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| REPORT TO: | COMMUNITY SERVICES COMMITTEE | AGENDA ITEM: 15 |
| DATE OF MEETING: | 29 AUGUST 2002 | CATEGORY: RECOMMENDED |
| REPORT FROM: | SANDRA WHILES, HEAD OF COMMUNITY SERVICES | OPEN |
| MEMBERS' CONTACT POINT: | DENNIS DORMAN (EXT 5877) | DOC: |
| SUBJECT: | THE FRAMEWORK FOR THE PROPOSED HOUSING REVENUE ACCOUNT (HRA) ASSET MANAGEMENT STRATEGY | REF: s:\cent_serv\committee reports\community services\29 aug 2002\frameworkforproposedhraassetm anagementstrategy.doc |
| WARD(S) AFFECTED: | All | TERMS OF REFERENCE: CS01 |

1.0 Recommendations

- 1.1 That Members approve the Housing Asset Management Strategy, which will be developed further in the future as a tool to guide stock investment decision making for the Housing service.
- 1.2 That Members note the opportunity to be involved in the work of the Procurement, Quality Assurance and Responsive Repairs sub groups and advise the Buildings Maintenance Manager if they wish to join one of these groups.

2.0 Purpose of Report

- 2.1 To set out a framework for the Council to demonstrate a fair and open decision making process for decisions on asset management, and to assist with the development and implementation of programmes to ensure that we manage our housing assets and meet the decency standard for all its homes by 2010.

3.0 Content

- 3.1 The proposed Housing Asset Management Strategy (AMS) will help the Council to plan and make investment decisions so that it meets the decency standard for all its properties.
- 3.2 The AMS will enable the Council to involve stakeholders in decisions in an accountable way, and will allow us to develop a more detailed approach to option appraisals once stock survey information has been assessed.
- 3.3 The strategy will be further developed over the next couple of years as the information from the stock condition survey is analysed, and as new software allows manipulation and modelling of different implementation strategies to meet the decency standard.

3.4 The AMS will be used to ensure those Members; tenants and officers are better involved in strategic decision making in the future.

3.5 The Housing Asset Management Strategy is attached to this report at Annexe A.

4.0 Financial Implications

4.1 There are no additional costs associated with this proposal.

5.0 Corporate Implications

5.1 The Strategy takes into account relevant corporate strategies and plans and is an important component of delivering the Housing revenue Account Business Plan.

6.0 Community Implications

6.1 The Strategy will enable the Council to demonstrate an open approach to decision taking about future housing stock investment programmes in order to make the best use of resources to meet Decent Homes Targets.

7.0 Background Papers

7.1 Not applicable