

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 19 JULY 2022



Title of Report	HOUSING ASSET MANAGEMENT PLAN 2022 TO 2024	
Presented by	Karen Connell, Interim Head of Housing Jasbir Singh, Housing Assets Team Manager	
Background Papers	Housing Asset Management Strategy 2015-2020 approved by Cabinet on 20 October 2015 - http://prod-modgov:9070/ieListDocuments.aspx?CId=126&MID=1496&\$LO\$=1#AI2078	Public Report: Yes
		Key Decision: Yes
Financial Implications	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.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	None apparent from this report	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications		
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	The purpose of this report is to seek approval from Cabinet for The Housing Asset Management Plan (AMP). The AMP will provide an interim framework for setting the investment priorities for the Councils housing stock until 2024.	
Reason for Decision	To seek approval from Cabinet for the 2022-2024 HRA Asset Management Plan	
Recommendations	IT IS RECOMMENDED THAT CABINET: 1) NOTES THE CONTENTS OF THE REPORT; AND 2) APPROVES THE 2022-2024 HRA ASSET MANAGEMENT PLAN.	

1.0 BACKGROUND

- 1.1 The provision of a revised and updated Housing Asset Management Strategy (HAMS) is key to making the right investment decisions in relation to the Council's most valuable physical asset, the housing stock.

- 1.2 The Housing Asset Management Plan (HAMP) attached as Appendix A, is a key document in providing the framework for the interim management and review of services to the tenants of the Councils 4159 domestic properties and associated garages and shops whilst a full 5-year Housing Asset Management Strategy is developed
- 1.3 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 interim Housing 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 Housing Asset Management Strategy 2024/25 to 2029/30.

Policies and other considerations, as appropriate	
Council Priorities:	Insert relevant Council Priorities: <ul style="list-style-type: none"> - Support for businesses and helping people into local jobs - Developing a clean and green district - Local people live in high quality, affordable homes - Our communities are safe, healthy and connected
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

<p>Consultation/Community Engagement:</p>	<p>The report was sent for consultation to Housing Team Managers and wider colleagues on 24th February 2022.</p> <p>The report went to Corporate Scrutiny Committee on 9th March 2022</p> <p>The report went to Tenants and Leaseholder Consultation Forum and Feedback received on 4th April 2022.</p> <p>All feedback has been incorporated in the final version</p>
<p>Risks:</p>	<p>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.</p>
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