

To: City Executive Board

Date: 17 December 2014

Report of: Head of Housing and Property Services

Title of Report: Housing Asset Management Strategy

Summary and Recommendations

Purpose of report: To seek approval for the adoption of the Asset Management Strategy and associated action plan for Oxford City Council's housing stock.

Key decision Yes

Executive lead member: Councillor Seamons, Executive Member for Housing and Estate Regeneration

Policy Framework:

Recommendations: That the City Executive Board:

1. Agree the draft strategy and associated action plan for consultation.
2. Include the Housing Asset Management Strategy as part of the Council's Policy Framework.

Appendices

Appendix 1 Asset Management Strategy

Appendix 2 Risk Register

Appendix 3 Equalities Impact Assessment

Background

1. The City Council's Asset Management Strategy sets out the practices and principles that the City Council will apply to ensure that its housing stock meets current and future needs, including planning for

investment in repair and improvements, and reviewing and changing the portfolio to match local circumstances.

2. The strategy also takes a longer view, making sure that there are systems in place that can guide more major investment decisions to optimise the use of the stock in meeting future housing needs.
3. The strategy and the investment programmes that underpin it also contribute to wider corporate objectives such as employment and training, building stronger communities and area and estate regeneration.
4. One of the asset management objectives is to raise the standards of our housing stock with the adoption and delivery of an *Oxford Standard* which is a higher than the 'Decent Homes standard' which will mean we retain decent homes compliancy (a statutory requirement), and also achieve affordable warmth and other increased standards relating to the key physical elements of what makes a great place to live.
5. A key aspect of the strategy is to reflect local needs, and consultation was undertaken as part of the development of the strategy to identify local priorities. From the information received affordable warmth and external environment have been identified as specific priorities by tenants. A scrutiny panel consisting of tenants and members oversaw a tenant consultation and the development of the "Oxford Standard". Their report and recommendations are the subject of a separate report to CEB.
6. The proposed Asset Management Strategy (AMS) covers a period of ten years, with a specific four year rolling action plan.
7. The development of the investment programmes will be undertaken as part of our Housing Revenue Account business planning process and this has been included in our budget planning for 15/16 going forward, the detail of which is contained within the budget report elsewhere on this CEB agenda.

Legal Issues

8. There is a regulatory requirement to maintain compliance with Decent Homes Standard. The proposed strategy ensures that this standard will continue to be met.

Financial Issues

9. Additional investment to support the delivery of the objectives of the strategy are contained within the draft HRA business plan which is part of the Council's overall budget proposals.

Environmental Impact

10. Co-ordinated investment in estate improvements should result in a more effective use of available resources taking into account resident requirements and priorities.
11. Where appropriate investment in the estate environment will be co-ordinated with regeneration activity of the Council.

Level of Risk

12. The risk register is included in appendix 2

Equalities Impact

13. An initial equality impact assessment is included in appendix 3

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