



## Report of the Section 151 Officer & the Director of Place

Cabinet - 15 February 2024

### Housing Revenue Account – Capital Budget & Programme 2023/24 – 2027/28

<b>Purpose:</b>	This report proposes a revised capital budget for 2023/24 and a capital budget for 2024/25 – 2027/28
<b>Policy Framework:</b>	None
<b>Consultation:</b>	Cabinet Member, Legal, Finance & Access to Services
<b>Recommendation(s):</b>	It is recommended that Cabinet:  1) Approves the transfers between schemes and the revised budgets for schemes in 2023/24.  2) Approves the budget proposals for 2024/25 – 2027/28.  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.  4) Approves the prioritised approach to setting the work programme that is set out in the report.
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## **1.0 Introduction**

1.1. This report details:

- Revised Housing Revenue Account (HRA) capital expenditure and financing proposals in 2023/24
- HRA Capital expenditure and financing proposals in 2024/25 – 2027/28

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

- Appendix A: Summary of the revised budget for 2023/24 and a budget for 2024/25 – 2027/28
- Appendix B: Detailed breakdown of the revised budget for 2023/24 and a budget for 2024/25 – 2027/28
- Appendix C: Welsh Housing Quality Standard (WHQS) and More Homes scheme descriptions

1.3 It should be noted the format of this report is different to normal HRA Capital Programme reports as it sets out landlords increased duties and costs which makes future programmes set out by Welsh Government unaffordable. It highlights a new investment priority programme, outlines financial savings required and potential risks to the Council.

## **2.0 Capital Budget**

2.1 The revised programme for the current year is £36m i.e. an original budget of £ 50.9m plus, additional More Homes acquisitions of £1.6m and other budget adjustments of £1.5m, less slippage into 2024/25 of £14.9m and overspends carry-forward from 2022/23 of £3.1m.

2.2 Within the capital programme delays have occurred with regards to preparing and delivering WHQS and More Homes schemes leading to slippage from 2023/24 to 2024/25. The causes for the delays include limited renewable energy design specialists to design, specify and integrate specialist equipment, the performance by external contractors across certain work streams to deliver programmes and delays with securing necessary approvals for new build schemes.

2.3 The revised More Homes programme for 2023/24 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. Budget has also been allocated for the acquisition of new properties via s106 planning agreements. Masterplans for larger development sites have also been developed.

2.4 The proposed four-year capital programme and the scheme priorities have been developed in line with the HRA Business Plan. Schemes will aim to maintain properties to requirements of the original Welsh Housing

Quality Standard, where budget permits. No new budget has been included in the proposed programme to address extended statutory duties of the new Standard. The approach to be adopted by the service is to undertake new duties only when external grants are provided to support decarbonisation work programmes. The investment set out in 2024/25 will ensure remaining 2023/24 commitments will be met and new 2024/25 work-streams have been developed to ensure they are deliverable. Transfers and changes to the 2023/24 budget are set out in appendix B.

### **3.0 Background to Increased Programme Demands**

- 3.1 Over the past 5 years, Welsh Government has developed ambitious strategic policies to increase the supply of social housing at the same time as extending the requirements of the Welsh Housing Quality Standard to decarbonise 231,000 existing social properties in Wales.
- 3.2 Welsh Government has set a target of increasing the supply of social housing by 20,000 in this decade. The Council committed to increasing supply in Swansea by 1,000 properties and allocated the sum of up to £180m from HRA business plan, supplemented by affordable borrowing.
- 3.3 Aspirations to decarbonise existing houses in Wales was first set out in Better Homes, Better Wales, Better World published in July 2019 but has taken a further four years to set out its regulatory framework. The Welsh Housing Quality Standard 2023 was published on 24<sup>th</sup> October 2023 and legally comes into effect from the 1<sup>st</sup> April 2024.
- 3.4 It's been apparent to officers for some time and regularly reported upon, that the HRA Business Plan does not have sufficient financial resource to meet the Government's twin policy objectives of increased supply and decarbonisation of existing stock whilst maintaining WHQS compliance.
- 3.5 When the draft WHQS 2023 was issued for consultation in May 2022, social housing providers and their representative bodies WLGA and CRC advised Welsh Government that decarbonisation of existing stock was unaffordable and unachievable by its target date of 2033. Feedback highlighted adopted regulations would need to be underpinned with direct long term grant subsidy to make the programme financially feasible.
- 3.6 In spite of the concerns expressed by the sector, the regulation adopted by Welsh Government more or less remains as the original proposal. The main concession is the target date to achieve SAP 92, EPC Band A and EIR 92 (Section 3 of new Standard – Homes Affordable to Heat, Minimal Environmental Impact) will be negotiated based on future affordability. Welsh Government have however introduced key milestones which include completing a Whole Stock Assessment for each property by April 2027 which will be delivered within prescribed timeline and ensuring all properties reach SAP 75 EPC Band C by the end of financial year 2029/30. All other key statutory elements of the new Standard are to be completed by 2033.

3.7 A summary of the revised standard including the additional duties placed on social landlords is set out in Appendix D.

#### **4.0 Programme Review and Funding Priorities**

4.1 A review of the cost of the HRA capital programme up to 2029/30 to fund new statutory undertakings for WHQS 2023 and maintain the More Homes Programme has been undertaken. It has been determined that the cost of funding future programmes is around £175m more than budget available in the HRA Business Plan at present day values.

4.2 The extent of the financial shortfall and shape of future HRA investment priorities has been considered in detail. The future programme priorities are recommended as follows:

**Priority 1 – WHQS 2008 Legacy Programme** – Investment to refurbish properties defined as ‘Acceptable Fails’ by the original Standard on basis of timing of remedy, to meet condition compliance.

