



WHQS Capital Programme

Housing and Communities

Date: 12th October 2022

WHQS - Explained

- » **The Welsh Housing Quality Standard (WHQS) is a national quality standard for public sector homes in Wales as set out by the Welsh Government.**
- » **All tenants in Wales should have the opportunity to live in good quality homes, which meet the requirements of each household.**
- » **The Capital Programme has been created to ensure all Flintshire County Council properties comply with WHQS, as required by Welsh Government and to ensure those properties maintain those standards and remain compliant.**

WHQS - Current Position

- » **The Council were successful in delivering the WHQS Programme of Works to all Council stock, a major capital investment of over £100m and this was achieved in December 2021.**
- » **The Council are now in the maintenance phase of the programme, delivering further investment works to those components within our properties where required.**

WHQS - Challenges

» **Budgets**

» Constantly stretched in terms of labour and materials

» **Welsh Government**

» In the process of increasing their standards with regards to the Welsh Housing Quality Standards (WHQS) and Decarbonisation

» **Flintshire Stock**

» Age and condition of the stock (Wales has oldest average stock in UK) increasing the likelihood of the asset requiring refurbishment

WHQS - Challenges Continued

» **Staff**

» There are concerns staff retention may be difficult to maintain. Given that the construction industry is an ever changing sector, staff may seek opportunities elsewhere i.e. new build, private sector etc.

» **Contractors**

» There is a risk that many contractors are opting for new build contracts rather than refurbishment contracts. Engaging with the supply early and sharing our future aspirations and capital investment programme is paramount.

WHQS - Decarbonisation

- » **The Welsh Government has committed to achieving a carbon neutral public sector by 2033**
- » **The Welsh housing stock is older than the UK housing stock as a whole, with only a smaller proportion built in recent years.**
 - » Approximately: 32% of the Welsh housing stock was built before 1919, when there were no construction standards in terms of thermal performance.
 - » 10% of Welsh homes were built in the last 18 years, during which time performance requirements have changed dramatically.
 - » 0.1% levels of demolition.

WHQS - Decarb Continued

- » **A further priority has been to maintain, sustain and build on the improvements delivered through the WHQS programme, particularly to improve the energy efficiency of our homes.**
- » **We aim to continue to improve our asset base, while developing an understanding of what measures can be implemented to ensure our current assets achieve a high energy rating.**
- » **As a Council, we will be required to ensure our homes meet the highest possible thermal efficiency and energy performance (EPC level A) by 2033.**

WHQS 2023

- » **The purpose of the Welsh Housing Quality Standards 2023 (WHQS2023) is to improve the quality of social homes in Wales.**
- » **Over the last two decades the Council has invested millions of pounds to significantly improve and maintain the quality of its homes**
- » **The existing Standard requires updating to reflect changes to how people live, work and feel about their homes, and to start decarbonising the Welsh social housing stock at scale.**

Local Labour & Apprenticeships

- » **Through our existing contracts, the Council has over achieved its targets set by Welsh Government with regards to the use of Local Labour and Apprenticeships.**
 - » Contract Value, Labour total, Resources, Community Benefits & Education and Training
- » **Percentage spent locally - 83%**
- » **Percentage of local labour - 77%**
- » **Percentage of waste diverted from landfill - 97%**
- » **Number of apprenticeships - 15 averaged per Yr.**

WHQS - Next Steps

- » **An updated version of the existing WHQS guidance is due to go live in early 2023**
 - » Agree the HRA Business Plan with Welsh Government
 - » Continue to identify additional grant funding
 - » Completing an in-house Stock Condition Survey Consulting with Members, Tenant Federation and Tenants consultation
 - » Ensuring our existing contracts are compliant and able to accommodate the new WHQS standards / specifications seamlessly
 - » Continue with the positive work already achieved