

## CYNGOR SIR POWYS COUNTY COUNCIL

County Council  
20<sup>th</sup> April 2016

**REPORT AUTHOR:** County Councillor Barry Thomas, Leader

**SUBJECT:** Question from County Councillor Matthew Dorrance

**The Welsh Labour Government's 'Welsh Housing quality Standard' has transformed a tired stock into more energy efficient and fit for purpose homes that residents can have pride in. However, our housing estates need the Council to deal with a backlog of work - like resurfacing pathways and cul-de-sacs; fixing fences and cutting hedges; and clearing up graffiti and fly-tipping.**

**What is the Council's plan for tackling these issues?**

As Councillor Dorrance will be aware the council is investing considerable sums in achieving the Welsh Housing Quality Standard across the county. In the last financial year £14.1 million was spent on improving the homes of tenants and in the current financial year we plan to spend £15.2 million in 2016-17. These funds are predominantly spent on the primary elements of our homes (new kitchens, bathrooms, re-roofing, the installation of external wall insulation, rewiring, new heating systems). Whilst we have a small capital fund (£1 million in 2016-17) to improve secondary elements (works to the immediate environment of our homes) across the county, most of the items that Cllr Dorrance's question focus on are undertaken as responsive maintenance works.

**Resurfacing paths and roads** - We inspect these regularly and also respond to reports/complaints from tenants, councillors and members of the public. Where areas need to be resurfaced we do this on a responsive basis. There is no overarching plan to resurface all footways and roadways in the housing stock.

**Hedges that Housing are responsible for are** – some hedges are included in the grounds maintenance contract and our regularly trimmed by our contractor, however some hedges are the responsibility of tenants to maintain. This contract is currently under review. If there are one off pieces of work that need to be done we look at these on a case by case basis.

**Fences** – there is no programme to renew fences. These are addressed as a responsive maintenance issue when problems are reported by tenants, councillors and members of the public. We have done and will continue to do the occasional environmental improvement scheme, as and when the need arises and these will from time to time include the replacement of fences.

**Graffiti and fly tipping** on council estates are treated as a responsive maintenance issue that need to be attended to urgently and so are done on a case by case basis following a report from a tenant, councillor, or member of the public or from an estate inspection undertaken by officers from the housing service.