you screening for relevance?**

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services
- Other

**(b) Please name and fully describe initiative here:**

The joint report between both the Housing and Finance Service to Council sets out the revised Housing Revenue Account (HRA) capital expenditure and financing proposals in 2022/23, and the HRA Capital expenditure and financing proposals in 2023/24 to 2026/27. The investment will be allocated to long standing repair and maintenance programmes to the existing council housing stock to ensure it remains operational and meets requirements for social housing such as the Welsh Housing Quality Standard. The report also sets out programmes to increase council house provision through new build and acquisition.

**Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)**

Impact	High Impact		Medium Impact		Low Impact		Needs further Investigation
	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human Rights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches? Please provide details below – either of your activities or your reasons for not undertaking involvement**

Consultation will be carried out to all householders affected by the schemes proposed in the report via the Council’s Major Works Agreement, and any individual needs will be accounted for as part of the scheme. Statutory Consultation via the Planning Process will be carried out for any schemes requiring planning consent.

The Housing Service has ongoing working practices with other service areas within the Council and will be working closely with these to develop, design and deliver the capital investment programme over the next 4 years.

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**Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:**

- a) Overall does the initiative support our Corporate Plan’s Well-being Objectives when considered together?  
 Yes  No

b) Does the initiative consider maximising contribution to each of the seven national well-being goals?

Yes  No

c) Does the initiative apply each of the five ways of working?

Yes  No

d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?

Yes  No

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**Q5** What is the potential risk of the initiative? (*Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...*)

High risk

Medium risk

Low risk

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**Q6** Will this initiative have an impact (however minor) on any other Council service?

Yes

No

If yes, please provide details below

The programming, preparation, design and delivery of major repairs and improvements to the existing housing stock and the acquisition and the creation of new build properties will have an impact on the following Council services: Building Services, Procurement, Legal, Finance, Highways and Drainage, Corporate Property, Building Control, Social Services and Planning will all be involved in the schemes.

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**Q7** Will this initiative result in any changes needed to the external or internal website?

Yes

No

If yes, please provide details below

The Council website holds public information on both refurbishment and new build projects. Public information is available on refurbishment schemes and compliance levels, in particular how many of the Council's housing houses meet the Welsh Housing Quality Standard. The website will require updates on compliance levels for the existing stock and updates on the delivery of new developments.

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**Q8** What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

*(You may need to discuss this with your Service Head or Cabinet Member to consider more widely if this proposal will affect certain groups/ communities more adversely because of other decisions the organisation is making. For example, financial impact/poverty, withdrawal of multiple services and whether this is disadvantaging the same groups, e.g., disabled people, older people, single parents (who are mainly women), etc.)*

## **Outcome of Screening**

The planned investment and programme of repairs and maintenance to council housing and the acquisition and creation of new housing as set out in the report to Council will result in improved housing standards for residents in Swansea by increasing the number of homes with modern facilities, providing bespoke repairs and aids to those with medical or specific needs, increasing thermal efficiency to ensure homes are healthy, providing renewable technologies to individual homes to reduce carbon emission, and make homes cheaper to run (and protecting tenants from current pressures of fuel increases). The programmes are supported by the Beyond Bricks and Mortar Team with many contracts providing training and employment opportunities to those who are long term unemployed or hard to reach. The Beyond Bricks and Mortar team work with agencies who target those who may otherwise experience economic inactivity. Overall the programme will secure social housing provision for future generations.

### **Q9 Please describe the outcome of your screening using the headings below:**

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Deliver better outcomes for those people who experience socio-economic disadvantage.
- Consider opportunities for people to use the Welsh language
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.

Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

An IIA Screening Form has been completed and a full IIA report is not required. Reaching and maintaining the Welsh Housing Quality Standard for the Council's housing and building and acquiring additional properties for the purposes of increasing the supply of

social housing in Swansea is an example of the 5 Ways of Working promoted by the Wellbeing of Future Generations (Wales) Act 2015 and will contribute towards the 7 well-being goals. The planned programme of repairs and More Homes activities set out in this report is about securing sufficient social housing for the long term and will benefit future generations. Reaching and maintaining the standard and increasing the supply has reduced carbon emissions, increased efficiency and supported employment and the local economy. Future investment will be subject to consultation with those individuals affected via the Council's Major Works Agreement and all schemes needing planning consent will be subject to normal planning procedures and the council's IIA process. Any individual requirement will be taken into account during the scheme liaison process.

Repairing and maintaining existing council housing will secure social housing for the long term, making them healthier and more efficient places to live. New build social housing will stimulate local economic growth, addressing issues such as poverty, inequality, jobs and skills which directly contributes to the council's obligations to act in a sustainable way pursuant to the WFGA.

(NB: This summary paragraph should be used in the **'Integrated Assessment Implications'** section of corporate report)

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

<b>Screening completed by:</b>
<b>Name: David Bratley</b>
<b>Job title: Housing Asset Manager</b>
<b>Date: 06/01/2023</b>
<b>Approval by Head of Service:</b>
<b>Name: Carol Morgan</b>
<b>Position: Interim Head of Housing and Public Protection</b>
<b>Date:</b>

Please return the completed form to [accesstoservices@swansea.gov.uk](mailto:accesstoservices@swansea.gov.uk)