

INTRODUCTION, VISION, CONTEXT AND EXECUTIVE SUMMARY

To include the following:

- Foreword by the Portfolio Holder for Housing
- Vision for the management of Housing assets
- Executive Summary setting out the Housing priorities
- Links to the Corporate Plan and Financial Business Plan
- Introduction to asset management
 - Purpose and Scope of the HRA Asset Management Strategy, detailing the extent of the strategy
 - Asset management framework; responsive repairs, cyclical and planned, empty homes, compliance, tenants own improvements
 - Setting the scene of the national, local and corporate context
- Achievements against previous strategy
- Monitoring and Reviewing the Strategy
- Governance – Asset Management Group Terms of Reference

DIRECTIONAL STRATEGIES

Sets out:

- Funding position and impact from changes to Government policies
 - Estimated capital resources required for stock investment – 5, 10 and 30 year plans
 - Estimated capital resources required for new affordable homes and stock remodelling
 - Impairment of assets and the impact of this
- The Strategic approach
- Strategic 5 Year Action Plan
- Risk Management and Audit
- Performance Management
- Value for Money

ASSET PROFILE

Includes:

- Housing stock
 - Right-to-Buy
 - Stock movement
 - Stock condition
 - HRA Stock analysis
 - Stock history
 - Decent Homes – to date

HOUSING DEMAND AND DELIVERY

Sets out:

- Demand
 - Choice Based Lettings

- Localism
- Introductory and flexible tenancies
- Easy Move Scheme
- Delivery
- New Affordable Homes Programme
 - Development sites
 - Garages

DIRECTIONAL OBJECTIVES – DELIVERING THE STRATEGY

Includes objectives relating to:

- Stock viability, options appraisals and disposals
- Stock survey, collection and data management
- The future of Decent Homes – Decent Homes Plus aspirations
- Responsive Repairs
- Voids
- Planned and Cyclical
- Senior Living Accommodation
- Health and Safety
 - Housing Health and Safety Rating System
 - Asbestos
 - Legionella
 - Fire Safety
 - Gas, Smoke Alarms and Carbon Monoxide Detectors
 - Electrical checks
 - Estate and Common part risk assessment inspections
 - Slips, trips and falls
- Disabled Adaptations
- Re-investment Priorities
 - Waverley Standard
 - Regeneration
 - Refurbishment/remodelling
- New Homes Standard
- Security
- Component Lifetimes
- Energy Efficiency and Standard Assessment Procedure (SAP)
- Procurement

FUTURE ASPIRATIONS

Details:

- Investment priorities, community investment
- Technology
- Tenant communication, consultation and involvement

APPENDICES

Will include the following appendices:

- HRA Capital Programme
- HRA Capital 5, 10 and 30 year Projection

- 30 year Business Plan
- Asset Management links to other areas, planned, responsive etc.
- Waverley Standard Summary
- Void Standard Summary
- Procurement Strategy
- Housing Service Staff Structure
- Stock Viability Model Summary Sheet
- Risk Register
- HRA Asset Management Strategy Action Plan