

# Housing Asset Management Strategy 2013-2018

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

Our Priorities:	Our Standard	Energy Efficiency	Repairs and Maintenance	Meeting Particular Needs	Business Resilience	Development Potential	Managing Opportunities and Liabilities
Our outcomes	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.	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.	To have in place well designed, repair and maintenance systems which ensure the stock is maintained to the agreed standard in an efficient, cost effective and responsive way.	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 facilities.	To profile, review and appraise the stock to fully understand its relative performance and contribution to the Business Plan and future updates and to identify obsolete or uneconomic stock and replace with new properties	To identify land 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.	To identify and dispose of properties where doing so would remove liabilities and/or generate funds for future re-investment.
What we will achieve	Robust plans are in place and maintained to secure substantial delivery of the new Standard by 2018.	Energy efficiency measures planned and undertaken	A set of detailed, clear documents that demonstrate what the Council will do, how it will do them and by when so that the wide range of statutory, regulatory and best practice requirements are suitably documented, allowing proper accountability to be maintained.	Necessary upgrading works identified and included for within planned works programmes as and when they are due to take place.	Knowledge and awareness of the overall performance of the stock and the relative performance of different groups/archetypes of properties.	Shortlist of appraised development sites, with notes on feasibility and plan of actions to secure delivery.	Potential disposals identified and potentially made.

<p>What we are going to do</p>	<ul style="list-style-type: none"> <li>• Develop a costed programme of works.</li> <li>• Ensure sufficient funds are in place for delivery.</li> <li>• Regularly review progress against agreed KPI's,</li> <li>• Provide quarterly update reports to tenant groups.</li> <li>• Update stock condition survey data.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify insulation needs of each property.</li> <li>• Develop and implement a programme of energy efficiency works.</li> <li>• Explore new solutions for improving energy efficiency of 'difficult to insulate' properties.</li> <li>• Work with key organisations to secure funding.</li> <li>• Work with internal and external partners to assist tenants to effectively heat their home.</li> <li>• Monitor progress against agreed KPI's.</li> </ul>	<ul style="list-style-type: none"> <li>• Formalise a comprehensive set of Repairs and Maintenance Policies.</li> <li>• Consider a programme of fencing and car parking works.</li> <li>• Undertake reviews of all planned and reactive works.</li> <li>• Review all asset management policies and strategies.</li> <li>• Develop a procurement plan.</li> <li>• Ensure effective contract management.</li> <li>• Actively involve tenants in process.</li> <li>• Ensure resource is in place to deliver the Procurement Plan.</li> <li>• Monitor progress against agreed KPI's.</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake a condition survey of all sheltered housing schemes.</li> <li>• Develop a costed programme of works.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a Sustainability Assessment Tool to evaluate stock performance.</li> <li>• Evaluate the performance of the housing stock.</li> <li>• Identify individual schemes/estates for option appraisals.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and maintain a list of potential development sites.</li> <li>• Agree which sites to pursue for development.</li> <li>• Develop delivery schedule and timetable.</li> <li>• Set up systems for identifying, pursuing and securing the acquisition of properties.</li> <li>• Actively seek properties to acquire that fit into the housing portfolio.</li> </ul>	<ul style="list-style-type: none"> <li>• Use the results of the Sustainability Assessment Tool analysis to identify properties/schemes/estates for disposal.</li> </ul>
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