**Priority 2 – Maintain WHQS Condition Compliance** – Existing compliant stock receive investment for planned maintenance programmes to maintain compliance as building components and elements fail, to maintain current levels of compliance.

**Priority 3 – Maintain More Homes Programme** – Protect the £180m previously approved by Council to continue to increase housing supply to counter impact of increasing homelessness.

**Priority 4 – WHQS2023 Decarbonisation and Additional Duties** – Should all available HRA investment be used on priority groups 1-3, funding of decarbonisation and other duties made only when direct additional grant specifically for decarbonisation is made available by Welsh Government.

#### **5.0 Proposed 4 Year HRA Capital Programme 2024/25- 2027/28**

5.1 The proposed programme set out in Appendix A and B has been prepared in accordance with the investment priorities set out in section 4.2 above. While it sets out to meet the priority parameters where possible, the £221.5m (£1.5m extra funding agreed in addition to original £220m) of affordable funding available for the next 4 years will not allow programmes to be met in full. The compromises made to meet the available budget are as follows:

- Priority 1 legacy schemes will only be delivered in part. Elements of work will be deferred to future years rather than projects delivered as whole structure refurbishment approach, which can deliver financial savings.

- Priority 2 maintaining the standard and level of compliance may reduce, as individual schemes of work originally scheduled for the next 4 years are deferred to fit the amount of budget available.
- More Homes investment £180m over 10 years is protected but will deliver less properties than originally planned due to the impact of building inflation and increased new build standards and regulations.

5.2 The impact of the savings required to meet priority requirements and budget available in the HRA Business Plan are as follows:

- Omit the installation of renewables, pv solar panels and storage batteries, while enveloping 614nr. properties across 13nr. sites, previously approved by Council. This reduction to WHQS programme will yield £9.8m savings.
- Omit renewables from a further 1,085nr. properties across 12nr. sites, where only work designed and procured will progress. Only 439nr. properties will now benefit from installation of renewables from the 2,138nr previously approved by Council. This will yield a further saving of £10.2m on the WHQS programme.
- 13nr. enveloping schemes containing 614nr properties will be deferred from the programme previously approved by up to 10 years to fit in with the budget available. These properties were programmed to renew building components and elements at the end of economic repair life, and improve thermal performance at the same time, to meet SAP 75 requirements. These properties will become technically non-compliant, reduce compliance levels but will yield a £28.6m saving on the WHQS programme.
- Deferring elements of legacy work programme will yield a saving of around £20m over the next 4 years on the WHQS programme.
- Omission of individual work schemes will yield a further saving of £3.6m to WHQS planned capital programme but will add greater financial burden on unplanned revenue reactive repairs budget.
- In spite of the savings proposed for the next 4 years, it is anticipated there will be shortfall of a further £102m available to meet decarbonisation targets of each of 13,753 existing properties achieving a SAP rating of 75 or above. No budget has been allocated for any of the additional duties set out in WHQS2023.

5.3 The More Homes strategy to increase housing supply has been endorsed by Council and has an indicative budget of £56m included in the programme over 4 years up to 2027/28. This will include the acquisition of properties and land to develop for council and affordable housing. It also includes funding for feasibility assessments to identify the most viable HRA owned sites for future developments. Delivery will be aided through partnerships and external consultancy advice, which will increase capacity and pace in the programme.

- 5.4 The impact of fitting the More Homes programme to suit budget availability risks reducing the overall supply target. The original ambition set by Cabinet in 2020 was to deliver an additional 1,000 units of affordable accommodation over 10 years (between 2021 and 2031). To date, 255 units have been delivered including 88 new build units, 21 units via property conversions and 146 buy backs of former council properties sold under the Right to Buy. Delivery will continue via the mixed strategy outlined plus acquisitions via s106 agreements with developers. The programme will need to be kept under review to ensure that it remains affordable and achievable within the HRA Business Plan. The Council will continue to work with Welsh Government to maximise future grant subsidy to meet targets and with RSLs and developers to increase the supply of affordable housing alongside our own programme.
- 5.5 In spite of omissions and schemes deferred, the remaining programme represents a significant investment to the local economy that will deliver significant benefits to residents.
- 5.6 Council representatives will continue to lobby Welsh Government to increase capital funding for both work programmes so the ambitious policy objectives can become affordable and deliverable in the future.

## **6.0 Alternative Investment Strategies**

- 6.1 The potential to increase income is limited as rents for social housing is regulated by Welsh Government and amount of affordable borrowing also strictly limited, so £220m is the maximum available to the HRA for the next 4 years and the sum cannot be increased.
- 6.2 The only potential change to the proposed programme is how funding is apportioned between More Homes and WHQS, which is currently set as WHQS £160m, MH £60m.
- 6.3 Additional investment in the WHQS programme to reduce the risk of future non-compliance will just result in the reduction of supply of more social housing and increased pressure on General Fund to meet Homelessness statutory obligations.
- 6.4 Conversely, extra investment in the More Homes budget to increase supply will potentially result in an increase of non-compliance of WHQS statutory programme.
- 6.5 The 4-year programme presented sets out a a reasoned approach and a sustainable programme that mitigates risks as far as practically possible and is recommended to be adopted.
- 6.6 In respect of current compliance, in 2023 the Council has continued to maintain its homes to the current WHQS and reported to Welsh Government that 71.2% of its properties are fully compliant and with 28.8% reported as having an 'acceptable fail' in accordance with published guidance. The majority of acceptable fails are a result of

tenant choice and 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

## **7.0 Financing of HRA Capital Budget 2023/24-2027/28**

7.1 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.

7.2 The funding of the attached capital budget proposals requires borrowing of £58.2m for the period between 2024/25 and 2027/28. Total forecast of outstanding HRA borrowing at 31 March 2028 is £196.95m.

