

Committee:	Executive	Agenda Item No.:	13.
Date:	28 <sup>th</sup> May 2012	Status	Open
Category	1. Key decision included in Forward Plan		
Subject:	Housing Asset Management Strategy		
Report by:	Head of Housing		
Other Officers Involved	Housing Stock Group		
Director	Director of Neighbourhoods		
Relevant Portfolio Holder	Councillor K. Bowman, Portfolio Holder for Housing Management		

#### **RELEVANT CORPORATE AIMS**

COMMUNITY SAFETY – By ensuring Council properties are secure.

CUSTOMER FOCUSED SERVICES – By offering a range of improvements that match the needs for customers, and by involving customers in the development of the strategy.

ENVIRONMENT – By ensuring properties have efficient heating and adequate insulation.

REGENERATION – The Asset Management Strategy allows significant investment into the District.

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#### **TARGETS**

Work with tenants to develop a new modern standard for council housing and develop a programme to deliver this by April 2012

#### **VALUE FOR MONEY**

The Strategy proposes that the Council should “use procurement processes to best effect to ensure value for money in the delivery of all repairs, maintenance and improvement works”

## **THE REPORT**

In previous years the Capital Programme has been targeted to deliver decent homes and the way that funding was allocated made it difficult to set out long term plans.

However, with the extra flexibility that is offered with self financing there is an opportunity to be more ambitious with the capital programme.

The Housing Revenue Account (HRA) Asset Management Strategy (HAMS) has been developed in conjunction with ConsultCIH who have spoken to a number of key stakeholders including members, customers and officers, and have taken account of national, regional and local issues whilst developing the strategy. The draft HAMS is attached as Appendix 1 for approval.

The Strategy aims to set out the HRA plans for the period of the Business Plan and has been developed alongside the financial plan previously agreed with members.

Although the new financing regime does allow the capital programme to be more ambitious than in previous years, the main expenditure will remain on investment within the existing housing stock and improving standards in current Council properties.

Whilst Decent Homes standards are largely focussed on the fabric of the property, the newly developed Bolsover Standard also takes into account wider neighbourhood issues.

Looking more widely, the HAMS may allow some expenditure on projects that were not possible under the previous funding regime. This may include new build or other acquisitions.

The HAMS aims to set out the main priorities for HRA capital work over the coming period.

- i. To have in place well designed repair and maintenance systems which ensure the stock is well maintained and kept in a good state of repair
- ii. To ensure the housing stock is brought up to and maintained at a locally determined Bolsover Standard, remaining attractive and meeting modern requirements and tenant expectations.
- iii. To replace obsolete or uneconomic stock with new properties, which are better designed to meet future needs and create a better balanced portfolio.

- iv. To identify land, whether it is Housing Revenue Account (HRA), General Fund or non-council to build additional homes to increase the number of Council owned properties available of the type and quality needed in locations where people want to live.
- v. To identify and consider potential opportunities for increasing the stock of properties available by acquiring homes, particularly if property types and location match housing need and management arrangements. (eg. RP disposals, new builds, repossession and properties previously sold under RTB)
- vi. To ensure the ongoing availability of housing stock, which specifically caters for the particular housing needs of older, vulnerable, special needs or minority households through the provision of appropriate attributes and facilities.
- vii. To have a long term strategy and programme in place to incrementally improve the thermal efficiency of the housing stock, at the same time helping to reduce levels of fuel poverty.
- viii. To use procurement processes to best effect to ensure value for money in the delivery of all repairs, maintenance and improvement works
- ix. To use the housing asset base to help deliver the wider corporate priorities of the Council

As now, it is envisaged that members will approve the annual capital programme as part of the budgetary framework; however, the annual plan will be derived from the priorities within the HAMS.

Progress will continue to be monitored by the Housing Stock Group, and this group will be expanded to include the HRA accountant and the Housing Strategy Officer when appointed.

Members should note that the enclosed strategy is a draft document, and some sections will need updating once some current work is completed.

### **ISSUES/OPTIONS FOR CONSIDERATION**

The recommendation to adopt the HRA Asset Management Strategy

## **IMPLICATIONS**

Financial: Not directly – however more detailed capital plans will arise from this strategy.

Legal: Not directly

Human Resources: Not directly

## **RECOMMENDATIONS**

1. That the HRA Asset Management Strategy is adopted;
2. That delegated authority is given to the Head of Housing in consultation, with the Leader, Deputy Leader and Housing Management Portfolio Holder to make minor changes to the Strategy arising from current work.
3. That the HRA Asset Management Strategy is reviewed, at least once a year, by the Executive

## **REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE CONSTITUTION**

To agree the Housing Asset Management Strategy.

ATTACHMENTS: Y

FILE REFERENCE:

SOURCE DOCUMENT: