



Report of the Section 151 Officer & the Director of Place

Council – 6 March 2025

Housing Revenue Account – Capital Budget & Programme 2024/25 – 2028/29

Purpose:	This report proposes a revised capital budget for 2024/25 and a capital budget for 2025/26 – 2028/29.
Policy Framework:	More Homes Delivery Programme 2021-2031 Local Housing Strategy 2020
Consultation:	Cabinet Member, Legal, Finance & Access to Services
Recommendation(s):	It is recommended that Council: 1) Approves the transfers between schemes and the revised budgets for schemes in 2024/25. 2) Approves the budget proposals for 2025/26 – 2028/29. 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.
Report Author:	Dave Bratley
Finance Officer:	Ben Smith
Legal Officer:	Adrian Jeremiah
Access to Services Officer:	Rhian Millar

1. Introduction

- 1.1. This report is to meet financial procedure rules and sets out the revised Housing Revenue Account (HRA) capital expenditure and financing arrangements for 2024/25 and the HRA Capital budgets and financing proposals in 2025/26 – 2028/29.

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

- Appendix A: Summary of the revised budget for 2024/25 and a budget for 2025/26 – 2028/29
- Appendix B: Detailed breakdown of the revised budget for 2024/25 and a budget for 2025/26 – 2028/29
- Appendix C: Welsh Housing Quality Standard (WHQS) and More Homes scheme descriptions

2. Capital Budget

2.1. The revised programme for the current year is £53.5m from an original budget of £55.059m. The projected outturn is £49.7m with £3.8m slippage into 2025/26 against the revised budget.

2.2. Capital investment over the next 4 years is £219m.

2.3. Slippage from 2024/25 into 2025/26 has occurred in some work areas due to insufficient specialist design resource or complex projects requiring greater level of investigation and design leading to the schemes taking longer to reach the delivery stage. Also, some projects have encountered on-site delays due to managing ecology issues as well as performance by statutory bodies leading to contracts having to extend into the new financial year.

2.4. Over the term of the new proposed 4-year capital programme there is insufficient funding available to deliver the full WHQS 2023 requirements and all the More Homes projects. This is in part due to Welsh Government's rent setting policy which is lower than had been forecast for 2025, increasing demands on the revenue repairs' budget and limited grant claiming opportunities. Coupled to this are building and capital maintenance costs which continue to rise and therefore the programme has required significant revisions. The proposed four-year capital programme is developed in line with the HRA Business Plan and remains affordable, however due to the increasing costs, represents an overall reduction in activity and delivery on the ground.

2.5. The revised More Homes Delivery Programme includes a continuing budget for the Right to Buy acquisition programme, where the focus has been on purchasing former council properties 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 and funding is in place to bring forward a "Package Deal" option with a private developer. Masterplans for larger new build development sites are being developed. In order to provide a manageable level of spend for the HRA Business Plan, some scheme start dates have been deferred.

3. Proposed 4 Year HRA Capital Programme

Welsh Housing Quality Standard 2023 (WHQS 2023)

- 3.1. The Council last reported WHQS compliance figures to Welsh Government in June 2023 stating 71% of its properties fully compliant and with 29% reported as having an acceptable fail. Whilst reviewing the WHQS, Welsh Government suspended reporting for 2024/25 and will be re-introduced for May 2025.
- 3.2. The new standard came into effect from 1st April 2024 and contains ambitious and challenging targets which require homes to be highly efficient and virtually carbon neutral. Additionally, the standard requires social landlords to install floor coverings throughout each home at the point of letting, provide water saving measures and increase the amount of external storage for each home. To demonstrate progress towards meeting the standard, social landlords are obliged to produce and submit a long-term business plan, WHQS 2023 compliance policy, a Target Energy Pathway describing the measures required to meet the ambitious energy efficiency targets, a Whole Stock Assessment and to submit compliance data for each individual property within the housing stock.
- 3.3. In March 2024 an exercise was undertaken to understand the long-term capital investment needed to fully meet the standard. It was estimated the Council would require £900m to meet all aspects of the standard. Because this is unaffordable and the available capital investment is insufficient, the programme presented in this report is prioritised based on the following:

Priority 1 – Contractual Obligation – where the Council is required to meet programmes of work where existing contractual agreements are in place.

Priority 2 – WHQS 2008 Legacy Programme – Investment to refurbish properties (such as the high-rise blocks) defined as ‘Acceptable Fails’ by the original Standard on basis of timing of remedy, to meet condition compliance.

Priority 3 – 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 4 – Maintain More Homes Programme – Protect the previously approved investment by Council in order to continue to increase housing supply to counter impact of increasing homelessness.

Priority 5 - WHQS2023 Decarbonisation and Additional Duties – Should all available HRA investment be used on priority groups 1-4, funding of decarbonisation and other duties made only when direct additional grant specifically for decarbonisation is made available by Welsh Government.

4. More Homes

- 4.1. The More Homes Strategy for providing new Council housing has been endorsed by Council. Indicative expenditure of £57.3m over 4 years up to 2028/29 for taking forward the strategy has been included in the programme. This 4-year programme will enable the acquisition and construction of around 267 council homes. This will also include the acquisition of properties and land to develop for council and affordable housing. Delivery will be aided through partnerships, which will increase capacity and pace in the programme.

5. Financing of HRA Capital Budget 2024/25-2028/29

- 5.1. 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.
- 5.2. The funding of the attached capital budget proposals requires additional borrowing of £47.5m for the period between 2025/26 and 2028/29. Total forecast of outstanding HRA borrowing on 31 March 2026 is £170m.

6. Risks

- 6.1. The risks to the 4-year programme are similar to those set out in the HRA Revenue report. In particular, the level of grant support will be dependent on Welsh Government's draft budget being agreed in early March 2025. Additionally, there are wider economic risks and the impact of inflation, particularly within the building industry

7. Integrated Assessment Implications

- 7.1. 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. Further information is available at www.swansea.gov.uk/IIA
- 7.2. 16. An Integrated Impact Assessment (IIA) screening has been undertaken and no adverse implications have been noted. Future investment will be subject to consultation with those individuals affected via the Council's Major Works Agreement and all schemes needing planning consent will be subject to normal planning procedures and the council's IIA process. Any individual requirement will be taken into account during the scheme liaison process.

8. Legal Implications

- 8.1. 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.

9. Financial Implications

- 9.1. Expenditure is ring fenced to the HRA and will be fully funded by MRA grant from Welsh Government, revenue contributions from the Housing Revenue Account, HRA borrowing, Social Housing Grant (SHG), capital receipts and other grants. There are no financial implications for the Council General Fund. Should the capital receipts and/or grant funding not be fully achieved then additional borrowing would be required.
- 9.2. Contained within programme of improvements are work streams supported with grant funding, that will contribute towards reducing occupancy related carbon emission as part of the decarbonisation agenda. The scale of these proposed improvements will be very small relative to the overall requirement to fully decarbonise the housing stock and are affordable within the current HRA business plan. The investment required to completely decarbonise the Council's housing stock however, is assessed as unaffordable within the HRA's business plan and will require additional investment and support from Welsh Government to achieve this aim.

Background Papers: None.

Appendices

Appendix A: Summary of the revised budget for 2024/25 and a budget for 2025/26 – 2028/29.

Appendix B: A detailed breakdown of the revised budget for 2024/25 and a budget for 2025/26 – 2028/29.

Appendix C: Scheme descriptions.

Appendix D: Integrated Impact Assessment Screening Form

Summary of HRA Capital Budget and Programme 2024/25 to 2028/29							
Scheme	2024/25	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	Original	Revised	Original	Original	Original	Original	
	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s
Good State of Repair							
Wind and weatherproofing	18,722	15,987	20,747	15,400	9,750	9,700	71,584
System built houses and highrise Blocks	5,074	4,180	10,295	13,800	17,900	12,000	58,175
Roofing	1,340	1,445	2,107	1,750			5,302
Windows, doors and general repairs	480	545	460				1,005
Safe and Secure							
Fire Safety	2,450	1,580	1,702	4,060	3,610	1,450	12,402
Electrical Improvements	1,760	1,470	2,275	1,900	1,900	1,900	9,445
Passenger Lifts	150	150	140	250	250	0	790
Adequately Heated, Fuel Efficient & Well Insulated							
Heating Systems	965	960	2,200	2,500	2,500	2,800	10,960
Energy Efficiency and Grant Support	60	1,505	55	55	55	55	1,725
Contain Up to Date Kitchens and Bathrooms							
Kitchens and Bathrooms	1,100	3,200	1,404	1,788	600	650	7,642
Located in Attractive and Safe Environments							
Environment - Within the Curtilage	7,703	7,311	2,150	100	100	100	9,761
Estate Based Environment	700	700	70				770
Meeting Requirements of the Household							0
Adaptations	2,750	3,250	2,750	2,750	2,750	2,750	14,250
More Homes							
New Build and Acquisitions	11,805	11,259	9,693	14,915	19,433	13,305	68,605
Total	55,059	53,542	56,048	59,268	58,848	44,710	272,416

