

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO CABINET

12 APRIL 2016

REPORT OF THE CHIEF EXECUTIVE

TRANSFER OF HOUSING STOCK TO VALLEYS TO COAST (V2C) – UPDATE ON COMPLIANCE OF TERMS OF DEVELOPMENT AGREEMENT AND TENANT OFFER DOCUMENT PROMISES

1. Purpose of Report.

1.1 The purpose of this report is to:

- (i) inform Cabinet of progress on the delivery of the original Offer Document, made by the Council in 2002, which led to the positive tenant ballot and subsequent transfer of stock to Valleys to Coast (V2C) in 2003; and
- (ii) to seek Cabinet's approval to confirm that, in all material respects, the transfer promises made to tenants by the Council, have been met and in some cases exceeded.

2. Connection to Corporate Improvement Plan / Other Corporate Priority.

2.1 The report links to the following improvement priorities in the Corporate Plan:-

- Supporting a successful economy;
- Helping people to be more self-reliant; and
- Smarter use of resources.

3. Background

3.1 The Council undertook formal consultation on its proposal to transfer all of its homes to V2C by way of an Offer Document to tenants in 2002 'your home, your future, your choice'. There were a number of promises made, from various property improvements to guarantees on rent increases and other charges, the details of which are provided in Table 1, along with the schedule of qualifying works which summarises the Development Agreement dated the 12th September 2003:

Table 1

Ballot Promise	Ballot Timescales
Budget	Planned £46.2m Years 1-5 £51.9m years 6-11 £98,140, years 6 -11
Smoke Detectors	1-5
Windows	1-5
Doors	1-5
Kitchens	1-5
Bathrooms	1-10
Over Bath Showers	1-10
Rewiring	1-5
Central Heating	1-5
Thermal	1-5
Door Entry Systems	1-5
Non- Traditional Improvements	1-10
Structural Walls etc	N/A
Roof Coverings	N/A
Fascia & Soffits etc	N/A
Asbestos	N/A
Sheltered Schemes Improvements	1-10
Sheltered Bedsit Conversions Where Feasible	N/A
Continue to provide aids & adaptation for people with disabilities.	N/A
Gutters and outside pipework that need to be replaced	1-10
External Painting of homes that need it, in consultation with tenants over colour choices	1-10
Provide some environmental improvements, such as:	1-10
- Better car parking	1-10
- Improvements to estates generally	1-10
Related Assets	
- Repairs to fences and boundary walls	1-10
- Repairs to pathways and drives	1-10
Related Assets	1-10
No Planned Demolitions over those already planned	N/A
In early years, V2C would concentrate on repairs & improvements, but may consider building new homes in the future	N/A
Training & Employment Opportunities to Local People	N/A
No Service Charges to be introduced within the first 3 years after transfer.	N/A
5 Year Rent Guarantee	N/A

4. Current situation / proposal

- 4.1 Appendix 1 sets out a summary of V2C's performance against the tenants offer and the agreed schedule of qualifying works which formed part of the transfer of Housing Stock to V2C.
- 4.2 As V2C are now nearing completion of the main improvement programme and embarking on the next stage of developing new homes, it is appropriate to formally

update Cabinet of progress and achievements. Appendix 2 sets out how V2C delivered on the promises made within the Offer Document to tenants in 2002, from various property improvements to guarantees on rent increases and other charges, the details of which were reported to, and approved by V2Cs Board on 21st January 2016.

5. Effect upon Policy Framework & Procedure Rules.

5.1 There is no impact on the policy framework and procedure rules.

6. Equalities Impact Assessment

6.1 There are no equalities implications arising from this report, therefore an Equalities Impact Assessment is not required. An Equality Impact Assessment is not required for disposals of land and buildings.

7. Financial Implications.

7.1 There are no financial implications of this report.

8. Recommendation.

8.1 Cabinet is recommended to:

8.1.1 Note the achievements of V2C in delivering improvements to the housing stock since 2003; and

8.1.2 Confirm that, in all material respects, the transfer promises made to tenants by the Council, have been met and in some cases exceeded.

DARREN MEPHAM
Chief Executive

Contact Officer: Angie Bowen
Group Manager – Housing and Community Regeneration

5th April 2016

Telephone: (01656) 643501

E-mail: angie.bowen@bridgend.gov.uk

Postal Address Civic Offices
Angel Street
Bridgend

Background documents

None