

Resources PDG
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Getting more out of our Assets (HRA)

**Support good housing
for all**

**Business plan
improvement**

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Your council working for you

Introduction

- The management of the assets that represent our housing stock is a key factor in achieving our Corporate priority – Support good housing for all; meeting housing needs and contributing to thriving neighbourhoods
- Importance of developing a more strategic approach to asset management given the introduction of HRA self-financing in April 2012 and the opportunities this presents



- The HRA business and financial plan is underpinned by a comprehensive approach to the management of the Council's housing assets
- The Asset Management Strategy needs to look beyond the day-to-day maintenance of the stock and the meeting of the Decent Homes Standard
- Focus on the long term performance and sustainability of the stock, incorporating issues such as management, maintenance, refurbishment, potential redevelopment and regeneration, as well as looking at issues such as development of vacant sites, disposal of assets etc.



- The HRA Business Plan both informs, and should be informed by, the Asset Management Strategy
- Identifies what maintenance and further investment opportunities should be prioritised with the funds available through the HRA self-financing arrangements



Current Position

- We have a current Asset Management Plan 2009-2016
- The current document was prepared some time prior to the introduction of self-financing and does not therefore take full advantage of new opportunities and approaches



- There is an opportunity to review our approach to:
 - be driven by a clearer set of locally determined strategic objectives
 - provide more clarity and a greater distinction between strategy, detailed plans and repairs/maintenance policy
 - move it beyond decent homes, working with stakeholders such as Resources PDG and tenants, to develop a new, bespoke, locally determined standard
 - place a much stronger emphasis on the “performance” of the current stock, how it contributes to the accommodation offer and its financial contribution to the HRA Business Plan
 - strengthen the emphasis on a range of broader asset management issues and approaches such as tackling energy efficiency and fuel poverty, remodelling or replacement of stock and regeneration



- The HRA Business Plan is scheduled for completion by end of March 2013 and the HRA Asset Management Strategy by the end of September 2013.

