

STROUD DISTRICT COUNCIL

AGENDA

HOUSING COMMITTEE

ITEM NO

20 DECEMBER 2016

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| Report Title | NON TRADITIONAL HOMES STRATEGY |
| Purpose of Report | For Committee to agree the Strategy and Obsolescence Procedure Guide |
| Decisions | The Committee RESOLVES to adopt the Non Traditional Homes Strategy in Appendix 1 to the report and the Obsolescence Procedure Guide in Appendix 2. |
| Consultation and Feedback | Tenant Services Management Team (Sept-Oct 2016) Corporate Team (29 /11/16) |
| Financial Implications and Risk Assessment | Simon Merrett – Interim Principal Accountant Email: simon.merrett@stroud.gov.uk This strategy details the procedures to be followed when determining the obsolescence of Non Traditional homes. The financial implications of the process will be considered on a case by case basis and form part of the decision making process. Risk assessment by the report author The Strategy and Policy are guiding principles which will allow the Council to make informed decisions based on a sound analytical approach. Adoption of the Strategy will ensure that the Council has a robust policy to reduce the risk of challenge in this area. By not having clear guiding principles and a methodology for assessment the Council is at a greater risk of incurring financial loss. |
| Legal Implications | No significant legal implications to report. Karen Trickey Legal Services Manager and Monitoring Officer Email karen.trickey@stroud.gov.uk |
| Report Author | Joe Gordon, Asset Operations Manager Tel: 01453 754190 Email: joe.gordon@stroud.gov.uk |
| Options | Continue with the existing ad hoc approach on a property by property basis; or to adopt the strategy and procedure. |
| Performance Management Follow Up | By annual review via briefing note to members on status and effectiveness of the strategy in light of any legislative or other impacts. Development of an action plan to deal with those properties which remain as part of the housing portfolio. |

1.0. Introduction

- 1.1. Stroud District Council (SDC) recognises the need to have a greater understanding of the long term financial value and performance of all of its assets. Stroud has embraced the principles of effective asset management, and recognises the importance associated with maintaining effective stock condition and attribute information.
- 1.2. Presently Stroud has circa 600 homes of non traditional construction consisting of 9 different system types, which equates to 11% of the total stock numbers.
- 1.3. In August 2003 SDC commissioned Curtins Consulting Engineers to undertake a Risk Assessment and Structural Survey of SDC's non-traditional housing stock. The purpose was to assess the structural condition of the stock and identify any remedial work required to ensure a minimum 30-year continued life of the structures was achieved.
- 1.4. The report concluded that the stock required significant levels of investment, which has since been acted upon in an ad hoc fashion.
- 1.5. New and sustained focus is now required to ensure that investment is appropriate and the properties do not fall into further disrepair.

2.0. Background

- 2.1. The issues relating to the non-traditionally constructed properties owned by the Council have been dealt with in an ad hoc manner. Some properties have been sold under the Right to Buy, some properties included within regeneration schemes (such as Minchinhampton and Top of Town) while others have had remedial work carried out as a matter of urgency to ensure safety and the Decent Homes Standard (DHS) have been met.
- 2.2. In 2012 further checks on a sample of 80 of the properties were undertaken of which some had been modernised and required little or no work at that time. However, it is clear that the on-going investment required for each of the different build styles is varied as each construction type has its own unique problems. Improvement works for each of the different styles needs to be considered separately.
- 2.3. Additional background and the historical context is set out within the body of the strategy document.

3.0 Outcomes

3.1 This will be the first time that the Council has:

- A strategy which covers the non-traditional property portfolio
- A clearly defined Strategy and Procedure for dealing with Hard to Treat (HTT) properties and obsolescence
- A clear and consistent methodology and approach for dealing with these properties
- A clear decision making tool
- Clear guidance for Officers and Members
- A basis on which the Council can effectively inform and consult with all stakeholders