## **8.0 Risks**

8.1 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 risks and the impact of inflation, particularly within the building industry

8.2. Maintaining a financially viable business plan may reduce future compliance levels across statutory obligations.

## **9.0 Integrated Assessment Implications**

9.1 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.

- 9.2 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'.
- 9.3 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.
- 9.4 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.
- 9.5 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.

## **10.0 Legal Implications**

- 10.1 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.

## **11.0 Financial Implications**

- 11.1 Expenditure is ring fenced to the HRA and will be fully funded by a combination of MRA grant from Welsh Government, revenue contributions from the Housing Revenue Account, HRA borrowing, and Social Housing Grant (SHG). There are no financial implications for the Council General Fund.



- 11.2 Borrowing of £58.2m will be required to fund the WHQS and new build programmes from 2024/25 to and including 2027/28.
- 11.3 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.
- 11.4 The investment required to completely decarbonise the Council's housing stock based upon in-house assessment is unaffordable within the existing HRA Business Plan. Additional investment and support will be needed from Welsh Government to deliver their strategic policy objectives.

**Background Papers - None.**

**Appendices**

Appendix A: Summary of the revised budget for 2023/24 and a budget for 2024/25 – 2027/28.

Appendix B: A detailed breakdown of the revised budget for 2023/24 and a budget for 2024/25 – 2027/28.

Appendix C: Scheme descriptions.

Appendix D: Summary WHQS2023 additional duties

Appendix E: Summary of schemes omitted or deferred

Appendix F: Integrated Impact Assessment Screening Form

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Summary of HRA Capital Budget and Programme 2023/2 to 2027/28							
Scheme	2023/24	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	Original	Revised	Original	Original	Original	Original	
	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s
<b>Good State of Repair</b>							
Wind and weatherproofing	14,975	8,664	18,722	22,375	18,370	12,370	<b>80,501</b>
System built houses and highrise Blocks	2,180	1,745	5,074	12,148	11,635	9,149	<b>39,752</b>
Roofing	1,465	1,185	1,340	1,110	405	705	<b>4,745</b>
Windows, doors and general repairs	330	435	480	155	355	355	<b>1,780</b>
<b>Safe and Secure</b>							
Fire Safety	2,950	1,833	2,450	1,000	1,050	1,100	<b>7,433</b>
Electrical Improvements	2,595	2,106	1,760	1,410	1,480	1,580	<b>8,336</b>
Passenger Lifts	150	25	150	250	250	160	<b>835</b>
<b>Adequately Heated, Fuel Efficient &amp; Well Insulated</b>							
Heating Systems	920	969	965	1,200	1,300	1,700	<b>6,134</b>
Energy Efficiency and Grant Support	90	10	60	5	5	5	<b>85</b>
<b>Contain Up to Date Kitchens and Bathrooms</b>							
Kitchens and Bathrooms	2,650	3,488	1,100	650	600	450	<b>6,288</b>
<b>Located in Attractive and Safe Environments</b>							
Environment - Within the Curtilage	6,707	4,176	7,703	3,000	2,675	2,675	<b>20,229</b>
Estate Based Environment	950	988	700	750	500	500	<b>3,438</b>
<b>Meeting Requirements of the Household</b>							
Disabled Adaptations	2,750	2,750	2,750	2,750	2,750	2,750	<b>13,750</b>
<b>More Homes</b>							
New Build and Acquisitions	11,159	7,579	11,805	10,681	12,820	21,324	<b>64,209</b>
<b>Total</b>	<b>49,871</b>	<b>35,953</b>	<b>55,059</b>	<b>57,484</b>	<b>54,195</b>	<b>54,823</b>	<b>257,515</b>

## Appendix A cont.

<b>Financed By:</b>	<b>2023/24 Revised</b>	<b>2024/25 Original</b>	<b>2025/26 Original</b>	<b>2026/27 Original</b>	<b>2027/28 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)	9,280	9,280	9,280	9,280	9,280	46,400
Revenue Contribution to Capital (RCCO)	18,559	33,624	28,751	24,518	23,234	128,686
Borrowing		7,400	16,700	17,300	16,800	58,200
Social Housing Grant (SHG)	1,477	1,710	1,596	3,097	5,509	13,389
Land and Building Development Fund (LBDF)	680		632			1,312
Transitional Accommodation Capital Programme (TACP)	1,312		525			1,837
Optimised Retrofit Programme (ORP)	3,045	3,045				6,090
RCCO S.106 Commuted Sums	1,600					1,600
<b>Total</b>	<b>35,953</b>	<b>55,059</b>	<b>57,484</b>	<b>54,195</b>	<b>54,823</b>	<b>257,515</b>

