

To: City Executive Board

Date: 11 June 2015

Report of: Housing Panel (Panel of the Scrutiny Committee)

Title of Report: Housing Asset Management Strategy

Summary and Recommendations

Purpose of report: To present recommendations from the Housing Panel on the Housing Asset Management Strategy

Key decision? No

Executive lead member: Councillor Scott Seamons, Executive Member for Housing

Policy Framework: Corporate Plan Objective – Meeting Housing Needs

Recommendation of the Housing Panel to the City Executive Board:

1. We note that a number City Council owned garages are not in use and recommend that the City Council reviews how it could make better use of these assets (for example as sites for new affordable housing or free off street car parking for residents), treating several garage sites as a virtual site. Consideration should be given to explicitly stating this aim, currently implied, in the Asset Management Strategy.

Introduction

1. The Housing Panel considered the Housing Asset Management Strategy at its public meeting on 4 June 2015. The Panel would like to thank Stephen Clarke for introducing this item and answering questions. The Panel would also like to thank Councillor Seamons for contributing to this discussion. The Panel had previously considered a draft of the Strategy in December 2015.

Summary of the discussion

2. The Housing Panel supported the Housing Asset Management Strategy.
3. The Panel asked a number of questions including about; housing need in the city, the impacts of government policy, taking a co-ordinated

approach with peers, speeding up void times, the stock condition survey, renewable energy on Council properties and the consultation response rate.

4. A member noted that there are numerous unused garages in Blackbird Leys. These could be knocked down and the sites developed as affordable housing or off street car parking for residents. The Panel heard that this is within the concept of making better use of the City Council's assets and that a review of these assets is needed as part of the Estate Improvement Plans (section 5.2). It has been several years since such a review took place and a member noted that at the time, several sites were treated as a virtual site. The Panel suggest that the City Council goes back through this cycle again and that the Strategy makes specific mention of garages.

Recommendation - We note that a number City Council owned garages are not in use and recommend that the City Council reviews how it could make better use of these assets (for example as sites for new affordable housing or free off street car parking for residents), treating several garage sites as a virtual site. Consideration should be given to explicitly stating this aim, currently implied, in the Asset Management Strategy.

Further consideration

5. The Panel agreed to review the Council's Energy Strategy before this goes to the City Executive Board.
6. A member suggested that the Panel could do a piece of work around tenant involvement. This will be added to the Scrutiny work programme for further consideration.
7. A member suggested that the Housing Panel should look at Estate Improvement Plans. This will be added to the Scrutiny work programme for further consideration.

Executive response

To follow

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List of background papers: None;