
REPORT TO:	HOUSING AND COMMUNITY SERVICES COMMITTEE	AGENDA ITEM: 8
DATE OF MEETING:	6th OCTOBER 2016	CATEGORY: DELEGATED
REPORT FROM:	MIKE HAYNES – DIRECTOR OF HOUSING AND ENVIRONMENTAL SERVICES	OPEN
MEMBERS' CONTACT POINT:	LEE CARTER – HOUSING ASSET MANAGER EXT.5797	DOC:
SUBJECT:	HOUSING ASSET MANAGEMENT STRATEGY 2016 - 2046	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: HCS01

1. Recommendations

- 1.1 To seek approval from Members for the adoption of a 30 Year Housing Asset Management Strategy for the period 2016-2046.

2. Purpose of Report

- 2.1 To inform members of the strategic importance of the Housing Asset Management Strategy, both in terms of its impact on Housing Services and the wider Council.

3. Detail

- 3.1 The Housing Asset Management Strategy 2016 - 2046 (AMS), a copy of which can be found at Appendix 1, provides a framework for the effective management of the housing stock including maintenance, improvement works, and development and regeneration opportunities. The aim is to ensure that housing assets are maintained in good condition and that products and service delivery continue to provide value for money and a high standard of customer satisfaction.
- 3.2 The Housing AMS was first produced in 2002 and revised in 2009, but is now somewhat out of date with current best practice. This new 30 year strategy is a significant development, and remains in accordance with good practice. The purpose is to ensure that the Council's largest asset is maintained and improved in order to provide a sustainable income for the Housing Revenue Account (HRA) over the term of the strategy.
- 3.3 The Housing AMS has links to a number of other strategies within the Service and the wider Council, but its financial opportunities and limitations remain defined within the HRA Business Plan.
- 3.4 The housing service is continually subject to change either through internal processes and/or legislative change, and the Housing AMS links the different areas within housing from gas servicing and energy efficiency, through to new build and

regeneration opportunities. The importance of these links enables decisions to be based on the service as a whole and ensure good governance and sustainability in the short/medium and long term.

4. Financial Implications

- 4.1 The approval of the new housing AMS does not have any direct financial implications. However, implementing its objectives will ensure that the council's HRA ambitions are delivered in the most effective and cost efficient way in accordance with the principles of value for money.

5. Corporate Implications

- 5.1 Due to the integrated nature of the housing AMS with other key corporate documents its implementation ensures the Council as a whole is delivering on its corporate objectives.
- 5.2 The requirement for an up to date Housing AMS is essential in terms of enabling housing services to make effective and consistent decisions regarding one of the Council's major assets.

6. Community Implications

- 6.1 The overall aim is to improve the quality and cost effectiveness of our services through effective management of our assets for the benefit of the tenants of SDDC for today and in the future.