



CITY AND COUNTY OF SWANSEA
DINAS A SIR ABERTAWE

Councillor Terry Hennegan
Convener of the Welsh Housing
Quality Standard Scrutiny Working
Group

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18 March 2016

**If you require this or any other information in another format
e.g. Braille, audio tape or a different language, please contact me**

Dear Councillor Hennegan

**WELSH HOUSING QUALITY STANDARD SCRUTINY WORKING GROUP
3 FEBRUARY 2016**

Thank you for your letter dated 1st March 2016 regarding the meeting of the Welsh Housing Quality Standard Scrutiny (WHQS) Working Group on 3rd February. I have considered the recommendations that the group propose in your letter and I have the following comments and observations regarding each recommendation:-

1. Increasing the Number of Building Advisory Groups

The Authority currently has a Buildings Repair Group that tenants can attend which meets quarterly. However we will introduce Building Advisory Groups for major elements of the Capital Programme in 2016/17.

2. Providing information to Members regarding proposed Capital Works

Last month Council approved a new WHQS Compliance Policy for the Authority. The policy highlights how Members will be informed about progress in meeting the standard and future planned capital works.

**COUNCILLOR/Y CYNGHORYDD
ANDREA LEWIS**

**CABINET MEMBER FOR NEXT GENERATION SERVICES /
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All Members will receive information annually on:-

- The current level of compliance with the WHQS on an individual element and whole stock basis
- Level of progress achieved in the previous year
- Level of improvements planned for the current year
- Future plans contained within the agreed four year HRA Capital programme (as agreed annually at Council)

3. Providing information to Tenants regarding proposed Capital Works

The WHQS Compliance Policy also highlights how tenants will be informed about progress in meeting the standard and future planned capital works. Tenants will be kept up to date via:-

- the tenant magazine 'Open House'
- the Housing Service's public website
- discussion with tenant and leasehold groups
- local forums and one-off participation meetings
- responses to individual enquiries

In addition, new tenants will be provided with the following information:

- Background to the WHQS and what it contains
- The type of improvements being carried out to homes
- The type of cyclical repairs they can expect
- The time-scales for reaching the WHQS

COUNCILLOR/Y CYNGHORYDD

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4. Taking more 'before and after' photos of properties receiving WHQS work

Surveyors working within the Housing and Public Protection Service will take a range of photographs of properties and building elements that are due to receive works in the upcoming financial year and after completion of the improvements to enable 'before and after' comparisons to be made.

5. Decision making process regarding the remaining high rise blocks that do not meet the WHQS

An appraisal of the cost of refurbishing Matthew St, Clyne Court and Jefferys Court was undertaken and this informed the decision to refurbish the blocks.

If you require further information, please do not hesitate to contact me.

Yours sincerely

COUNCILLOR ANDREA LEWIS
CABINET MEMBER FOR NEXT GENERATION SERVICES

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