

Report title	2023 REVIEW OF HOUSING ASSET MANAGEMENT PLAN 2021-2026 (HOUSING)
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Department	Housing
Exempt?	No
Exemption type	
Reasons for exemption	

Purpose of report:

To recommend to a committee

Synopsis of report:

The Housing Asset Management Plan 2021-2026 sets a vision for the maintenance of the Council’s Housing Asserts “*making our homes and environment fit for the future.*”

The plan is focused on:

- Achieving and maintaining homes at the government’s ‘Decent Homes Standard’
- Charting the delivery of the service’s key climate change objective of “ensuring all
- Council homes have a C energy efficiency rating as a minimum by 2030”.
- Delivering the Council Housing New Build Programme
- Investment in Runnymede’s older persons accommodation
- Ensuring that other assets are maintained effectively.

Runnymede Borough Council’s Housing Asset Management Plan highlights the Council’s aspirations for its housing stock over the next 3 years:

- Good quality homes
- New council owned homes
- Environmental sustainability
- Properties that are safe and where risks are managed
- Investment into our retirement living accommodation
- A wider review of our assets.

The plan details the investment identified to support each of the aspirations, plus the other asset types where investment over the life of the plan is required. Additional investment has been identified in a number of areas as part of the annual review of the plan.

Progress against the actions identified within the plan are summarised.

Recommendations:

To recommend that Housing Committee members continue to support the aspirations set out within the plan and the investment identified to support their delivery.

To recommend that members identify the progress made against the actions contained within the plan and consider the additional actions required for effective long-term delivery of the plan.

1. Context and background of report

- 1.1 The development of a Housing Asset Management Plan is designed to ensure the effective management of the Council's housing assets.
- 1.2 The plan is focused on ensuring the delivery of the Decent Homes Standard across all the homes owned by Runnymede Borough Council, delivery of the Council's Climate Change Strategy action plan, delivery of additional Council owned homes, investment in Runnymede's older persons accommodation and ensuring that other assets are maintained effectively.

2. Strategic Aims

- 2.1 The Housing Asset Management Plan highlights Runnymede Borough Council's aspirations for the management of its housing assets over the next 3 years.
- Good quality homes
 - New council owned homes
 - Environmental sustainability
 - Properties that are safe and where risks are managed
 - Investment into our retirement living accommodation
 - A wider review of our assets

The plan will be reviewed on an annual basis to ensure the aspirations continue to reflect those of the Council and to enable delivery to be closely monitored.

3. 2023 Annual Review

- 3.1 The following actions have been completed since the plan was presented to Runnymede Borough Council's Housing Committee in March 2021:

Action	Timescale for completion	Update
We will work with members and tenants to develop a Runnymede standard.	November 2021 Complete	A Runnymede Investment Standard was presented to and agreed by the Housing Committee in January 2022

In 2021/22 we plan to implement a new asset management software system to enhance the quality of information we are able to provide in relation to the condition of our assets and to model scenarios around energy performance.	September 2022 Complete	A new Asset Management System went live on 11 July 2022. An Energy Assessor Module was implemented in August 2022
We will continue to undertake an annual rolling programme of 10% stock condition appraisal of our stock – to validate existing data and to ensure any alterations to our properties are captured.	15% completed in 2021/22	
In August 2022 we will establish the costs associated with achieving a C rating as a minimum for all our housing stock.	August 2022 Complete	Complete – see Social Housing Decarbonisation Fund bid report to Housing Committee in September 2022
A garage strategy will be delivered to support the Asset Management Plan in 2021/22.	November 2022 Complete	A garage strategy was presented to the June 2022 Housing Committee – the full strategy was approved by the November 2022 Housing Committee
We plan to come forward as soon as possible with proposals as to how we intend to meet the future heating needs of Floral House and Beomonds.	September 2022	Complete See Housing Committee report to March and June 2023 committee
Identify the location of estate paths and the costs associated with maintaining them	October 2022	Complete See September Housing Committee report on estate paths

