

Committee: Housing Board

Agenda Item

Date: 12 September 2013

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Title: Housing Asset Management and Development Strategy

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Key decision: no

Summary

1. This report seeks approval of the Housing Asset Management and Development Strategy.
2. It is the council's first Housing Asset Management and Development Strategy and has been specifically designed to meet the council's strategic planning needs under the 'self financing' arrangements of HRA reform.
3. The strategy also compliments the Council's Housing Revenue Account Business Plan

Recommendations

4. That the Cabinet approve the adoption of the attached Housing Asset Management and Development Strategy as a framework to make decisions about the council's housing assets

Financial Implications

5. There are no direct financial implications arising from this report.
6. The financial implications will be considered as part of the HRA business planning process. Annual budgets and the capital programme to deliver the Strategy will be considered as part of the MTFS and budget preparation process .

Background Papers

7. None

Impact

- 8.

Communication/Consultation	Housing Board and Tenant Forum Upon completion of any option appraisals we will consult with customers on options Available
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Community Safety	n/a
Equalities	The strategy will produce a positive impact on the Council's equalities duties through the investment in Council homes. This will meet the particular needs of people from the protected characteristics, especially older people, people with disabilities, carers' needs and parents/guardians of children with disabilities
Health and Safety	None
Human Rights/Legal Implications	Some of the investment decision within the Housing Asset Management and Development Strategy will have legal implications i.e. removal of garages, building new council dwellings
Sustainability	The ongoing asset management approach to the Council's homes and environment has an important positive impact on tenants' quality of life and, with energy efficiency improvements, will help to secure the long term sustainability of the council's housing stock and estates
Ward-specific impacts	All wards
Workforce/Workplace	Housing Asset Management - may involve using existing staff resources in a different way

Situation

9. The Housing Asset Management and Development Strategy has been developed to inform the strategic medium and long-term approach to maintaining, improving and developing the council's housing assets.
10. It sets out the priorities for the physical care and improvement of the housing stock and surrounding environment as well as explaining how, through sound planning, the council can ensure that its housing continues to meet the needs of the local people of the district.
11. The strategy will be reviewed and updated annually following consultation with the Housing Board and Tenant Forum
12. The asset management strategy document is attached at Appendix 1

Risk Analysis

15.

Risk	Likelihood	Impact	Mitigating actions
<p>Assessment of investments on a scheme by scheme basis could result in a failure to focus resources on the the delivery of priorities and ensure that the HRA's housing stock remains decent and well maintained and ensure coordination of resources to deliver an improvement programme.</p>	<p>2 Some risk if the council does not have a strategy that informs decisions on improvement of its housing assets to assist, manage and minimise risk</p>	<p>3 The council's housing stock no longer meets the standards required for decent social housing</p>	<p>Adoption of a Housing Asset Management Strategy which will perform a critical role in the decision making process around housing investment</p>

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.