## Appendix B

<b>HRA Capital Programme</b>	<b>2023/24</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</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>
<b>Good State of Repair</b>							
Wind & Weatherproofing, Fforesthall	1,660	2,000	1,865	1,950	1,950		<b>7,765</b>
Wind & Weatherproofing, Garden City	600	20	1,260	1,850	1,700	1,050	<b>5,880</b>
Wind & Weatherproofing, Birchgrove Road Area	200	57	780	1,400	1,500	1,900	<b>5,637</b>
Wind & Weatherproofing, Pentrechwyth	2,130	1,500					<b>1,500</b>
Wind & Weatherproofing, Trallwn Road Area	840		1,200	1,400			<b>2,600</b>
Wind & Weatherproofing, Penyrheol	900	100	1,575	1,465	1,840	1,120	<b>6,100</b>
Wind & Weatherproofing, Waunarlwydd	500	100	1,125	1,800	1,900	1,750	<b>6,675</b>
Wind & Weatherproofing, Clase, Longview Road Area	655	803					<b>803</b>
Wind & Weatherproofing, Clydach Tanycoed Area	200	630					<b>630</b>
Wind & Weatherproofing, Clydach Woodside Area	1,200	700	1,800	1,610	2,000		<b>6,110</b>
Wind & Weatherproofing, Gwernfadog & Llanllienwen Road Area	635	75	910	1,600	1,700		<b>4,285</b>
Wind & Weatherproofing, Garnswllt	580	34	500	400			<b>934</b>
Wind & Weatherproofing, Morryston Area	750	13	980	1,850			<b>2,843</b>
Wind & Weatherproofing, Llwynceithin & Maes Glas Flats		20					<b>20</b>
Wind & Weatherproofing, Penlan & Gendros	700	90	1,320	1,590	1,220	1,550	<b>5,770</b>
Wind & Weatherproofing, Sketty	700	100	1,500	1,860	1,750	1,950	<b>7,160</b>
Wind & Weatherproofing, Brondeg						600	<b>600</b>
Wind & Weatherproofing, Landore	1,205	862					<b>862</b>
Wind & Weatherproofing, Mayhill & Townhill	1,800	1,285	1,653	1,500	1,560	1,300	<b>7,298</b>
Wind & Weatherproofing, West Cross		150					<b>150</b>
Wind & Weatherproofing, West Cross - Boarspit	650	100	1,944	1,850	1,250	1,150	<b>6,294</b>
Wind & Weatherproofing, Various Locations - More Homes Acquisitions	50	25	275	250			<b>550</b>
Wind & Weatherproofing, Various Locations – Existing Stock			35				<b>35</b>
Airey & Traditional Built Properties, Felindre	350	56	550	450			<b>1,056</b>
Resiform & Traditional Built Properties, Craig Cefn Parc	700	434	<b>850</b>	<b>550</b>			<b>1,834</b>
Wimpey No Fines, Heol Emrys & Tudno Place Kitchens and Bathrooms	500	500	824	824	1,380		<b>3,528</b>

<b>HRA Capital Programme</b>	<b>2023/24</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</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>
Wimpey No Fines, Heol Emrys & Tudno Place External Envelope Work				774	1,355	1,549	<b>3,679</b>
Highrise Flats, Dyfatty - Croft Street	600	600	2,800	9,500	8,100	2,000	<b>23,000</b>
Highrise Flats, Dyfatty - Griffith John Street Area	30	5	50	50	800	5,600	<b>6,505</b>
Highrise Flats, Clyne & Jeffreys Court		50					<b>50</b>
Highrise Flats, Clyne Court Internal Waterproofing		100	-				<b>100</b>
Chimney Repairs	1,100	870	930	400	400	400	<b>3,000</b>
Chimney Repairs Building Services	0	120					<b>120</b>
Pitched Roof Renewal, Uplands Sketty	360	160	200				<b>360</b>
Pitched Roofing, Townhill			200	700			<b>900</b>
Pitched Roof, Various	5	5	10	10	5	5	<b>35</b>
Pitched Roof, Slate Roofs						300	<b>300</b>
Flat Roof Renewal, Various		30					<b>30</b>
Balcony Repairs		34	200				<b>234</b>
Window & Door Renewal	10	15	50	50	250	250	<b>615</b>
Fire Door Improvement	150	250	85	20			<b>355</b>
Structural Repairs	100	90	110	80	100	100	<b>480</b>
Drainage Repairs & Improvements	40	5	30	5	5	5	<b>50</b>
Repairs to DHOs - Various	30	41	5				<b>46</b>
<b>Safe and Secure</b>							
Fire Safety General	350	250	650	100	100	100	<b>1,200</b>
Smoke & Carbon Monoxide Detectors & Environmental Sensors	2,400	800	1,650	900	950	1,000	<b>5,300</b>
Fire Safety Sprinkler System - Highrise & Sheltered	0	55	-				<b>55</b>
Sprinkler System - Griffith John Street	200	728	150				<b>878</b>
Electrical Rewiring	1,650	1,250	1,200	1,200	1,300	1,400	<b>6,350</b>
Electrical Rewiring & Emergency Systems to Communal Blocks	100	100	150	150	150	150	<b>700</b>
Electrical Rewiring Sub Mains to Highrise Blocks	5	5					<b>5</b>
Warden Call and Tynetec System	490	481	250				<b>731</b>
Communal Aerials	150	70	10	30			<b>110</b>

<b>HRA Capital Programme</b>	<b>2023/24</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</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>
CCTV	200	200	150	30	30	30	<b>440</b>
Passenger Lift Renewal and Improvements - Matthew Street	150	25	150	250	250		<b>675</b>
Passenger Lift Renewal and Improvements - Conway Court						160	<b>160</b>
<b>Energy Efficiency and Adequately Heated</b>							
Drimaster / Ventilation Programme	20	20	5	50	50	200	<b>325</b>
Boiler / Heating Replacement	900	900	950	950	1,200	1,400	<b>5,400</b>
Communal Boiler Replacement			10	150			<b>160</b>
Distribution Systems - General - Gas and Wet systems		18		50	50	100	<b>218</b>
Heating Upgrades / Fuel Conversions		31					<b>31</b>
Loft Insulation	80		55				<b>55</b>
Energy Efficiency - City Wide, Heat & Ventilation	10	10	5	5	5	5	<b>30</b>
<b>Kitchens and Bathrooms</b>							
Kitchen & Bathroom Renewal			300	200	100	100	<b>700</b>
Kitchen & Bathrooms - Extractor Fan Renewal				50	100	200	<b>350</b>
Kitchen & Bathrooms - Voids Preparation	1,600	2,200	800	400	400	150	<b>3,950</b>
Kitchen & Bathrooms - Tenant Request	700	685					<b>685</b>
Kitchens & Bathrooms - Pantgwyn	350	603					<b>603</b>
<b>Located in Safe Attractive Environment</b>							
<b>Environment - Within the Curtilage</b>							
External Facilities - Various Schemes	1,000	200	800				<b>1,000</b>
External Facilities - West Cross				500	1,500	1,500	<b>3,500</b>
External Facilities - Townhill			525	525	800	800	<b>2,650</b>
External Facilities - St Thomas		420					<b>420</b>
External Facilities - Clase	150	120	370				<b>490</b>
External Facilities - Brondeg/City Centre	200	30	15				<b>45</b>
External Facilities - Samuel Cres, Gendros		20					<b>20</b>
External Facilities - Oaktree Avenue, Sketty	375	338	20				<b>358</b>
External Facilities - Landore/Trewyddfa	200	11					<b>11</b>

