

## STROUD DISTRICT COUNCIL

AGENDA

## HOUSING COMMITTEE

ITEM NO

27 SEPTEMBER 2016

8

<b>Report Title</b>	<b>CORPORATE ASSET STRATEGY ACTION PLAN</b>
<b>Purpose of Report</b>	For Committee to agree the action plan relating to the Corporate Asset Management Strategy.
<b>Decisions</b>	The Committee <b>RESOLVES</b> to approve the Action Plan for implementation.
<b>Consultation and Feedback</b>	Tenant Services Senior Management Team Finance Team Corporate Team
<b>Financial Implications and Risk Assessment</b>	<p>This report sets out the actions in relation to the HRA's Asset Strategy. If approved, adequate resources will need to be directed against the actions outlined in the report to achieve the intended outcomes. Resourcing implications will be considered as part of the revised HRA budget and MTFP in December 2016.</p> <p>David Stanley, Accountancy Manager Tel: 01453 754100 Email: <a href="mailto:david.stanley@stroud.gov.uk">david.stanley@stroud.gov.uk</a></p> <p>The action plan has been severely affected by the recent financial overstatement and as such some of the works have had the timeline extended to ensure we are able to implement our plans effectively, efficiently and with the best outcome for the Council, our tenants and stakeholders. There remains an ongoing risk relating to government decision around the 1% reduction of rent which ends in 2020 and the possibility this may be extended which would adversely affect this plan.</p>
<b>Legal Implications</b>	<p>There are no material legal issues arising from this report.</p> <p>Alan Carr, Solicitor Tel: 01453 754357 Email: <a href="mailto:alan.carr@stroud.gov.uk">alan.carr@stroud.gov.uk</a></p>
<b>Report Author</b>	<p>Kevin Topping, Head of Housing Contracts Tel: 01453 754196 Email: <a href="mailto:kevin.topping@stroud.gov.uk">kevin.topping@stroud.gov.uk</a></p>
<b>Options</b>	None – to do nothing would create future issues in terms of budget requirement and deliverability of programmes.

<b>Performance Management Follow Up</b>	Quarterly update to members via briefing note on the status and effectiveness of the action plan.
<b>Background Papers/ Appendices</b>	Appendix A – Action Plan \\stroud.gov.uk\sdata\Shared Data\Elected Members

## **Background**

Following the Corporate Asset Management Strategy agreed by Housing Committee in June 2016 this report outlines the actions relating to the how this will be delivered. This action plan focuses on the Housing Contracts and Tenancy Management arms of the business.

## **Introduction**

This plan contains 14 elements which are:

1. Non Traditional Stock
2. Garage Stock
3. Aids and Adaptations
4. Sheltered
5. Estate regeneration
6. Voids
7. Planned/Cyclical works
8. In House Gas Provider (IHP)
9. Fuel Poverty
10. Electrical works
11. Asbestos
12. Communications
13. Decency
14. Income

All actions are risk assessed and also colour coded as:

- Green – on target
- Amber – broadly on target
- Red – serious concerns/failing

Each action has a designated officer to deliver and a feedback timetable back to Housing Committee regarding progress, It must be noted that a number of actions are subject to financial resource being available e.g. estate regeneration, Non traditional stock, planned/cyclical works and decency.

How the action will be delivered, costs in most cases and projected outcomes are also highlighted within each section