

<b>SUBJECT:</b>	<b>HOUSING ASSET MANAGEMENT STRATEGY</b>
<b>DIRECTORATE:</b>	<b>HOUSING AND INVESTMENT</b>
<b>REPORT AUTHORS:</b>	<b>MATTHEW HILLMAN, ASSISTANT DIRECTOR (ASSET MANAGEMENT)</b> <b>MICHELLE HOYLES, HOUSING STRATEGY MANAGER</b>

## **1. Purpose of Report**

- 1.1 To present to the Housing Scrutiny Sub-Committee the Directorate of Housing and Investment's draft Asset Management Strategy; and
- 1.2 To request the Sub-Committee's feedback on the draft strategy in preparation for its progression to Executive for formal adoption.

## **2. Lincoln Tenants' Panel (LTP) Consultation**

- 2.1 LTP has been consulted on this report and provided the following feedback:
  - They support the content of the strategy and what the service is proposing to deliver
  - They welcome the strategy's format, finding it clear, easy and engaging to read, and suitable for tenants as its main audience
- 2.2 LTP made some suggestions on the strategy's content, and these have been incorporated into the final draft presented to Housing Scrutiny Sub-Committee (HSSC) and appended to this report.

## **3 Summary**

- 3.1 In November 2023 the council adopted its 30-Year HRA Business Plan, which sets out a series of core objectives, including:
  - Developing and improving core landlord services
  - Providing additional affordable housing
  - Regenerating our estates and neighbourhoods
  - Reducing our carbon emissions
- 3.2 Alongside development of the Business Plan, the Housing Assets directorate has also developed a series of policies to support effective delivery of its services. There remains a gap in the directorate's governance 'golden thread', between the Business Plan and these policies; an Asset Management Strategy has been identified as a means of bridging this gap, and will help ensure the Council meets the requirements of the Regulator of Social Housing's Consumer Standards that were introduced in April 2024:



3.3 A proposed Asset Management Strategy is attached as '**Appendix A**' to this report. The Strategy has four key outcomes:

- Health and safety compliance
- Planned investment
- Decarbonisation
- Responsive repairs (including aids and adaptations)

#### 4. Strategy Development

4.1 The Strategy has been developed with tenants as its primary audience, with a more visual format and simplified content. It addresses all relevant parts of the Regulator's Consumer Standards, and each of the four outcomes is accompanied by an action plan that sets out key activities the directorate will undertake to further enhance and improve the quality of the council's homes and how it engages with tenants throughout. The action plan also identifies key activities the council needs to undertake to ensure it continues to meet the requirements of the Building Safety Regulator.

4.2 The lifespan of the Strategy is five years, both to coincide with Vision 2030 and in anticipation of the energy efficiency standards all landlords are required to meet by 2030, when all rented homes will be mandated to have a minimum EPC 'C' rating.

## **5. Strategic Priorities**

### **5.1 Let's Deliver Quality Housing**

Having an Asset Management Strategy ensures the Council has a complete governance framework for how it oversees management of its housing stock and ensures continuous improvement of its services. The Strategy also helps to ensure the Council is meeting the requirements of both the Regulator of Social Housing's Consumer Standards, and the Building Safety Regulator.

## **6. Organisational Impacts**

### **6.1 Finance (including whole life costs where applicable)**

There are no direct financial implications arising from the report recommendations. The MTFS 2025-2030 sets out the Housing Revenue Account and Housing Investment Programme budgets, which support the 30-Year Business Plan, and the overall financial framework in which this Asset Management Strategy will be delivered. Individual projects and schemes will be subject to Executive approval as required under Financial Procedure Rules.

### **6.2 Legal Implications Including Procurement Rules**

None identified.

### **6.3 Equality, Diversity & Human Rights**

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination;
- Advance equality of opportunity; and
- Foster good relations between different people when carrying out their activities.

There will be Equality and Diversity implications arising from this Strategy; however, all impacts are expected to be positive. No adverse impacts are identified, as the purpose of the strategy is to support the Council in meeting the requirements of the Regulator of Social Housing, by continuing to enhance and improve the quality of its homes.

## **7. Risk Implications**

### **7.1 (i) Options Explored**

Not applicable to this report, as the Council needs an Asset Management Strategy.

7.2 (ii) Key Risks Associated with the Preferred Approach

None identified; having an Asset Management Strategy enables the council to demonstrate its commitment to the continuous improvement of its homes, and implementation and monitoring of the action plan is expected to reduce the corporate risks associated with its housing stock.

**8. Recommendation**

8.1 That the Housing Scrutiny Sub-Committee notes the draft Asset Management Strategy attached as '**Appendix A**' to this report, and provides feedback prior to its progression to Executive for formal adoption.

<b>Is this a key decision?</b>	Yes
<b>Do the exempt information categories apply?</b>	No
<b>Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?</b>	No
<b>How many appendices does the report contain?</b>	One (Appendix A)
<b>List of Background Papers:</b>	None
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