

To: City Executive Board
Date: 11 June 2015
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

Policy Framework: Corporate Plan Objective – Meeting Housing Needs

Recommendation(s): That the City Executive Board

1. Recommends to Council the adoption of the Asset Management Strategy along with the Oxford Standard as part of the Council's policy framework;
2. Endorses the action plan;
3. Notes that an Energy Strategy will be presented to the Board later this year.

Appendices

- Appendix 1 Asset Management Strategy
- Appendix 2 Risk Register
- Appendix 3 Equalities Impact Assessment
- Appendix 4 Oxford Standard
- Appendix 5 Summary of formal consultation results

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 compliance (a statutory requirement), and also achieve affordable warmth and other increased standards relating to the key physical elements of what makes a property a great place to live. The Oxford Standard was drawn up with a scrutiny panel of members and tenants and the resultant report approved by CEB. Details of the standard are included at Appendix 4.
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".
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. The Council's agreed medium term financial plan includes an ambitious programme to deliver new Council homes, estate regeneration and significant investment to improve the standard of existing housing stock.
8. The full strategy document is included in Appendix 1.

Consultation

9. The Oxford Standard was developed in conjunction with a scrutiny panel of members and tenants. The scrutiny panel report outlining the recommendations of the panel was considered by CEB last year. As a

result a number of recommendations of the panel are now incorporated in the proposed Oxford Standard.

10. In addition formal consultation took place between the 2 March and 13 April 2015. The results and outcomes are included in Appendix 5.

11. The only change as a result of the consultation is to change the term Neighbourhood Plan to Estate Improvement plan to avoid confusion with town planning terminology.

Legal Issues

12. There is a regulatory requirement to maintain compliance with the Decent Homes Standard. The proposed strategy seeks to ensure that this standard will continue to be met.

Financial Issues

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

Environmental Impact

14. Co-ordinated investment in estate improvements will result in a more effective use of available resources taking into account resident requirements and priorities. Increased investment in energy efficiency measures will have a positive environmental impact.

15. Where appropriate investment in the estate environment will be co-ordinated with regeneration activity of the Council.

Level of Risk

16. The risk register is included in Appendix 2

Equalities Impact

17. An initial equality impact assessment is included in Appendix 3

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