

REPORT TO: COMMUNITIES COMMITTEE ON 16 FEBRUARY 2010

SUBJECT: HOUSING ASSET MANAGEMENT STRATEGY

BY: DIRECTOR OF COMMUNITY SERVICES

1. REASON FOR REPORT

1.1 This report is presented to the Communities Committee to seek approval of the draft Housing Asset Management Strategy for 2010-2013.

1.2 The report is submitted to the Communities Committee in terms of the Council's Administrative Scheme relating to the maintenance and improvement of the Council's housing stock.

2. RECOMMENDATION

2.1 It is recommended that the Communities Committee :-

(i) approves the draft Housing Asset Management Strategy 2010-2013; and

(ii) notes the proposals within the Strategy for future monitoring and review.

3. BACKGROUND

3.1 The Housing Asset Management Strategy is intended to inform tenants and partners, of the Council's proposals to manage the Council's housing assets.

3.2 The Strategy draws together information contained within the Housing Business Plan, the Scottish Housing Quality Standard Delivery Plan and the Housing Investment Plan, ensuring that the Council's stock is capable of meeting the Scottish Housing Quality Standard (SHQS) by 2015 and is sustainable in the longer term.

3.3 It is recognised that the Council needs to have an Asset Management Strategy in place. During the recent inspection by the Scottish Housing Regulator it was noted that the Housing Service did not have a formal Housing Asset Management Strategy, although it was acknowledged that all the constituent parts exist in a number of locations. An Asset Management Improvement Plan to deal with the issues that arose during the inspection by the Housing Regulator has been agreed. The Improvement Plan was approved at Communities Committee 24 March 2009 (paragraph 15 of the minute refers). The preparation of an Asset Management Strategy is an element of this plan.

- 3.4 The Housing Asset Management Strategy is intended as a tool to develop systems and processes to enable the Council to use its HRA assets efficiently and effectively.

4. HOUSING ASSET MANAGEMENT STRATEGY

- 4.1 The draft Housing Asset Management Strategy 2010-2013 is attached as **APPENDIX I**

Part 1 – Introduction, Executive Summary, and Context

- 4.2 This part of the strategy outlines the main purpose of the document and provides an executive summary. The context section provides details on the current location and general profile of the stock.

Part 2 - Objectives and Strategies

- 4.3 The first part of this section outlines the main objectives of the strategy and details how the document fits in with other wider Council strategic objectives, Housing Service Priorities and Improvement Plans.
- 4.4 The remainder of this section deals with the various issues affecting the stock and it's associated assets, including the standards that the Council aims to achieve, the prioritisation of improvement works, and methods of procurement

Part 3 - Administrative Implementation, Monitoring and Review Processes

- 4.5 The final section of the document details the resources required to implement the strategy, how it will be implemented, how performance will be monitored and how the strategy will be reviewed.

5. SUMMARY OF IMPLICATIONS

(a) Single Outcome Agreement/Service Improvement Plan

This proposal relates to:

- (i) Local Priority 4 – Housing/Homelessness
- (ii) the Service Improvement Plan priorities 2.3 - Improving housing quality, and 2.4 – Improving housing service quality

(b) Policy and Legal

Maintenance and Improvement works are carried out in order to meet statutory legal requirements and in accordance with current relevant policies.

(c) Resources (Financial, Staffing and Property)

There are no direct financial implications associated with this report. The costs required for the improvement and maintenance of the housing stock to ensure that it will remain sustainable in the longer term both physically and environmentally will be met through the Housing Investment Plan, and monitored through the Housing Investment Strategy monitoring reports. There are no European funding implications.

(d) Consultations

Consultations have taken place with with the Director of Community Services, Chief Housing Officer, Housing Programmes Manager, Property Manager, Housing Needs Manager, Senior Area Housing Manager, Asset Management Co-ordinator, Aileen Scott - Principal Solicitor (Commercial and Conveyancing), Lorraine Paisey – Principal Accountant, and Deborah Bosworth – Principal Accountant.

6. CONCLUSION

- 6.1 Investment in the Council's housing stock enables the Council to address the priorities to improve the quality of housing stock in Moray. Specifically, investment in the Council's housing stock enables the Council to achieve the Scottish Housing Quality Standard by 2015, as required by the Scottish Executive.**

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Background Papers: held on file by the Capital Programmes Manager
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