Appendix A cont.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	Revised	Original	Original	Original	Original	
	£'000	£'000	£'000	£'000	£'000	£'000
Major Repair Allowance (MRA)	9,280	9,280	9,280	9,280	9,280	46,400
Revenue Contribution to Capital (RCCO)	25,236	24,464	29,393	32,068	24,930	136,091
Borrowing	13,817	13,500	14,000	15,000	5,000	61,317
Social Housing Grant (SHG)	1,367	2,649	3,550	2,500	5,500	15,566
Land and Building Development Fund (LBDF)						0
Transitional Accommodation Capital Programme (TACP)	1,061	525				1,586
Optimised Retrofit Programme (ORP) / WHQS Implementation Grant	1,881	1,000	3,045			5,926
RCCO S.106 Commuted Sums	900					900
HAPS - City Deal		300				300
Sale of Freehold to Pobl		2,500				2,500
Sale of Affordable Houses (Garden Village)		1,830				1,830
Total	53,542	56,048	59,268	58,848	44,710	272,416

Appendix B

	24/25	24/25	2025/26	26/27	27/28	28/29	Total
Scheme	Original	Revised	Original	Original	Original	Original	
	000's	000's	000's	000's	000's	000's	000's
Good State of Repair							
Wind & Weatherproofing, Fforesthall	1,865	2,155	1,250	1,500			4,905
Wind & Weatherproofing, Garden City	1,260	900	2,300	1,800			5,000
Wind & Weatherproofing, Birchgrove Road	780	20				800	820
Wind & Weatherproofing, Trallwn Rd Area	1,200	900	1,800				2,700
Wind & Weatherproofing, Loughor			1,500	1,500			3,000
Wind & Weatherproofing, Penyrheol	1,575	1,752	1,480	1,800	1,200		6,232
Wind & Weatherproofing, Pontardulais							0
Wind & Weatherproofing, Waunarlwydd	1,125	2,000	1,500	1,600	1,600	1,700	8,400
Wind & Weatherproofing, Clydach Tanycoed		2					2
Wind & Weatherproofing, Clydach Woodside	1,800	1,950	1,800				3,750
Wind & Weatherproofing, Garnswllt	500	50	1,012				1,062
Wind & Weatherproofing, Morryston Area	980	200	600	600		800	2,200
Wind & Weatherproofing, Llwynceithin & Maes Glas Flats		9					9
Wind & Weatherproofing, Penlan & Gendros	1,320	1,300	1,400	1,400	1,600	1,500	7,200
Wind & Weatherproofing, Sketty	1,500	1,100	1,800	1,800	1,950	1,500	8,150
Wind & Weatherproofing, Brondeg						400	400
Wind & Weatherproofing, Landore		1					1
Wind & Weatherproofing, Mayhill & Townhill	1,653	2,188	1,500	1,600	1,600	1,500	8,388
Wind & Weatherproofing, Mayhill & Townhill Transforming Homes			150				150
Wind & Weatherproofing, West Cross - Boarspit	1,944	1,273	1,920	1,800	1,800	1,500	8,293
Wind & Weatherproofing, Various Locations - More Homes	275	152	285				437
Wind & Weatherproofing, Various Locations - Existing	35	35	50				85
Intelligent Energy Systems			50				50
Stock condition surveys			350				350
Airey & Traditional Built Properties, Felindre.	550	80	500	700			1,280

