



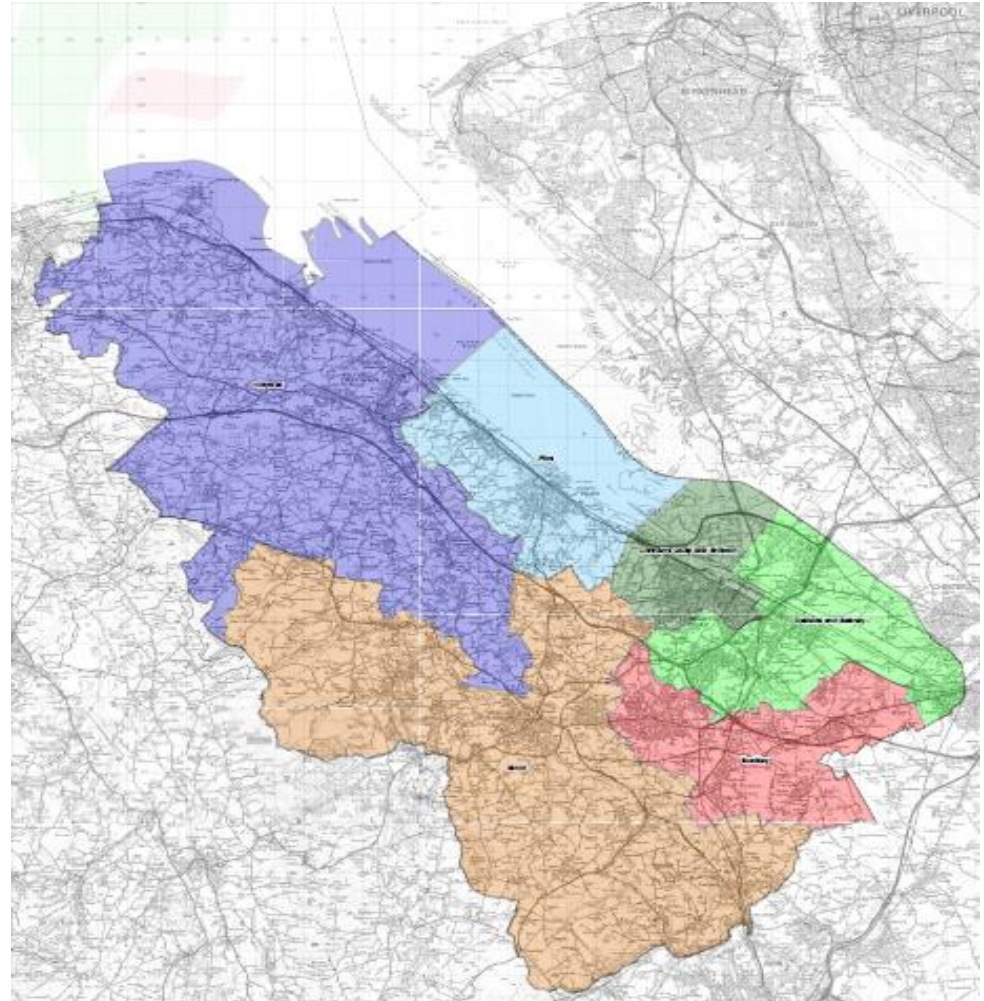
WHQS Environmental Programme

**Housing Asset Management
Flintshire County Council**

Iwan Cale - FCC Contracts Surveyor

WHQS – New District Areas

- *Buckley*
- *Connahs Quay & Shotton*
- *Deeside & Saltney*
- *Flint*
- *Holywell*
- *Mold*



WHQS – Interpretation

- The Welsh Housing Quality Standard (WHQS) is a national standard of quality for homes. This is set by the Welsh Government.
- It means that all tenants in Wales should have the opportunity to live in good quality homes which meet the requirements of that household.
- The Capital Works Team is responsible for delivering Internal & External upgrades to all Council owned properties, complying with the WHQS by the year 2020.

WHQS - Consultation on Works

- Informal discussions with tenants, housing officers, Local Members often highlight the Environmental issues within a community.
- Before any scheme commences, our proposals are shared with tenants via letter or through consultation days through our local Connects Centres.
- The Capital Works Team held Tenant Consultation Workshops in late 2014 and sent over 7,000 questionnaires to the tenants of Flintshire to understand their priorities for their home and community with regards to the WHQS Upgrade works. The majority of tenants asked for the Environmental Works to tackle the community wide issues such as Car Parking but to be scheduled last and that the Internal Works & Enveloping Works should be prioritised first.

WHQS - Environmental Works

- The Environmental Programme targets Part 6 of the WHQS 'Located in attractive and safe environments'
- The elements within Section 6 of the Standard are all considered to be Secondary elements and broadly fall into the following areas:
 - **Roads and footpaths;**
 - **Soft and hard landscaping with planting;**
 - **Street lighting (adequate);**
 - **Adequate and safe play space;**
 - **Adequate and practical and maintainable communal areas;**
 - **Dwellings clearly identifiable with definable boundaries;**
 - **Utility services practically located and well identified;**
 - **Adequate and practically located parking clearly visible;**

WHQS - Environmental Works

- FCC have also completed a comprehensive Garage Review which will form part of the Environmental Works Programme. FCC have assessed each Garage Site and will either be refurbishing the Garages, demolishing to create additional car parking spaces or selling the land as it would not benefit any council owned stock if we were to regenerate.

- We score each proposed scheme through our Matrix that assesses certain aspects such as:
 - Congestion Levels
 - Value for Money
 - Access for Emergency Services
 - Benefit Sheltered Properties/ Tenants
 - Housing Officer approval (Based on their knowledge of the issues at each Estate/ Complex)

WHQS - Environmental Works





WHQS - Environmental Works



WHQS - Environmental Works





WHQS - Environmental Works



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WHQS - Environmental Works

- Current implications/ risks to the Capital Programme
 - Procuring the Works (e-tendering)
 - Availability of Local Contractors
 - Delivery of Works within Time & Budget
 - Costs associated with the works (Profit Margins)
 - Quality of the works that were undertaken

WHQS - Environmental Works

➤ **Questions, Comments & Feedback?**