<b>HRA Capital Programme</b>	<b>2023/24</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</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 - Glenside, Portmead	25	25	20				<b>45</b>
External Facilities - Sheltered Complexes	260	125					<b>125</b>
External Facilities - Portmead Avenue Area	250		20				<b>20</b>
External Facilities - Fforesthall	400		20	1,200			<b>1,220</b>
External Facilities - Loughor	250	387					<b>387</b>
External Facilities - Caergynydd Road Area	500	701	30				<b>731</b>
External Facilities - Gower	400	684	30				<b>714</b>
External Facilities - Clase	30	75	350				<b>425</b>
External Facilities - Gowerton	12	12					<b>12</b>
External Facilities - Penllergaer	450	150	1,030				<b>1,180</b>
External Facilities - Pontardulais	900		1,368				<b>1,368</b>
External Facilities - Clydach West	1,000	799	750				<b>1,549</b>
External Facilities - Clydach East			1,500	300			<b>1,800</b>
External Facilities - Townhill and Mayhill			375	375	375	375	<b>1,500</b>
Voice Entry Systems	300	79	480	100			<b>659</b>
<b>Environment - Estate Based</b>							
General Environmental Schemes	950	988	700	750	500	500	<b>3,438</b>
<b>Meeting the Needs of the Household</b>							
Adaptations Internal	2,000	2,000	2,000	2,000	2,000	2,000	<b>10,000</b>
Adaptations External	750	750	750	750	750	750	<b>3,750</b>
<b>More Homes</b>							
More Homes - Pilot - Parc Y Helig	52	10	50				<b>60</b>
More Homes - Creswell Road	632	140	139	1716	647	99	<b>2,741</b>
More Homes - Other	175	70	100	100	100	100	<b>470</b>
More Homes - Acquisitions	3,000	4,600	3,000	2,000	1,000		<b>10,600</b>
More Homes - Hillview/Beaconsview		25					<b>25</b>
More Homes - The Circle West Cross		12					<b>12</b>
More Homes - Conversion 70-72 Alexandra Road, Gorseinon		55					<b>55</b>

<b>HRA Capital Programme</b>	<b>2023/24</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</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 Dynys New Build	400	100	50	282	3981	1,480	<b>5,893</b>
More Homes - Spark Centre Conversion	500	122	725	22			<b>869</b>
More Homes - Acquisition of General Fund Land	2,000		1,500				<b>1,500</b>
More Homes - Heol Emrys and Tudno Place New Build	650	17	457	457	458	458	<b>1,847</b>
More Homes - Brondeg House	200	200	1,470	1,782	55		<b>3,507</b>
More Homes - Brokesby Road - Master Plan 4 Sites	200	400	200	150		8,196	<b>8,946</b>
More Homes - Milford Way Partnership Scheme A		90	20		2022	2,023	<b>4,155</b>
More Homes - Milford Way Partnership Scheme B		20	20			2,023	<b>2,063</b>
More Homes - Skomer and Westdale	50	10	50	113	113	113	<b>399</b>
More Homes - DHO Conversion Penlan	750	810	10				<b>820</b>
More Homes - Penrhos Place	50	5					<b>5</b>
More Homes - Gorseinon Business Park	50	280	503	503	1,500	2,857	<b>5,643</b>
More Homes - Gower Road	50	10	50	195	194	1,636	<b>2,085</b>
More Homes - DHO Conversion Eastside	750	598	10				<b>608</b>
More Homes - Scurlage	50	5	50			338	<b>393</b>
More Homes - Gorseinon Junior School			51	700	700	51	<b>1,502</b>
More Homes - Acquisition works costs			750	500	300	200	<b>1,750</b>
More Homes - Gwynfaen Farm Section 106			800	411			<b>1,211</b>
More Homes - Garden Village Section 106			1,750	1,750	1,750	1,750	<b>7,000</b>
More Homes - Ty Draw Area, Bonymaen			50				<b>50</b>
<b>Total</b>	<b>58,851</b>	<b>35,953</b>	<b>55,059</b>	<b>57,484</b>	<b>54,195</b>	<b>54,823</b>	<b>257,515</b>



## HRA 4 Year Capital Programme

### WHQS and Scheme Descriptions

#### 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, ventilation and extraction within the home, 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.

Selected schemes commencing from financial year 2024/25 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. Renewable technologies will typically be included where the equipment has been secured through grant support.

A proportion of properties scheduled for wind and weatherproofing will receive monitoring equipment 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 grant 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 a proportion of wind and weatherproofing schemes will allow the council to better understanding the role these technologies play in making homes more affordable to run and reducing carbon emissions.

To explore emerging technologies, new specifications and new approaches to design, delivery and performance monitoring in relation to energy efficiency 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 internal facilities 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 will 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 will 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 complete develop setting out a range of options and a programme of works to enable delivery. Within the plan is a proposed mix of refurbishment, new build, selective demolitions and alterations to the estate layout including the roads and pavements.