Resiform & Traditional Built Properties, Craig Cefn Parc	850	850	500				1,350
Wimpey No Fines (WNFs) Properties, Heol Emrys & Tudno PI EWI			115	800	800	1,000	2,715
Highrise Flats, Dyfatty - Croft Street	2,800	2,750	7,500	10,500	8,600	1,000	30,350
Highrise Flats, Dyfatty - Griffith John Street Area	50	400	1,300	1,800	8,500	10,000	22,000
Highrise Flats, Clyne & Jeffreys Court			380				380
Highrise Flats, Clyne Court - Waterproof Ground Floor Flats		100					100
Chimney Repairs	930	340	400				740
Chimney Repairs Building Services		250	50				300
Pitched Roof, Gwernfadog & Llanllienwen Rd	910	200	800	1,300			2,300
Pitched Roof Renewal, Uplands Sketty Penlan Crescent Flats	200	304	47				351
Roof Renewal Various	10	350	350				700
Pitched Roof - Slate Roofs - Townhill	200		450	450			900
Flat Roof Renewal, Various		1	10				11
Balcony Repairs - Jeffreys Court	200	10					10
Window & Door Renewal	50	50	150				200
Fire Door Improvement	85	150	250				400
Structural Repairs	110	250	50				300
Drainage Repairs and Improvements	30	80	5				85
Repairs to DHOs - Various	5	5	5				10
Safe and Secure							
Smoke & Carbon Monoxide Detectors & Environmental Sensors	1,650	800	900	950	1,000	1,300	4,950
Fire Safety Sprinkler System - Sheltered		260	2				262
Fire Safety Sprinkler System - Highrise	150	200	50	10	10		270
Fire Safety General	650	320	750	3,100	2,600	150	6,920
Electrical Rewiring	1,200	700	1,900	1,900	1,900	1,900	8,300
Electrical Rewiring Contingency			100				100
Electrical Rewiring & Emergency Systems to Communal Blocks	150	250	150				400
Electrical Rewiring Sub Mains to Highrise Blocks		20	30				50
Warden Call and Tynetec System	250	300	5				305
Communal Aerials	10		10				10
Lightning Conductors			50				50

CCTV	150	200	30				230
Passenger Lift Renewal and Improvements	150	150	140	250	250		790
Energy Efficiency and Adequately Heated							
Drimaster ventilation	5						0
Boiler / Heating Replacement	950	950	2,000	2,300	2,300	2,300	9,850
Communal Boiler Replacement	10	10	200	200	200	500	1,110
Loft Insulation and PIV ventilation	55	5	50	50	50	50	205
Energy Efficiency and Energy Grant Support			5	5	5	5	20
Energy Efficiency - City Wide, Heat & Ventilation	5	1,500					1,500
Kitchens and Bathrooms							
Kitchen & Bathroom Renewal Wimpey No Fines (WNFs) Properties, Heol Emrys and Tudno Place	824	900	824	1,380			3,104
Kitchen & Bathroom Renewal	300						0
Kitchen & Bathroom Extractor Fan Renewal			50	100	200	250	600
Kitchen & Bathrooms Voids	800	2,000	530	308	400	400	3,638
Kitchen & Bathrooms Tenant Request		300					300
Located in Safe Attractive Environment							
Environment - Within the Curtilage							
External Facilities - Various Schemes	800						0
External Facilities - West Cross - Boarspit area			700				700
External Facilities - Townhill	525	525					525
External Facilities - St Thomas		4					4
External Facilities - Clase	370	63					63
External Facilities - Brondeg/City Centre Retention	15	14					14
External Facilities - Oaktree Avenue, Sketty	20	20					20
External Facilities - Glenside, Portmead	20	20					20
External Facilities - Portmead Ave	20	88					88
External Facilities - Fforesthall	20	1,200					1,200
External Facilities - Caergynydd Road	30						0
External Facilities - Gower	30	2					2
External Facilities - Clase	350	100					100

