

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CORPORATE SCRUTINY COMMITTEE – WEDNESDAY 9  
MARCH 2022



<b>Title of Report</b>	<b>HOUSING ASSET MANAGEMENT PLAN 2022 TO 2024</b>	
<b>Presented by</b>	Chris Lambert, Head of Housing  Jasbir Singh, Housing Assets Team Manager	
<b>Background Papers</b>	Housing Asset Management Strategy 2015-2020 approved by Cabinet on 20 October 2015 - <a href="http://prod-modgov:9070/ieListDocuments.aspx?CId=126&amp;MID=1496&amp;\$LO\$=1#AI2078">http://prod-modgov:9070/ieListDocuments.aspx?CId=126&amp;MID=1496&amp;\$LO\$=1#AI2078</a>	<b>Public Report:</b> Yes
<b>Financial Implications</b>	Delivery of the Asset Management Plan will require significant investment of both capital and revenue resources, which are allocated in the annual budget setting process, which also projects over a five-year period.	
	<b>Signed off by the Section 151 Officer:</b> The S151 officer review was unable to be completed prior to the publication. The review will be completed prior to the meeting and any comments will be provided to the committee at that time.	
<b>Legal Implications</b>	None apparent from this report.	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	The Plan can be delivered using existing staff resources and the funding available in the HRA Capital and Revenue budgets for 2022/23.	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Reason Agenda Item Submitted to Scrutiny Committee</b>	The Housing Asset Management Plan will provide an interim framework for setting the investment priorities for the Councils housing stock until 2024. This document will be succeeded by the 5-year Asset Management Strategy from 2024/25 to 2029/30 for reasons explained in the report.	
<b>Recommendations</b>	<b>THAT CORPORATE SCRUTINY COMMITTEE REVIEW THE ATTACHED DRAFT HOUSING ASSET MANAGEMENT PLAN 2022 – 2024 AND MAKE ANY COMMENTS THEY WISH TO BE CONSIDERED BY CABINET.</b>	

**1. BACKGROUND**

1.1 The Housing Asset Management Strategy is a key document in providing a framework for the delivery of services to the tenants of the Councils 4159 domestic properties and associated garages and shops. Typically these documents are reviewed every 5 years, and action plans produced to cover the subsequent period. These plans drive the budget setting process and are used in the production of our medium and long

term financial planning forecasts, through the Medium Term Financial Plan and associated documents.

- 1.2 There are a number of national policy developments due to occur in the next 12 to 18 months, which include the new Fire Safety Bill, the implementation of the Housing White Paper, and the conclusion of the review of the Decent Homes standard, all of which will have a significant impact on the wider policy environment within which asset management decisions relating to the housing stock are going to be made. Producing a full 5 year Asset Management Strategy was therefore considered to be inappropriate given that significant revisions were likely to be necessary in the light of the aforementioned changes. As an alternative approach, the 2 year interim Asset Management Plan attached as Appendix 1 has been produced as a bridging document.
- 1.3 Additionally, the data needed to inform the new Asset Management Strategy has very recently been transferred from our legacy ICT systems to the new Aareon QL environment. This is a much more powerful platform from which to produce comprehensive forward forecasts of investment needs and model different scenarios more effectively. Over the months ahead we will be exploring the full functionality of the new system to enable us to use it as the foundation for our future planning as part of the Asset Management Strategy 2024/25 to 2029/30.
- 1.4 The Committee are invited to consider the attached draft Asset Management Plan 2022 to 2024 and make any comments they wish to be considered by Cabinet as part of the approval process.

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	<p>Insert relevant Council Priorities:</p> <ul style="list-style-type: none"> <li>- Support for businesses and helping people into local jobs</li> <li>- Developing a clean and green district</li> <li>- Local people live in high quality, affordable homes</li> <li>- Our communities are safe, healthy and connected</li> </ul>
Policy Considerations:	None apparent
Safeguarding:	None apparent
Equalities/Diversity:	The Plan includes provision for aids and adaptations funding to tenants homes.
Customer Impact:	Ensuring our tenants have safe warm and modern homes is a key requirement of being a social landlord.
Economic and Social Impact:	Delivery of a significant proportion of the works to be commissioned as a result of this plan will be through our inhouse repairs team, meaning the funding is retained within the local economy via our directly employed workforce.
Environment and Climate Change:	The plan provides a clear commitment to the Councils ambition to achieve an EPC "C" rating for all our tenants homes by 2030. This will make a significant contribution towards the Zero Carbon by 2030 target the Council has set.
Consultation/Community Engagement:	Tenants and Leaseholders Consultation Forum (TLCF).
Risks:	Risk management relating to the delivery of the contents of this plan will be undertaken through the Councils performance management arrangements and reported as part of the Quarterly monitoring performance reporting processes.
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