The refurbishment element will include structural alterations such as creating new window and door opening to selected properties and where required structural repairs to the existing structures. Generally the scheme will provide increased loft insulation, new roof covering, the application of insulated render to improve thermal efficiency and weather protection, window and door renewal, 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 repairs to paths, steps, handrails, fencing and drying facilities within the curtilage of each home will be undertaken. Where selective demolition is proposed, this will be subject to consultation with residents and stakeholders and will be subject to appropriate approvals. New properties will be designed and delivered in line with the Council's current new build programme.

In summary investment will meet the costs for further detailed architectural design, improvements to the existing stock to ensure they meet the requirements of the Welsh Housing Quality Standard, remodelling to the estate layout and increased supply in new build properties.

The regeneration programme will 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 built in the early 1960s and locations set out in appendix B 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.

Where required ground flats will receive waterproofing works to protect from water penetration, in particular through the floor slabs. The work will include making floor slab impervious to water penetration and ensure homes are protect from ground water levels.

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, removal of garages and creation of additional resident parking.

The project will also create new accommodation on the ground floors of both highrise blocks HRA. The new accommodation will provide a mixture of general needs HRA flats that will be suitable for tenants with disabilities. The creation of new accommodation will mean the Town Centre Area Housing Office will be relocated away from Croft Street flats.

As part of the improvements to the wider area, the HRA may seek to acquire or appropriate properties, structures and/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. Where appropriate, schemes may include new or replacement renewable technologies such as photovoltaic panels, solar hot water 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. Where appropriate, schemes may include new or replacement renewable technologies such as photovoltaic panels, solar hot water panels and battery storage.

### **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 including weather protection, 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 or receive equipment for smoke control. 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 the purchase of properties or parcels of land where there are structurally related issues or may assist with rectifying structural problems.

### **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 specialist desing, investigations and monitoring 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, possible 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 Areas**

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), solar panels serving communal areas and communal fire alarm systems as required. This budget may also be used for electrical equipment in the Council's ownership and control such as laundry or cooking facilities. This contract will operate over the period of this report.

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

Investment is required to upgrade and improve resident and warden call systems to alarm receiving centres to ensure continued uninterrupted service provision for contract holders in need of support and assistance. 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 CCTV and concierge systems and supporting equipment where 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 and 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 4-year programme. Schemes will be subject to planning permission requirements and officers will submit planning applications as required.

## Welsh Housing Quality Standard 2023 (WHQS 2023)

### 1.0 Background

- 1.1 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. In Oct 2023, Welsh Government announced it had completed its review of standards for social housing in Wales and published the new Welsh Housing Quality Standard 2023 which will formerly come into effects from the 1<sup>st</sup> April 2024.
- 1.2 The new standard maintains many of the requirements of the original but introduces new ambitious targets for affordable warmth, decarbonisation, storage arrangements, letting standards and water saving measures. Each new target measure will have significant cost implications for both HRA revenue and capital budgets.
- 1.3 The new element that presents the greatest challenges operationally and financially is affordable heating and decarbonisation. To enable landlords to identify future scope of work and budget cost for each property, a Whole Stock Assessment (WSA) of all 13,753 properties must be completed and presented to Welsh Government by April 2027. A further key milestone stone will be ensuring each property achieves a SAP 75 rating by 2029/30.
- 1.4 The standard also requires landlords assess their housing portfolio against the standard and to submit evidence including annually updated compliance figures, a compliance policy and business plan to the Welsh Government and compliance statements for new tenants. Compliance reporting will change with a move away from acceptable fails and the introduction of conditional passes and temporary fails.
- 1.5 Schemes detailed in Appendix C will contribute towards the following key components of the new Welsh Housing Quality Standard 2023:

#### **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.

#### **Affordable to Heat and Have Minimal Environmental Impact**

Heating systems must be reasonably economical to run and capable of heating the whole of the home and carbon emissions must be minimised.

#### **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.

### **Homes must be Comfortable and Promote Wellbeing**

This includes the existing requirements for ensuring homes meet the needs of individuals, it also contains new requirements such as ensuring homes have floor coverings throughout the property at the point of letting and to ensure homes are protected from noise where noise poses a threat to mental and physical health.

### **Homes must have a Suitable Garden**

Homes with gardens to be safe with reasonable level area, safe means of circulation within the curtilage and boundaries which provide security. 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.

### **Attractive and Suitable Outside Space**

Homes are to have a robust lockable storage area for items such as bicycles with the standard making links with wider active travel aspirations. A further requirement is placed on improving the wider environment.

## **2.0 Meeting the New Standard**

2.1 Welsh Government has set a deadline of 2033/34 to meet the requirements of the new standard with the exception of Affordable Heat and Decarbonisation where an interim efficiency and low carbon target of SAP 75 and Environmental Impact Rating of 75 are required by the end of financial year 2029/30 and the longer term target of SAP 92 and Environmental Impact Rating 92 are to be agreed between the landlord and Welsh Government. Key milestone dates are summarised as follows:

- 1<sup>st</sup> April 2024 – Formal introduction of WHQS2023
- 1<sup>st</sup> April 2027 – Submission to WG of Whole Stock Assessment (WSA)
- 1<sup>st</sup> April 2030 – Each property SAP 75 compliant
- 1<sup>st</sup> April 2034 – Completion of WHQS2023 programme (except decarbonisation)
- To be agreed – Completion of decarbonisation programme (SAP 92, EPC A, EIR 92) based on programme size, finance available. Date to be negotiated and agreed with WG based on WSA data.

2.2 The extent of the new or extended measures contained in WHQS2023 are summarised as follows:

- Fire and electrical safety
- Warmth & Environmental Impact
- Flooring
- Water Efficiency
- Biodiversity
- Active travel
- Noise Nuisance

2.3 A detailed report on new regulations will be present to Council in the coming months

## 12nr. Schemes with Limited Number of Properties Receiving Solar PV Panels and Batteries

The table below sets out the schemes with two phases or more of wind and weatherproofing and which addresses will receive renewables and which will receive only fabric upgrades. If grant funding for renewable technologies becomes available in future, schemes may re-introduce renewable technologies which are currently fabric only.

