

To: City Executive Board

Date: 17th. December 2014

Report of: Head of Housing and Property Services

Title of Report: Oxford Standard

Summary and Recommendations

Purpose of report: To confirm the Executive response to the recommendations of the Joint Panel member and tenant Scrutiny Panel on the development of an “Oxford Standard” for it’s Council housing stock.

Executive lead member: Councillor Seamons

Policy Framework: Housing Stock Asset Management Strategy and Action Plan

Recommendation.

That Members agree the response

Introduction and background

1. Oxford City Council following a stock condition survey is developing an asset management strategy for it’s housing stock and as part of this intends to develop and implement it’s own Oxford standard which will exceed the current Decent Homes standard and will have been tailored to local conditions and incorporate the priorities that residents have indicated are most important to them. As part of the engagement of residents and key stakeholders in the development of the strategy a joint resident and member scrutiny has been undertaken to support the development of an Oxford standard. This report details the Executive response to the recommendations.
2. The draft asset management strategy includes in the supporting action plan the development of an Oxford standard together with making the necessary arrangements for delivery and is the subject of

a separate report to this CEB. In addition the asset strategy including the adoption of an Oxford standard has financial implications which have been built into the Council's draft HRA budget, again which is the subject of a separate report to this CEB. It is intended that the formal adoption of the strategy is aligned with the Council's budget setting process.

Executive response to Scrutiny Panel recommendations.

All recommendations are accepted with the exception of some details in recommendation 3. Budgetary constraints ultimately mean the council cannot deliver on all tenant aspirations with regards to bathroom and kitchen specifications, having instead prioritised improvements in energy efficiency.

The extensive summer consultation made clear that tenants see delivering energy efficiency measures as a top priority. The kitchen and bathroom specifications will however be upgraded, including with respect to the following points:

- Renewal cycle for bathrooms to be reduced from 30 to 25 years. The renewal cycle for kitchens will remain at 20 years in accordance with best practice.
- The Council will now provide a shower over bath as standard and only provide a shower instead of a bath where this is required to meet the needs of someone with a disability.

Executive response to additional comments from Scrutiny Committee

All noted and agreed

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