3.2 Six actions either remain outstanding or have been added into the plan:

Action	Timescale for Completion	Update
Survey all garages and forecourts to establish a maintenance plan for the stock to be retained.	March 2025	An initial 14 sites will be surveyed by November 2022 Complete
During the life of this plan we will develop a Council Housing Heating Plan which will identify how Council owned homes will be heated in the longer term.	March 2025	

We will review our stock condition questionnaire to ensure when undertaking annual surveys, we capture additional information regarding the condition of the communal parts of our estate – including estate paths	November 2022	Our stock condition questionnaire has been reviewed and captures additional information on communal areas. We will do some additional work to ensure we are capturing the condition of estate paths
Survey all flats block with entry systems, undertake a tenant survey to establish whether residents wish to retain a system and establish a replacement programme.	March 2024	
Consult with residents at Lasswade Court regarding keeping the playground. Consider removing playgrounds at the end of their life.	March 2023	
Complete the review of the Housing tree stock. Devise a management plan.	December 2022	A report to the September 2023 committee sets out the intention to audit all trees on RBC communal land

4. Policy framework implications

- 4.1 The Housing Asset Management Plan links to other key strategic documents. The document sits underneath the Housing Revenue Account Business Plan identifying how the maintenance of the Council's Housing Assets is linked to the strategic objectives of the Housing Landlord Service and the wider objectives of the Council.

5. Resource implications

- 5.1 The Housing Asset Management Plan 2021-2026 identifies the investment into the Council's Housing Assets over the next 3 years. It therefore references considerable levels of spending (approximately £35 million).

6. Legal implications

- 6.1 A significant number of legal obligations are placed on social landlords. There are legal requirements to meeting specific health and safety obligations on for example, fire, gas, electrical, water safety and asbestos management.
- 6.2 Obligations are also placed on landlords to ensure compliance with the Decent Homes Standard, plus meet requirements published by the Regulator of Social Housing – specifically the Home Standard [Home Standard - GOV.UK \(www.gov.uk\)](http://www.gov.uk).
- 6.3 The adoption of a Housing Asset Management Plan allows for clarity as to the objectives which need to be achieved to meet the various statutory obligations which

apply. Such a Plan also helps create a framework for the effective management of stock over a fixed period of time.

7. Equality implications

- 7.1 The Housing Asset Management Plan details the levels of investment planned for Runnymede Borough Council's Housing Assets over 3 years. The plan does not detail the process for delivering that investment.
- 7.2 Delivery will be undertaken through tendered contracts where the contractor's approach to ensuring equality of access will be assessed as part of the award process. Take up of improvement work will also be monitored, to ensure that different parts of the community are able to benefit from the various improvements to their homes.

8. Environmental/Sustainability/Biodiversity implications

- 8.1 The Housing Asset Management Plan sets out three commitments on environmental sustainability:
- Energy Performance (minimum energy performance of our stock at a C energy efficiency rating by 2030)
 - Commencement of work to deliver 125 additional units by 2026, these homes will be built to a high energy efficiency rating (A) and include alternative heating sources to gas where appropriate.
 - Runnymede Borough Council's Housing Service will invest in its 'refuse areas' at flat blocks to promote recycling. This supports the corporate objective of Enhancing our Environment by reducing the amount of waste going to landfill and will limit costs to the HRA of excess general waste.

9. Other implications

9.1 Consultation Strategy

The Housing Service will keep this plan under review. The service will engage with its tenants via its newsletter and consultation mechanisms to ensure that the aspirations articulated within this plan remain relevant to the tenant population. Any material changes to the themes and priorities will be brought back to the Housing Committee as part of the annual review of the plan.

10. Conclusions

- 10.1 It is recommended that Housing Committee members continue to support the aspirations identified within the Asset Management Plan.

11. Background papers

Decent Homes Standard:

<https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>