



Tuesday, 10 February 2026

Report of Councillor Virginia Moran,
Cabinet Member for Housing

Housing Asset Management Strategy

Report Author

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Purpose of Report

To approve and adopt the new Asset Management Strategy.

Recommendations

Cabinet is asked to:

1. Approve and adopt the new Asset Management Strategy.
2. Agree that any future minor amendments (i.e. changes to wording to reflect changes in process) required through the life of the strategy are delegated to the Head of Service – Technical Services, in consultation with the Cabinet Member for Housing.

Decision Information

Is this a Key Decision? No

Does the report contain any exempt or confidential information not for publication?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

What are the relevant corporate priorities? Effective council

Which wards are impacted? All Wards

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 Housing Asset Management Strategy outlines how properties are maintained in a compliant and effective way and is a key component of supporting the development of the HRA Business Plan. The strategy has been aligned to the updated housing revenue and capital budget proposals over the next 5 years.

Completed by: David Scott – Assistant Director of Finance and Deputy S151 Officer

Legal and Governance

- 1.2 The Council has statutory responsibilities as a social landlord regarding all aspects of managing its housing assets. Having a housing asset management strategy in place ensures that the Council is clear as to how it will meet these requirements.

Completed by: James Welbourn, Democratic Services Manager

Health and Safety

- 1.3 Failure to comply with the Housing Asset Management Strategy carries both financial and reputational risks for the authority. More importantly the Council has both legal and moral obligations to ensure that properties are well maintained and safe for tenants

Completed by: Philip Swinton, Head of Health, Safety, Compliance and Emergency Planning

2. Background to the Report

- 1.1. Landlords require an up-to-date asset management strategy to set out how they will ensure that their properties remain safe, suitable, affordable and efficient in the long term.
- 1.2. An asset management strategy identifies the key priorities for the effective management of the Council's housing assets balancing tenant needs with financial viability.

- 1.3. The asset management strategy provides a strategic framework for making decisions from repairs and improvements, ensuring that Council's housing assets support the wider corporate plan objectives.

3. Key Considerations

- 1.1. The purpose of this strategy is to:

- Manage available resources effectively to balance investment need across repairs and improvements ensuring the long-term viability of Council housing.
- Ensuring homes are safe, meet modern standards and are suitable for diverse needs, improving tenant satisfaction and reducing void times.
- Ensuring that properties meet current regulations, energy efficiency and environmental standard and avoiding non-compliance.
- Future proof properties against climate change and evolving tenant demands through planned investment.
- Optimize value for money and making informed decision about maintenance.
- Links to the Council's corporate plan and key priorities.

4. Other Options Considered

- 4.1 The alternative option to the proposed new asset management strategy is to retain the existing strategy, however this was ruled out as it was considered out of date and no longer fit for purpose.

5. Reasons for the Recommendations

- 1.1. The Cabinet are asked to approve the proposed new Housing Asset Management Strategy.
- 1.2. The Council is required to have an up-to-date asset management strategy to set out how it will ensure that properties remain safe, suitable, affordable and efficient in the long term.

6. Consultation

- 1.1. The following groups have been consulted on the proposed new housing asset management strategy:
 - Housing Overview and Scrutiny Committee.
 - Housing Department Management team.
 - Resident workshop and online consultation.

7. Appendices

1.2. Proposed new Housing Asset Management Strategy.