External Facilities - Penllergaer	1,030	1,300					1,300
External Facilities - Pontardulais	1,368	1,000					1,000
External Facilities - Clydach West	750	2,000					2,000
External Facilities - Clydach East	1,500						0
External Facilities - Fforesthall Phase 2a			1,200				1,200
External Facilities - Townhill and Mayhill	375	375	200	100	100	100	875
Voice Entry Systems	480	600	50				650
Environment - Estate Based							
General Environmental Scheme	700	700	70				770
Meeting the Needs of the Household							
Adaptations Internal	2,000	2,500	2,000	2,000	2,000	2,000	10,500
Adaptations External	750	750	750	750	750	750	3,750
More Homes							
More Homes - Pilot - Parc Y Helig	50	50					50
More Homes - Creswell Road	139	2,000					2,000
More Homes - Other	100	100	100	100	100	100	500
More Homes - Acquisitions	3,000	3,800	1,200	1,000			6,000
More Homes - Heol Dynys New Build	50	200				100	300
More Homes - Spark Centre Conversion	725	800					800
More Homes - Acquisition of General Fund Land	1,500	300		1200			1,500
More Homes - Heol Emrys and Tudno Place New Build	457	457	525	524			1,506
More Homes - Brondeg House	1,470	1,609	3,052				4,661
More Homes - Brokesby Road - Master Plan 4 Sites	200	350					350
More Homes - Brokesby Road - Site 1			300		8,008	8,008	16,316
More Homes - Brokesby Road - Site 2							0
More Homes - Milford Way Partnership Scheme A	20	20	125	4200	4,200		8,545
More Homes - Milford Way Partnership Scheme B	20	20					20
More Homes - Skomer and Westdale	50	50					50
More Homes - DHO Conversion Penlan	10						0
More Homes - Gorseinon Business Park	503	150	510	510		4,350	5,520
More Homes - Gower Road	50	50					50

More Homes - DHO Conversion Eastside	10						0
More Homes - Scurlage	50	3					3
More Homes - Gorseinon Junior School	51						0
Acquisition works costs	750	750	500	300	200		1,750
Gwynfaen Farm 106	800		1,211				1,211
Garden Village 106	1,750	500	2,045	2,282	2,126	747	7,700
Ty Draw	50	50					50
New Properties - Package Deal			125	4,799	4,799		9,723
Total	55,059	53,542	56,048	59,268	58,848	44,710	272,416

HRA 4 Year Capital Programme

WHQS and Scheme Descriptions

Welsh Housing Quality Standard 2023 (WHQS 2023)

The WHQS 2023 is a legal requirement and a strategic target for the council; it contains key standards that social landlords across Wales are expected to meet. Compliance with the WHQS 2023 will be measured via condition surveys which gauge condition compliance across a wide range of building components. The main headings are:

In a Good State of Repair

Dwellings must be structurally stable; free from damp and disrepair with key building components being in good condition, free from fault and deficiency in line with Housing Health and Safety Rating System (HHSRS) guidelines.

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; external doors and windows to provide good levels of security and well-designed adequate fire safety measures in good condition, free from fault and deficiency in line with secure by design.

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. Homes must have an implementation plan to reach an energy efficiency rating of SAP 92 and Environmental Rating of 92 by carrying out a whole stock assessment and target energy pathway plan in compliance with PAS2035 retrofit guidelines. Dwellings will include smart meters, mechanical ventilation and water efficiency measures.

Contain Up to Date Kitchens and Bathrooms

Kitchen and bathroom facilities are to be relatively modern, in good condition, well-ventilated and suitable flooring; sufficient to meet the needs of the household and well laid out to prevent accidents. Kitchens must be well organised with adequate space and storage. Washing, drying and airing facilities must also be included.

Homes must be Comfortable and Promote Wellbeing

Dwellings must be clearly defined, have sufficient space and adapted to suit the occupiers; suitable 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 a reasonable level area, safe means of circulation within the curtilage and boundaries which provide security and good access to the occupiers. 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 and general equipment, with the standard links to wider active travel aspirations. There should be adequate, practical and maintainable and safe community space considering natural habitats and including biodiversity opportunities.

WHQS 2023 Compliance Reporting

Previously the WHQS, landlords were permitted to apply 'acceptable fails' where building components were considered non-compliant. The WHQS 2023 has revised this approach and landlords may apply 'conditional passes' or 'temporary fails' to a selection of components but not all components. For components such as smoke or carbon monoxide detectors, these are to be recorded as either pass or fail.

