

Report to Communities Scrutiny Committee

Date of meeting: 5 March 2023

Portfolio:

Housing and Strategic Health Partnerships (Cllr Holly Whitbread)

Subject: Update on the Housing Asset Management Strategy

Officer contact for further information:

John Taphouse, Interim Head of Asset Management (jtaphouse@eppingforestdc.gov.uk)

Democratic Services Officer:

L Kirman: email: DemocraticServices@eppingforestdc.gov.uk tel:01992 564243



Recommendations/Decisions Required:

To consider and comment on the draft Cabinet paper providing an update on the housing asset management strategy.

Report:

Cabinet will be provided with an update on the housing asset management strategy. The Communities Scrutiny Committee are asked to consider and comment on the draft paper ahead of presentation to Cabinet.

Reason for decision:

To agree any amendments to the draft Cabinet paper prior to presentation to Cabinet.

Options considered and rejected:

Not applicable.

Consultation undertaken:

The following consultation was undertaken during the development of the housing asset management strategy:

- A survey of tenants on their priorities
- Focus group sessions with staff in the Asset Management team, internal customers within EFDC (Peers) and staff at Qualis Property Services
- One-to-one interviews with EFDC officers on their specialist areas

Resource implications:

Strategy development - Stakeholders attended workshops, completed surveys and other activities to develop a co-created strategy. This was provided within existing resources.

The final draft of the strategy will recommend the resource requirements for its implementation and for maintaining services to the levels required.

Legal and Governance Implications, Relevant Statutory Powers:

It is good practice to have a strategy, and the Regulator of Social Housing is likely to view favourably housing providers with a sound asset management strategy. However, there are no legal or governance requirements for EFDC to have a housing asset management strategy.

Corporate Plan Implications:

The housing asset management strategy will support the following key objective of the Corporate Plan:

- Stronger place – The housing asset mgt strategy will enable us to invest more effectively in our housing stock so the homes we provide are places where people want to live and want to stay.

Background Papers:

The draft Cabinet paper and draft outline housing asset management strategy.

Risk Management:

The major risk is that the strategy is ineffective in enabling us to make the changes needed to ensure EFDC's housing stock performs at the best possible level. This has been mitigated through detailed briefing, thorough section process to appoint a consultant with a meticulous approach and excellent track record and project management of the strategy development process. The co-creative approach to the strategy development has enabled ownership by staff, increasing the likelihood of successful implementation.

Equality:

An Equality Impact Assessment will be carried out prior to the adoption of the Housing Asset Management Strategy.

Key Decision: (if required):