

REPORT TO CABINET

REPORT OF: Liz Banner – Service Manager Property Services

REPORT NO: RIM.0321

DATE: 11th November 2013

TITLE:	Housing Asset Management Strategy 2013-2018	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Councillor Terl Bryant – Portfolio Holder for Good Housing	
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INITIAL IMPACT ANALYSIS:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
Equality and Diversity	Attached	
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	EA Stage 1 http://moderngov.southkesteven.gov.uk/mgConvert2PDF.aspx?ID=12392	

1. RECOMMENDATIONS

- 1.1 That Cabinet approve the Housing Asset Management Strategy 2013-2018.

2. PURPOSE OF THE REPORT

- 2.1 To identify the key elements of the Housing Asset Management Strategy 2013-2018.
- 2.2 A copy of the Housing Asset Management Strategy 2013-2018 is attached to this report in Appendix 1.

3. DETAILS OF REPORT

- 3.1 The Housing Asset Management Strategy 2013-2018 (HAMS) has been developed to inform the strategic medium and long term approach to maintaining, improving and developing South Kesteven District Council's (SKDC) housing assets.
- 3.2 The HAMS defines a clear housing vision, with which the strategy revolves, specifically:

Through effective, pro-active asset management to have a well maintained, sustainable housing stock that meets a locally determined South Kesteven Standard, provides the type of accommodation our tenant's value, in the environments people would like to live.

- 3.3 The HAMS formalises the fundamental structure within which the housing asset management process will be delivered. To achieve this, the strategy has been developed around two key areas which are Property and Service Standards and Stock Portfolio Management, from which seven priorities have been developed in response to the range of specific issues of the Council, its assets and future resident's needs.

- 3.4 The seven priorities for the Asset Management of the housing stock are:

3.4.1. **Our Standard** - To ensure that all housing stock that has a long term, sustainable future is brought up to a locally determined Standard to ensure it continues to remain attractive and meets modern requirements & needs.

3.4.2 **Energy Efficiency** - To have in place a long term strategy and programme to improve the energy efficiency of the housing stock, at the same time helping to reduce fuel poverty.

SKDC will set progressive targets to ensure that, over time, all properties fall within Energy Rating Bands A to D. Delivering this target will be challenging but is designed to ensure that all our tenants are given the opportunity to live in a well insulated, energy efficient home, which helps to prevent avoidable damage through condensation etc.

Currently 81% of the council housing stock fall with Energy Rating Bands A-D.

- 3.4.3 **Repair and Maintenance** – To have in place well designed, repair and maintenance systems which ensure the stock is maintained to the agreed standard in an efficient, timely, cost effective and responsive way and to use procurement and contract management processes to best effect to ensure value for money is achieved.
- 3.4.4 **Meeting Particular Needs** - To ensure the ongoing availability of housing stock that meets the particular housing needs of elderly, vulnerable, disabled or minority households through the provision of appropriate attributes and facilities
- 3.4.5 **Business Resilience** - To profile, review and appraise the stock to fully understand its relative performance and contribution to the Business Plan including any future updates, and to identify obsolete or uneconomic stock and replace with new properties.

Appraisal of the stock will enable properties to fall into one of three categories as follows:

- **Category 1** - stock that is sustainable for the long term based on its sound financial and non-financial performance.
- **Category 2** - stock that exhibits some issues in terms of its financial and non- financial performance but that may, through some targeted interventions, be potentially sustainable.
- **Category 3** - stock that gives cause for concern due to its poor financial and also possibly non-financial performance and where, due to its high investment needs may require more significant levels of investment such as remodelling, demolition & redevelopment or disposal.

- 3.4.6 **Development Potential** –To identify land whether HRA, General Fund or non-council, to build additional homes to increase the number of Council owned/managed properties available of the type and quality needed and in areas where people want to live and to identify potential opportunities for increasing the housing stock by acquiring properties, particularly if property types and location match housing need and management arrangements.
- 3.4.7 **Managing Opportunities and Liabilities** - To identify and dispose of properties where doing so would remove liabilities and/or generate funds for future re-investment in properties which are either better located, which better meet housing needs and/or are more efficient to manage and to put in place affordable, economic investment programmes that provide an appropriate balance between competing repair and investment requirements.

- 3.5 The key deliverables are highlighted in the summary page included in Appendix 3.

4. OTHER OPTIONS CONSIDERED

4.1 N/A

5. RESOURCE IMPLICATIONS

5.1 SKDC has developed a 30 year HRA Business plan which gives budget figures for capital and revenue repairs, maintenance and investment works. This business plan will be reviewed and updated.

6. RISK AND MITIGATION

6.1 Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Resource availability	Monitoring budgets as set in the 30 year Business Plan and future updated Business Plan and ensuring effective procurement methods result in achieving value for money.
Legislative change	To ensure that this is incorporated into future budget planning.

7. ISSUES ARISING FROM IMPACT ANALYSIS

7.1 As referred to on page 1 of this report.

8. CRIME AND DISORDER IMPLICATIONS

8.1 Implications are taken into account of essential works in maintenance of stock.

9. COMMENTS OF FINANCIAL SERVICES

The attached strategy, if approved, will be a key focus for the budgetary process to ensure the necessary investment is made to the Council's housing stock. The 30 year business plan will be reviewed and updated to reflect the seven priorities contained in the strategy.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

If the Council provides housing accommodation, the Council has a duty to provide this in accordance with the Housing Act 1985, the reform agenda proposed by the Localism Act 2011 and all other relevant legislation. The proposed strategy and the standards should all reflect and assist the delivery of those duties.

11. APPENDICES:

Appendix 1 Housing Asset Management Strategy 2013-2018

Appendix 2 Equality Analysis – background paper

Appendix 3 Housing Asset Management Strategy 2013-2018 Summary