Conditional Pass

They are only applicable where compliance work cannot be undertaken and this is unlikely to change. Conditional Passes are to be recorded with specific reason codes such as physical constraints, cost or heritage considerations and can only be applied to certain parts of the standard such as homes should have storage of cycles and equipment.

Temporary Fail

'Temporary Fail' can be used where social landlords are unable to make necessary changes to a home due to circumstances beyond their control, such as tenant refusal, or the changes are part of a wider programme of works planned within the next few years. Temporary Fails are to be recorded with specific reason codes including planned within 5 years, tenant refusal, tenant behaviour (when personal circumstances require work to be delayed) or the decarb element is cost prohibitive.

Schemes

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 working towards PAS2035 retrofit introduction contributing 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, loft insulation, window renewal, porches and canopies where necessary, new front and back doors where required, balcony railings, balcony floors and doors, renewing and upgrading communal entrance doors where required 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 in financial year 2025/26 will include as part of the specification renewable technologies including solar panels (photovoltaic panels

generating electricity) and battery storage systems where the costs are met via grant funding. 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.

Monitoring equipment may be introduced into selected schemes, the monitoring equipment will measure and report temperature, humidity and carbon monoxide levels, gas and electricity usage. For selected properties the grant support will meet the cost of testing airtightness. The monitoring equipment will allow the Council to assess the performance of homes and the impact of the improvements. Data on homes will be anonymised and then shared with the Welsh Government.

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

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

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

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

Airey and Traditional Constructed Properties, Felindre

Airey properties are of a concrete panel type construction and were built in the early 1950s. Externally, work will include providing new roof coverings and rainwater goods, repairs to the structure, wall finishes replaced with a new system or with traditional building materials depending on the most effective solution. New windows, front and back doors, repairs to paths, steps, handrails, fencing and drying facilities within the curtilage of the home where necessary. 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. The Council will look to seek funding where possible to include renewable equipment such as solar panels, battery storage, ground or air source heat pumps.

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

Resiform and Traditional Properties

Resiform properties are of a timber frame and fiberglass panel type construction and were built in the 1970s. Work will include renewing roofs and rainwater goods, repairs to the structure, application of external wall insulation and where required new thermally efficient windows and front and back doors, repairs to paths, steps, handrails, fencing and facilities within the curtilage of the home where necessary. In some instances, improvements to fire safety may be undertaken. The repair scheme will secure the long-term structural integrity of the properties, improve weather protection and increase the thermal and energy efficiency of the dwellings. Selected properties may include renewable technologies to create Homes as Power Stations (HAPS) which aims to greatly improve the energy efficiency of homes, reduce energy costs for tenants and inform future approaches to reducing carbon emissions and address the Welsh Government's decarbonisation agenda. The scheme may be supported by grant funding. To assist with delivery and monitoring performance of the energy efficiency measures, the Council may engage a partner such as an academic body. Partnership may include direct contribution of some renewable equipment, post occupancy monitoring, as well as public acknowledgement of grant-based contributions, promotion and academic reporting. This scheme may include a cross-tenure approach with a single contractor delivering improvements to both Council and private properties. In this case, HRA funding will only support the refurbishment of HRA properties but the Council may facilitate the scheme with private owners funding their work either directly or through a separately obtained grant. Properties may be subject to planning permission requirements and officers will submit planning applications as necessary.

Wimpey No Fines Properties – Heol Emrys and Tudno Place

Wimpey No Fines are properties built with solid concrete walls and are thermally inefficient. A regeneration project has been commissioned to address some of the issues affecting the Wimpey No Fines properties in Heol Emrys and Tudno Place and an overarching masterplan is complete, 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 roads and pavements.

The refurbishment element may 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 and completely transforming into a more modern and sustainable estate.

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 2023, 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. The scheme will operate across the full four years of this reporting period.

Refurbishment of Highrise and Surrounding Low-rise Flats

The Council's high-rise blocks were built in the early 1960s and now require repairs to ensure their continued use over the long term. The scope of the work will be significant and varied 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. Significant 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 resulting from the capital investment work.

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 and as part of the major repairs, improvements to fire safety, and remedial work to the decorative finishes 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 remedial work to the decoration in association with the capital improvements.

The high-rise 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 to enhance an open space community.

The project will also create new accommodation on the ground floors of both high-rise 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 have acquired a former public house and will seek to acquire more 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 removal of 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.

Roof Renewal

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

Balcony Repairs

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

Window and Door Renewal

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

Structural Repairs

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

Drainage and Services

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

Homes must be 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, upgrading insulation material where required, fire barriers, changes to layout and access routes, intrusive investigations and whole building risk assessments by specialists, testing in relation to improvement work, safety improvements within homes and communal areas including communal kitchens, fire barriers, upgrades to firefighting equipment and material and improvements to fire safety monitoring and warning systems. Where opportunities arise, the Council will seek grant support and officers will follow relevant financial procedure rules relating to grants. If works are subject to planning permission requirements, officers will submit planning applications as required.

Smoke Alarms, Carbon Monoxide Detectors and Environmental Sensors

Hard wired smoke alarms, heat detectors and carbon monoxide detectors will be renewed in homes to ensure uninterrupted service and ensure homes remain safe. Investment will also be used for installing, repairing and renewing environmental sensors within the home. Environmental sensors monitor heat, humidity, carbon monoxide and energy use in the

home and will be a requirement for accessing Welsh Government grant aimed at supporting a programme of making homes more affordable to live in and more energy efficient. Alarms and sensors will also include remote monitoring systems which detect alarms removal, activation and disrepair. The project will be ongoing and will run over the period of this four-year programme.

Fire Safety Sprinkler Systems – Highrise and Sheltered Complexes

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

Electrical Rewiring – Various Locations

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

Electrical Rewiring Contingency – Various Locations

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

Electrical Rewiring & Emergency Systems to Communal Blocks

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

Warden Call and Alarm Systems

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

Communal Aerials and TV Systems

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

CCTV and Remote Concierge Systems

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

Passenger Lift Repair, Improvement and Provision – Various Locations

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

Homes must be affordable to heat and have minimal environmental impact

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. Work will typically include new or replacement extraction fans, positive input ventilation and where required mechanical ventilation heat recovery systems or other ventilation systems as required.

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. Associated work such as structural alterations or layout changes may also form part of this budget line where it is in association with delivering heating and hot water. With the transition to a decarbonised housing stock, this will also include renewable energy systems where appropriate. The investment may also support grant funding for trialling new related technologies. 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.

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.

Homes must have an up-to-date kitchen, bathroom and utility area

Kitchen and Bathroom Renewal

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

Located in Safe/Attractive Environments

Environment - Within the Curtilage

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

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

Meter Boxes

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

Voice Entry Systems

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

Environment

General Environmental Improvement Schemes

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

Meeting Requirements of the Household

Adaptations

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

More Homes

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

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 2024/25, and the HRA Capital expenditure and financing proposals in 2025/26 to 2028/29. The investment will be allocated to long standing repair and maintenance programmes to the existing council housing stock to ensure it remains operational and meets requirements for social housing such as the Welsh Housing Quality Standard. The report also sets out programmes to increase council house provision through new build and acquisition.

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

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

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

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

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

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

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

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

Yes No **If yes, please provide details below**

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

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.

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

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

Outcome of Screening

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

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

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

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

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

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

Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and

social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

An IIA Screening Form has been completed and a full IIA report is not required. Reaching and maintaining the Welsh Housing Quality Standard for the Council's housing and building and acquiring additional properties for the purposes of increasing the supply of social housing in Swansea is an example of the 5 Ways of Working promoted by the Wellbeing of Future Generations (Wales) Act 2015 and will contribute towards the 7 well-being goals. The planned programme of repairs and More Homes activities set out in this report is about securing sufficient social housing for the long term and will benefit future generations. Reaching and maintaining the standard and increasing the supply has reduced carbon emissions, increased efficiency and supported employment and the local economy. Future investment will be subject to consultation with those individuals affected via the Council's Major Works Agreement and all schemes needing planning consent will be subject to normal planning procedures and the council's IIA process. Any individual requirement will be taken into account during the scheme liaison process.

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

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

Full IIA to be completed

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

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

Screening completed by:
Name: David Bratley
Job title: Housing Asset Manager
Date: 06/01/2025
Approval by Head of Service:
Name: Carol Morgan
Position: Head of Housing and Public Protection
Date: 29/01/2025