



Cabinet

Tuesday 3 December 2019

HOUSING ASSET MANAGEMENT STRATEGY 2019 - 2024

EXECUTIVE SUMMARY

1. This Strategy considers the management of the Council's housing stock until 2024 and is an update on the current strategy.
2. The Strategy has been written to provide a structure to the Council's housing asset management. It addresses the approach the Council will take to help achieve its objectives and bring transparency to the process.

Is the report Open or Exempt?	Open
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Wards Affected:	All
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Cabinet Member:	Councillor Richard Kerry Cabinet Member for Housing
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Supporting Officer:	John Brown Housing Maintenance Manager 01502 523952 John.brown@east Suffolk.gov.uk
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1 INTRODUCTION

- 1.1 The Council owns nearly 4500 units of accommodation in the district and the proper and effective maintenance of them is important to safeguard these valuable assets and ensure tenants can live in safe comfortable homes.
- 1.2 The Housing Revenue Account (HRA) Business Plan previously agreed by the Council ensures that there is the funding to build new homes and maintain the current housing stock. The Housing Asset Management Strategy considers what will be done to achieve this.

2 THE STRATEGY

- 2.1 The Strategy discusses the importance of the inter-connection of the Housing Asset Management Strategy with other corporate and departmental strategies, reviewing the current stock portfolio and the historical maintenance and investment that has taken place to date.
- 2.2 The document considers the achievements in the service over time, the financial investment being taken in the housing stock over the long term as well as in response to newly arising issues, the redevelopment of the existing stock that will bring added value and efficiencies and the new build intentions. The role of tenant involvement and our desire to do more is also addressed.
- 2.3 The Strategy outlines the priorities for the service which includes an environmentally sustainable approach to maintenance and management of the stock, the adoption of new technology, management of voids (empty properties), new housing, fire risk management and maximising the use of the housing stock. Together with this the Strategy provides eight actions that will be taken within the Housing Team to improve performance, efficiency and service delivery.

3 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

- 3.1 A Critical Success Factor within the East Suffolk Business Plan's is 'Improved access to appropriate housing to meet existing and future needs'. The Housing Asset Management Strategy seeks to meet this objective as well as those stated within the HRA Business Plan to ensure the valuable housing assets to the Council are maintained and provide good quality homes for tenants.
- 3.2 The maintenance of the housing stock and the investment in it will help improve mental and physical Health and Wellbeing in the district as well as contributing to inclusive growth through the Council's corporate social values which have developed an effective apprenticeship scheme within the Housing Maintenance Team.

4 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 4.1 The Housing Asset Management Strategy considers the approach the Council will take to managing its housing assets in the district. Although the document considers resources as part of an effective strategy, there are no financial implications with the adoption of

the Strategy. The Strategy considers the need for management of the housing assets to ensure the Council's and the Council's resident's interests are protected.

5 OTHER KEY ISSUES

- 5.1 This report has been prepared having taken into account the results of an Equality Impact Assessment. No adverse impact was noted and the investment in disabled adaptations provides a positive impact.

6 REASON FOR RECOMMENDATION

- 6.1 The Strategy provides an agreed approach to the management of the Council's housing assets that is coordinated with other corporate and housing strategies and business plans.

RECOMMENDATION

That the Housing Asset Management Strategy 2019 – 2024, attached as Appendix A, be approved.

APPENDICES

Appendix A	Housing Asset Management Strategy 2019 - 2024
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BACKGROUND PAPERS Please note that copies of background papers have not been published on the Council's website www.eastsuffolk.gov.uk but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
3.10.2019	Equality Impact Assessment	David Howson