



Report to:	Climate and Environment Advisory Committee 9 March 2021
Lead Cabinet Member:	Cllr Hazel Smith
Lead Officer:	Peter Campbell

Housing Asset Management Strategy - Update

Executive Summary

1. This report provides an update to members on the development of the Housing Asset Management Strategy (HAMS) that is currently being developed
2. The report asks members to consider establishing a working group to review and contribute to the development of the strategy and associated action plan.

Key Decision

3. No – not at this stage.

Recommendations

4. It is recommended that
 - a. Members of CEAC establish a working group to work with officers to review and feed into the development of the HAMS.
 - b. That members review the main aims of the HAMS and
 - c. That members review and the associated draft action plan.

Reasons for Recommendations

5. The HAMS is an important strategy that will determine the approach that the Council takes to the HRA assets. Member input into the development of this approach will make the most of their local knowledge and experience and strengthen the emerging strategy.

Details

6. This document should be read in conjunction with the Draft HRA Asset Management Strategy (HAMS) and the associated actions plan included as appendices A & B.
7. Both these documents are presented in draft form. The purpose of presenting these documents at this stage is to allow members an early opportunity to comment on the scope, ambitions, and actions within the HAMS. However, member should be aware that because of this approach the reports have not been quality checked and do contain errors and omissions, these will be picked up in later iterations of the developing strategy.

Background

8. The HAMS has been developed to provide a clear strategy around the way the council manages its housing stock within the Housing Revenue Account. This consists of over 5,550 properties with an open market value of around £1.3 billion.
9. The HAMS represents a change of focus in asset Management from providing decent homes, to meeting new challenges such as carbon reduction, increased customer expectation, demographic changes, and all this against a background of increased government legislation.
10. The HAMS aims to meet the need for Asset Management Strategy that reaches beyond traditional 'property maintenance'. Effective asset management will ensure that our homes continue to provide a high quality, suitable and sustainable contribution to the district.

Options

11. Members can choose not to be involved in the development of the HAMS, however the risk is that the strategy would then not reflect the views and priorities of members.

Implications

12. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

There are no significant implications arising directly from the decisions for members to be involved in the development of the HAMS. However, once developed the HAMS may have significant implications to all aspects listed below:

Financial:

13. The final strategy will involve considerable expenditure

Legal:

14. There are significant legal implications to managing housing stock, for example compliance with a range of regulations. These are covered in detail within the draft strategy.

Staffing:

15. New legislation within the Housing White papers makes it clear that the council will need to identify named officers with overall responsibility for element of safety

Risks/Opportunities:

16. A risk register will be developed as part of the final strategy.

Equality and Diversity:

17. The draft strategy lays out in detail the approach to equality issues.

Climate Change: T

18. The draft strategy has a main theme of carbon reduction within the Housing stock.

Health & Wellbeing:

19. The draft strategy makes specific reference to providing support and adaptations to properties to assist people in housing need.

Consultation responses

20. The proposal to setting up a working group from members of CEAC is part of the consultation process and will help to shape the strategy. It is also intended to consult tenants on a later iteration of the strategy.

Alignment with Council Priority Areas

Housing that is truly affordable for everyone to live in

21. The main focus of the HAMS is about providing better quality housing, The focus on carbon reduction and energy efficiency will lead to reduced costs and reduce fuel poverty.

Being green to our core

22. There is a strong focus on Carbon reduction with the aim of ensuring the housing stock is zero carbon by 2050. The strategy also looks at issues such as 'doubling nature; across HRA land.

Modern and caring Council

23. The HAMS aim to reflect the views and needs of existing and future customers.

Background Papers

None

Appendices

Appendix A: Draft Housing Asset Management Strategy
Appendix B: Draft HAMS Action Plan

Please note the appendices are working documents and do currently contain known errors and omissions.

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