The addresses listed are HRA properties only.

Wind & Weatherproofing	Addresses
<b>Garden City</b>	
Phase 1 - Fabric, PV & Battery	Llwyn Bedw: 1, 3, 7, 8, 9, 10, 11, 12 (8 properties) Llwyn Celyn: 1, 3, 4, 7 (4 properties) Llwyn Derw: 2, 10, 14, 18, 20, 25, 26, 29, 30, 31, 33, 37, 38, 39 (14 properties) Llwyn Eithen: 1, 2, 3, 4, 5, 6, 7, 8, 9 (9 properties) Llwyn On: 1, 3, 4 (3 properties)
Phase 2 - Fabric Only	Llwyn Derw 57, 59, 61, 63, 64, 67, 68, 69, 70, 73, 77, 83, 85, 91, 97, 98, 100, 101, 103, 104, 105, 106, 107, 108, 111, 112, 114, 115, 122, 126, 130 (31 properties) Llwyn Helyg 2, 3, 4, 6, 8, 9 (6 properties)
<b>Penyrheol</b>	
Phase 1 - Fabric, PV & Battery	Blackhill Road 3 (1 properties) Brynafon Road 2 (1 properties) Fernhill Road 1 (1 properties) Gower View Road 4, 4A, 6, 6A, 8, 27, 31, 36, 37, 39, 43, 47A, 47B, 47C, 47D, 49, 49A, 55, 55A, 57, 57A, 59, 61, 63, 63A (25 properties)
Phase 2 - Fabric Only	Beech Crescent 12, 16A, 18, 18A, 20, 20A, 22, 22A, 24, 24A, 26A, 28, 31, 31A, 33, 33A, 35 (17 properties) Chestnut Avenue 11, 16, 16A, 18, 18A, 20A, 22, 22A, 32 (10 properties) Heol Cynan 18, 22, 24, 26 (4 properties)
Phase 3 - Fabric Only	Clos Cwrt Y Carne 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 24 (20 properties)

	Gower View Road	87, 91, 95, 97, 99, 101, 103, 105, 107, 109, 111, 115, 117, 119, 123, 125, 131, 133 (18 properties)
	Penyrheol Road	47, 49, 51 (3 properties)
Phase 4 - Fabric Only	Rowan Close	1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 24, 26, 28, 30 (20 properties)
<b>Waunarlwydd</b>		
Phase 1 - Fabric, PV & Battery	Clas-Y-Bedw	1, 2, 3, 4, 5, 6, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 (51 properties)
	Cwm Clyd	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 21, 25 (16 properties)
Phase 2 - Fabric Only	Clas-Y-Deri	2, 3, 5, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 (29 properties)
	Clas-Yr-Onnen	1, 2, 4, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 (21 properties)
	Cwm Clyd	27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82 (23 properties)
<b>Woodside Area, Clydach</b>		
Phase 1 - Fabric, PV & Battery	Brynteg	11, 17, 52, 56 (4 properties)
	Woodside Crescent	2, 3, 4, 6, 7, 8, 12, 14, 15, 17, 19, 20, 21, 30, 34, 40, 43, 45, 46, 47, 48, 50, 52, 63 (24 properties)
	Players Avenue	15, 17, 21, 23, 29, 31 (6 properties)
Phase 2 - Fabric Only	Danygraig Road	23, 29, 31, 33 (4 properties)
	Heol Graigfelen	70, 74, 76, 78, 80, 84, 86, 90, 94, 98, 100, 110, 122, 124 (14 properties)
	Heol Valentine:	2, 4, 5, 7, 9, 11 (6 properties)
	Players Avenue	7, 8, 10, 18, 30, 32, 36, 37, 39, 42, 44 (11 properties)
<b>Gwernfadog and Llanlienwen</b>		
Phase 1 - Fabric, PV & Battery	Glyncollen Crescent	1, 3, 4, 8, 13, 14, 18, 20, 21, 23, 30, 33, 37, 41, 43, 45, 47, 49, 51, 54, 76, 80 (22 properties)

	Gwernfadog Road 38, 46, 56, 66, 68, 70, 76 (7 properties) Llanllienwen Road 87, 93, 103, 105 (4 properties)
Phase 2 - Fabric Only	Glyncollen Crescent 55, 57, 75, 81, 84, 87, 94, 102, 106, 112 (10 properties) Gwernfadog Road 2, 5, 10, 11, 13, 14, 16, 19, 20, 22, 23, 24, 30, 33, 35, 36, 41, 43, 45, 47 (20 properties) Llanllienwen Road 21, 47, 49, 51 (4 properties)
<b>Sketty</b>	
Phase 1 - Fabric, PV & Battery	Baytree Avenue: 41, 42, 44, 45, 47, 48, 49, (7 properties) Briar Dene: 15, 23, 25, 29, 35, 37, 39, 41, 43, 45, 47, 51, 53, 55, 59, 61, 65, 67 (18 properties) Mayflower Close: 1, 3, 6, 7, 11 (5 properties) Parkway: 26, 28 (2 properties) Sketty Park Drive: 122, 126, (2 properties)
Phase 2 - Fabric Only	Baytree Avenue: 27, 31, 32, 34, 36, 38 (6 properties) Briar Dene: 18, 26, 28 (3 properties) Heather Crescent: 79, 81, 87, 89, 91, 93, 95, 97, 99, 101, 103, 107, 109, 111, 113, (15 properties)
Phase 3 - Fabric Only	Heather Crescent: 62, 68, 74, 82 (4 properties) Jasmine Close: 3, 4, 7, 11, 14 (5 properties) Laburnam Place: 42, 54, 58 (3 properties) Parkway: 82 (1 property) Whitethorn Place: 1, 3, 5, 17, 19, 23, 33, 38, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 66, 68, 70, 72 (26 properties)
Phase 4 - Fabric Only	Furzeland Drive: 6, 8 (2 properties) Heather Crescent: 35, 37, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65 (15 properties) Laurel Place: 13, 15, 16 (3 properties) Maes Y Gollen: 17, 19, 23, 27, 37, 39, 41, 43 (8 properties)
<b>Boarspit, West Cross</b>	
Phase 1 - Fabric, PV & Battery	Bettsland: 11, 12, 17, 18, 22, 23, 24, 28, 29 (9 properties) Broad Parks: 1, 2, 6, 8, 9, 11, 12, 14, 22 (9 properties)

