

**REPORT FOR: Tenants', Leaseholders'
and Residents'
Consultative Forum**

Date of Meeting: 24th April 2013

Subject: INFORMATION REPORT – Asset Management Strategy Consultation

Responsible Officer: Lynne Pennington
Divisional Director of Housing

Exempt: No

Enclosures: None

Section 1 – Summary

This report gives some basic information concerning the draft Asset Management Strategy to facilitate discussion, and so gain TLRCF members input into the final version that is due to go to Cabinet in June.

FOR INFORMATION and DISCUSSION

Section 2 – Report

1.0 The Housing Asset Management Strategy

- 1.1 The Asset Management team was brought back under the management of the housing department in 2010, and restructured to take account of changes in the delivery of local authority housing services. Due to the department being newly formed, and also undergoing a further restructure of the service in 2012, this Strategy has been drafted to set out how we aim to develop the Asset Management service as a whole, over the next 5 years.
- 1.2 More traditional strategies have looked specifically at what investment will be made within the council stock over a period of 5-10 years, however, we are still in a position where we need to understand our stock better, and to clear the backlog of works required from previous programmes of work. We also need to determine what the standards will be to invest in our housing stock as we move forward from the Government's Decent Homes standard.
- 1.3 The strategy will look at key work areas such as delivering a first class responsive repairs and what that means to tenants and leaseholders, improving customer service, achieving value for money, energy efficiency, health and safety, planned investment works, and other innovative projects. To give a clearer picture, the strategy will be supplemented by 2 further documents:
- The Harrow Decent Homes Standard, which looks to detail how we invest in our stock and what our planned investment is over the 5 year life of the strategy
 - Harrow Housing Services stock profile by ward, which details the level of investment needed in each ward of the borough, as well as providing a clearer picture of our stock provision to meet the level of demand
- 1.4 The Strategy will be reviewed and updated on an annual basis, or when an identified need arises. This review will be carried out by the Senior Management Team within Asset Management, with further input from stakeholders.
- 1.5 There still need to be links made between the Asset Management Strategy, the HRA business plan and the work to develop more affordable housing in Harrow. The work to do this is underway and TLRCF members will be consulted on this separately.
- 1.6 A presentation will be made to TLRCF on the main aspects of the strategy in relation to the work of the Asset Management Team, and time will be allowed for discussion on the main themes and proposals for the future of the Asset Management service.
- 1.7 In addition the Value for Money section of the strategy will be discussed at the Value for Money sub-group on 16th April and the intention is for that group to feedback on their discussions .

2.0 Financial Implications

2.1 Any financial issues are addressed in the strategy document and will be taken forward with the HRA business plan.

3.0 Equalities Implications

3.1 An initial Equalities Impact Assessment has been undertaken for this strategy and approval for this will be sought before submission of the final draft strategy to Cabinet

4.0 Corporate Priorities

All of the above contribute to the corporate priorities, in particular:

- Keeping neighbourhoods clean, green and safe.
- United and involved communities: A Council that listens and leads.
- Supporting and protecting people who are most in need.

Section 3 - Statutory Officer Clearance

Name: Dave Roberts



on behalf of the
Chief Financial Officer

Date: 9 April 2013

Section 4 - Contact Details and Background Papers

Contact:

Maggie Challoner
Interim Head of Asset Management
Tel: 020 8424 2473
Email: Maggie.challoner@harrow.gov.uk

Background Papers: None