

REPORT TO CABINET

REPORT OF: Cllr Paul Carpenter – Corporate Governance & Housing

REPORT NO: AFM00122

DATE: 05th October 2009

TITLE:	Asset Management Plan – Housing Revenue Account – 2009-2016	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	YES	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	CLLR PAUL CARPENTER – CORPORATE GOVERNANCE AND HOUSING	
CONTACT OFFICER:	L.Banner – Service Manager Asset and Facilities l.banner@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below:	Full impact assessment Required:
Equality and Diversity	N/A	N/A
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Local Democracy link on the Council’s website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	The Asset Management Plan – 2009-2012	

1. RECOMMENDATIONS

That Cabinet approve the Asset Management Plan – Housing Revenue Account – 2009-2016.

2. PURPOSE OF THE REPORT/DECISION REQUIRED

The Asset Management Plan for the Housing Revenue Account (HRA) 2009-2016 is based on the objectives and principles of the council’s Asset Management Plan 2009-2012.

A copy of the Asset Management Plan for the Housing Revenue Account is attached to this report as an appendix.

3. DETAILS OF REPORT (SUMMARY – USE APPENDICES FOR DETAILED INFORMATION)

The Asset Management Plan for the HRA takes into consideration the priority action plans of the council, in particular the Quality Living Priority Plan, which aims to maintain all council housing at the decent home standard, to improve the energy efficiency of our stock and to deliver value for money and customer satisfaction.

The Asset Management Plan aims to complement and inform the business plan and to set out priorities for the improvement of the housing stock.

The purpose of the Asset Management Plan is to:

- Keep dwellings in good condition in the most cost effective manner;*
- Bring properties up-to-date and in line with current and projected customer expectations and demand;*
- Ensure works comply with current and prospective regulations;*
- Provide a balance between responsive and cyclical repairs and capital investment;*
- Provide links to lettings, Supporting People, stock improvement and disposals strategies;*
- Meet the decent homes standard;*
- Achieve high standards of energy efficiency.*

The authority has completed a 100% stock condition survey and all information is now held on both the Housing Management System ‘Anite’ and the Asset Management System ‘Apex’. This survey has given accurate information on all properties where access has been available, enabling future planning for both the planned and cyclical schemes. The stock condition survey will also identify the extent of catch up repairs required in the stock. The stock condition information supports the Asset Management Plan and the Business Plan and also enables a financial plan to be developed, which has been completed for both 5 years and 30 years.

The Asset Management Plan examines how works are implemented including planned maintenance and capital improvements; responsive maintenance and voids; gas servicing contracts; other service contracts; asbestos works and risk assessments for Legionella.

Energy efficiency of the council’s housing stock is a prime objective for the authority and the council’s over-arching Asset Management Plan and the Carbon Management Plan – 2008-2013 underpin these aims. By improving the energy efficiency of the housing stock, a reduction in levels of fuel poverty amongst tenants will result. As part of our stock condition survey SKDC has undertaken an Energy Survey to assess the energy efficiency of our properties against the Standard Assessment Procedure (SAP).

Customer liaison and feedback is also a key aspect to the Asset Management Plan. Customer feedback is being sort on priorities for work for the reinvestment programme through consultation and this feedback will be used to ensure that the plan is informed by tenant priorities.

4. OTHER OPTIONS CONSIDERED

N/A

5. RESOURCE IMPLICATIONS

The Asset Management Plan includes plans relating to the maintenance of decent homes and other essential over the five year period to which the Plan refers.

6. RISK AND MITIGATION (INCLUDING HEALTH AND SAFETY AND DATA QUALITY)

Risk

The Asset Management Plan details procedures in place which are reliant upon maintenance of accurate data and upkeep of the system following completion of a 100% Stock Condition Survey in September 2009.

Data Quality

Every effort is undertaken to ensure rigid data quality checks are carried out.

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

As referred to on page 1 of this report.

8. CRIME AND DISORDER IMPLICATIONS

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

9. COMMENTS OF SECTION 151 OFFICER

The proposed Housing Asset Management Strategy will provide the framework to facilitate the formation and delivery of both the revenue planned maintenance and the Housing capital programme. Members are reminded that the financial modelling in respect of the HRA shows financial difficulties in the medium term and the expenditure plans in respect of the housing stock will need to reflect the financial constraints.

10. COMMENTS OF MONITORING OFFICER

The Council already has in place an asset and facilities management plan for the period from 2009 to 2012 for those properties which are funded through the general fund. That plan does not include properties funded through the housing revenue account.

The purpose of the proposed Asset Management Plan is to provide a plan for the housing revenue funded properties for the period from 2009 to 2016. The plan is not proposed as an overriding plan for both general fund and housing revenue account properties.