	<p>Cartersford Place: 23, 24 (2 properties)</p> <p>Chestnut Avenue: 164, 166, 168, 170, 172, 174, 176, 178 (8 properties)</p> <p>Northeron 2, 6, 8, 16, 18, 22, 28, 32, 34, 36, 40, 42 (12 properties)</p>
Phase 2 - Fabric Only	<p>Chestnut Avenue: 80, 84, 88, 90, 92, 100, 108, 120, 122, 124, 126, 128, 130, 132, 138, 140, 148, 150, 154, 162 (20 properties)</p> <p>Gonhill: 2, 6, 7, 8, 10, 11, 14, 15, 16, 18, 19, 22, 23, 24, 29 (15 properties)</p> <p>Northeron 5, 7, 15, 17, 19, 21 (6 properties)</p>
Phase 3 - Fabric Only	<p>Cartersford Place: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21 (20 properties)</p> <p>Chestnut Avenue: 62, 64, 66, 68, 70, 72, 74, 76, (8 properties)</p> <p>White Gro: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 19, 22, 23, 25, 26, 31 (21 properties)</p> <p>Yalton 4, 6, (2 properties)</p>
Phase 4 - Fabric Only	<p>Alderway: 63, 65, 67, 72, 74, 76, 77, 78, 80, 82, (10 properties)</p> <p>Chestnut Avenue 28, 30, 33, 34, 36, 38, 40, 42, 45, 46, 60 (11 properties)</p> <p>Cross Acre 3, 4, 5, 7, 8, 9, 10, 15, 17, 19, 20, 21, 22, 23, 24, 26, 28, 30, 31, 32, 34, 36, 38, 40, 42, 44, 46 (28 properties)</p>

### 13nr. Schemes – All Solar PV Panels and Batteries Omitted

Schemes where PV and batteries included in earlier 4 year programmes now omitted

Scheme	Nr. Props	Revised Programme Status
Birchgrove	101	PV/Battery omitted, fabric upgrade 2024/25
William Morris Gardens	14	PV/Battery omitted, fabric upgrade deferred
Gorseinon	44	PV/Battery omitted, fabric upgrade deferred
Gowerton	13	PV/Battery omitted, fabric upgrade deferred
Loughor	91	PV/Battery omitted, fabric upgrade deferred
Pontardulais	30	PV/Battery omitted, fabric upgrade deferred
Clydach (Tyle Teg)	43	PV/Battery omitted, fabric upgrade deferred
Trewyddfa Common	16	PV/Battery omitted, fabric upgrade deferred
Penlan and Gendros	92	PV/Battery omitted, fabric upgrade deferred
Three Crosses	20	PV/Battery omitted, fabric upgrade deferred
Cwm Road	21	PV/Battery omitted, fabric upgrade deferred
Brondeg	56	PV/Battery omitted, fabric upgrade deferred



Townhill	135	PV/Battery omitted, fabric upgrade 2024/25
Tudno & Emrys*	30	PV/Battery omitted, fabric upgrade 2025/26
<b>Total</b>	<b>614</b>	

\*Tudno & Emrys has a total of 195nr. properties, only 30nr. allocated PV& Battery funding as part of previous 4 year programme

## Deferred Schemes

Fabric upgrade schemes deferred, to be re-scheduled beyond the current four-year programme:

<b>Scheme</b>	
<b>Rescheduling Schemes</b>	
Wind & Weatherproofing, St Thomas Flats	Planned for 2027 – now deferred, year TBC
Wind & Weatherproofing, William Morris Gdns	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Gorseinon	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Gowerton	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Loughor	Planned for 2025 – now deferred, year TBC
Wind & Weatherproofing, Pontardulais	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Clydach Tyle Teg	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Trewyddfa Common	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Uplands	Planned for 2027 – now deferred, year TBC
Wind & Weatherproofing, Penclawdd	Planned for 2027 – now deferred, year TBC
Wind & Weatherproofing, Three Crosses	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Cwm Road	Planned for 2026 – now deferred, year TBC
Wind & Weatherproofing, Brondeg	Planned for 2024 – now deferred to 2027

## Integrated Impact Assessment Screening Form

### Screening

**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 2023/24, and the HRA Capital expenditure and financing proposals in 2024/25 to 2027/28. 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 (-)**

	High Impact	Medium Impact	Low Impact	Needs further Investigation
No Impact	+ -	+ -	+ -	

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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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"/>
	<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

---

**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, Economic Development, 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**

**Outcome of Screening**

Financial availability and the need to balance core priorities i.e. maintaining homes as well as creating more accommodation to tackle homelessness has resulted in deferring some improvement schemes to the existing housing stock. More than £160m will be invested into existing Council homes and the acquisition and creation of new housing as set out in the report to Council will result in improved social housing standards for residents in Swansea. This will be achieved by 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 ongoing pressures of fuel costs). 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: 12/01/2024</b>
<b>Approval by Head of Service:</b>
<b>Name: Carol Morgan</b>
<b>Position: Head of Housing and Public Protection</b>
<b>Date: 30/01/2024</b>