
REPORT TO:	Housing and Community Services Committee	AGENDA ITEM: 10
DATE OF MEETING:	13th March 2008	CATEGORY: Delegated
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Bob Ledger (ext 5775)	DOC:
SUBJECT:	Updated and revised Housing Asset Management Strategy	REF:
WARD(S) AFFECTED:	All	TERMS OF REFERENCE: HCS01

1. Recommendations

- 1.1 To seek approval from Members for the updated and revised Housing Asset Management Strategy.

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 corporate body.

3. Detail

- 3.1 The Housing Asset Management Strategy (AMS) – detailed Appendix 1 - provides a framework for the effective management of the housing stock in terms of maintenance and improvement works. The aim is to ensure that housing assets (principally the properties themselves) are maintained in good condition and that products and service delivery continue to improve to achieve Best Value and a high standard of customer satisfaction.
- 3.2 The Housing AMS was first produced in 2002 and this third revision is in accordance with good practice ensuring that policies and procedures are up to date and relevant to current service delivery.
- 3.3 The Housing AMS has links to a number of other strategies within the Service and the wider Council including the Housing Improvement Programme, Housing's Energy Efficiency Strategy and Caron Management Plan, the Corporate and Housing Services Procurement Strategies, the Housing Strategy and 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 improvement from gas servicing and energy efficiency through to the delivery of the responsive repairs service. The importance of these links enables decisions to be based on the service as a whole and not just as individual components which could lead to inconsistencies.

4. Financial Implications

4.1 The approval of the revised Housing AMS does not have any direct immediate financial implications. However, implementing its objectives will ensure that the Council's HRA and MRA resources are committed in the best possible and cost effective way in accordance with the principles of Best Value.

4.2 The ability of the Council and its Housing Service to continue to make cost effective investment in its assets will become more limited in the medium and long term as the financial viability of the Housing Revenue Account (HRA) reduces through the effect of the Government negative subsidy process e.g. 31% of net income in 2008/9 will go to the Government's 'national pool'.

5. Corporate Implications

5.1 Due to the integrated nature of the Housing AMS with other key corporate documents detailed in 3.3 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 ensuring effective management of our assets for the benefit of the tenants of SDDC.

7. Comments from South Derbyshire Tenants' Forum

7.1 SDTF members will have been consulted by the time of the Committee meeting and any material comments will be reported verbally.