



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Finance, Economic Development & Corporate Services Overview and Scrutiny Committee

21 February 2023

Report of Councillor Kelham Cooke
The Leader of the Council

Housing Stock Condition Update

Report Author

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Purpose of Report

To provide Committee with an update on how the data from the recent stock condition surveys is informing our future budget, grant application and asset management of Housing Revenue Account assets.

Recommendations

That the Finance, Economic Development and Corporate Services Overview and Scrutiny Committee:

- 1. Notes the contents of the report and the ongoing commitment to regularly update the stock condition data.**

Decision Information

Does the report contain any exempt or confidential information not for publication? No

What are the relevant corporate priorities? Housing that meets the needs of all residents

Which wards are impacted? All

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The information from the stock condition survey is vital to enable the HRA to target it's resources and invest in the housing stock that is requiring the investment. It is important the information is maintained and updated in order to ensure the future development of investment continues to be based on accurate information.

Completed by: Richard Wyles, Chief Finance Officer

Legal and Governance

- 1.2 The updates to Committee allow members to track progress on the outcome of the stock condition surveys and the ability to make informed data led decisions in relation to our housing stock.

Completed by: Mandy Braithwaite, Legal Executive

Climate Change

- 1.3 The completion and regular update of stock condition surveys allows for an improved understanding of energy performance of the housing stock, and identification of priority properties and archetypes to address. Decision making on any capital investment or grant bids such as the Social Housing Decarbonisation Fund can be led by information on individual properties.

Completed by: Serena Brown, Sustainability and Climate Change Officer

2. Background to the Report

- 2.1 The Council has a clear commitment in its Corporate Plan 2020-2023 to provide “*Housing that meets the needs of all residents*” and the timely delivery of improvements to its social housing stock is key to achieving this. To enable effective planning and delivery of investment programmes we must make data led decisions. The programmes are identified by examining stock condition data from our properties and understanding the serviceable life of key components
- 2.2 In the financial year 2021-22 the Council committed to revising their Stock Condition data through the completion of individual surveys to each of their HRA owned properties. A contractor was sourced, and the surveys were undertaken by Faithorn, Farrell and Timms (FFT). This was required due to the historic data held within the APEX asset management system. The contract was a one-year contract with payment made on a per property basis.
- 2.3 The stock condition surveys were undertaken across all asset types including our communal blocks and shared areas, for residential unit we also commissioned the completion of an Energy Efficiency Certificate (EPC). The number of surveys completed during the contract period can be found at Appendix One – Stock Condition Survey completions 2022. Assurance can be given that surveys were undertaken on all property types and streets across the District.
- 2.4 It is important for the service to proactively plan to refresh its stock condition data in a planned manner, to that end we shall be undertaking stock condition surveys on circa 20% of our stock each year to ensure that our data set is refreshed every five years. The Council shall also expand the survey specification to include elevated walkways, car parks and any emerging risks in the future. This year’s surveys shall focus on those properties that were not completed within the original contract.
- 2.5 Informing Capital Budget decisions
- The data has been used to formulate our capital budget setting process for the coming years and shall be used to inform the HRA business plan and ongoing affordability.
- Appendix Two – the proposed HRA Capital programme for the period 2023/24 – 2025/26 provides details of the planned completion of capital works for the next three years with the appropriate budgets included.
- 2.6 Informing Funding Bids
- The completion of EPC (Energy Performance Certificate) information during the stock condition completion has enabled us to compile an evidence-based bid to

the SHDF (Social Housing Decarbonisation Fund). This bid aims to address the energy efficiency requirements of our stock aiding us to meet our climate change promise by reducing the carbon footprint of these homes alongside aiding to reduce fuel poverty to some of our most needy households. The ability to draw upon this data aided us greatly in the bid compilation and resulted in a bid that if successful will aid us to address 333 properties at a total value of £7,265,997 with 47% £3,418,480 of this total to be forthcoming from the grant application. We anticipate the bid outcome prior to the commencement of the financial year 2023/24.

3. Key Considerations

- 3.1 This report provides members with examples of how the data collected from the stock condition surveys is being used pro-actively to shape future spending and investment decisions within our housing stock.
- 3.2 The report highlights the value of having current data available to enable effective bid compilation to government grant schemes.

4. Reasons for the Recommendations

- 4.1 The report provides committee with an update on the outcome of the stock condition surveys and the ability to make informed data led decisions in relation to our housing stock.

5. Background Papers

- 5.1 List any background papers and where they can be accessed.

6. Appendices

- 6.1 Appendix One – Stock Condition Survey completions 2022
- 6.3 Appendix Two – HRA Capital template 2023-2025