

<b>Report of</b>	<b>Assistant Director of Policy &amp; Corporate</b>	<b>Author</b>	<b>Lynn Thomas</b>
<b>Title</b>	<b>Revised Housing Asset Management Strategy</b>		<b>505863</b>
<b>Wards affected</b>	All wards		

## 1. Executive Summary

- 1.1 This report sets out the request for approval of the revised Housing Asset Management Strategy.
- 1.2 The Government introduced a number changes during 2015 & 2016 as part of the Housing and Planning Act and the 1% rent reduction announcement. These changes undermined the viability of the HRA Business Plan and the Housing Futures programme was CBC's & CBH's response to the changes, its principal priority was to reset the HRA Business Plan.
- 1.3 Part of the Housing Futures work was to rewrite the Housing Asset Management Strategy to align it with the required changes to the investment plan to balance the HRA Business Plan. In addition to this a set of standards have been incorporated into the strategy and a number of new policies are required which have been bought to the Portfolio Holder in a separate report.

## 2. Recommended Decision

- 2.1 To approve the revised Housing Asset Management Strategy 2018-22

## 3. Reason for Recommended Decision

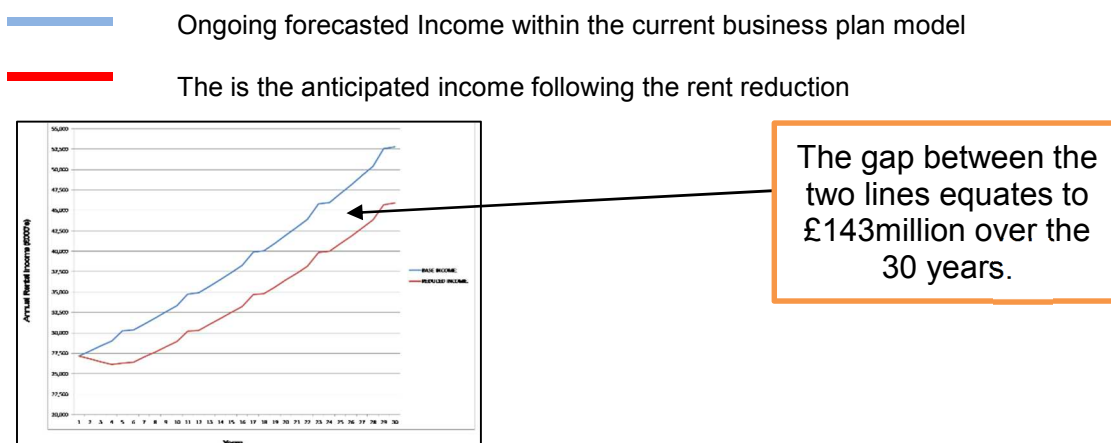
- 3.1 The updated Housing Asset Management Strategy has been aligned with the necessary changes to the investment plan to reset the HRA Business Plan.

## 4. Alternative Options

- 4.1 To continue with the existing strategy, however this is out of date and does not reflect the Council's current HRA Business Plan and priorities.

## 5. Background Information

- 5.1 The Government introduced a number changes during 2015 & 2016 as part of the Housing and Planning Act and the 1% rent reduction announcement. These changes undermined the viability of the HRA Business Plan. The rent reduction resulted in removing £143million of assumed rental income over the life of the 30 year business plan, significantly impacting our capacity to deliver on the plan's objectives.



- 5.2 The Housing Future programme is our response to these changes to reset the HRA Business Plan. The principles, aims and objectives of the programme were introduced to SMT on 9 January 2017; CBC and CBH Officers have worked together to consider ways to close the gap within the plan through increased income or reduced expenditure.
- 5.3 Cabinet agreed their priorities for the HRA Business Plan, and in March a joint workshop with CBC & CBH Chief Executives, Cabinet, CBH's Board and Directors was held to explore the priorities and consider their implications. Based on these priorities and objectives a review of the investment plan has begun.

The effect on the Capital Investment Programme:

- Budget reduction of £2.25m per year
- Change in what we deliver
- Change in how we deliver
- Decent Homes Standard retained

- 5.4 The revision of the investment plan concentrates on the next four years because there are too many unknowns after 2022. The changes to the investment plan have been made based on 9 key principles that have been agreed with CBC's EMT and the PFH and is the first stages to the revision of the Housing Asset Management Strategy, based on the priorities indicated by Cabinet members and CBH Board.

## 6. Equality, Diversity and Human Rights implications

- 6.1 The Council completes Equality Impact Assessments (EQIA) for policies, procedures and practices that have an impact on customers and employees. A copy of the EQIA for the Asset Management Strategy can be found here.

## 7. Standard References

- 7.1 There are no particular references to the Strategic Plan; financial; community safety or health and safety implications.

## **8. Consultation**

- 8.1 Both CBC and CBH recognise that residents play a central role in developing policies and strategies. Tenants and leaseholders have been consulted during the production of the HAMS and were broadly supportive of changes to priorities moving forward.

## **9. Publicity Considerations**

- 9.1 Good communication with tenants is vital and the Council, working closely with CBH, will issue information to its tenants and leaseholders to advise them of the impact of the amended strategy, a joint communications plan has been developed.
- 9.2 The revised AMS will be published on [Colchester Borough Council - Strategies](#) page of the website.

## **10. Risk Management Implications**

- 10.1 The revision of the strategy helps to manage risks to the Council fulfilling its legal duties as a landlord by clearly setting out the approach to managing its housing assets.

## **Appendices**

Appendix 1 Housing Asset Management Strategy 2018-22

Appendix 1a Procurement Strategy Updated

Appendix 2 30 Year Cost Summary for 2018

Appendix 3 Voids Standard

Appendix 4 Terms of Reference for the Asset Management Group