

Report for: Homes Policy Development Group

Date of Meeting: 19 November 2024

Subject: **REVIEW OF MID DEVON HOUSING ASSET MANAGEMENT STRATEGY**

Cabinet Member: Cllr Simon Clist Cabinet Member for Housing, Assets and Property and Deputy Leader

Responsible Officer: Simon Newcombe – Head of Housing and Health

Exempt: None

which are Exempt from publication under paragraph 3, Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information)

Wards Affected: All

Enclosures: Annex A – Asset Management Strategy

Section 1 – Summary and Recommendation(s)

Mid Devon Housing (MDH) has a requirement to understand the condition and demand of the housing stock and other buildings it is responsible for, by establishing the current position, identifying future maintenance costs as well as providing new homes to meet demand. This strategy sets out how this will be achieved during the financial years 2025-2029.

This is a review of the existing Asset Management Strategy and has been undertaken to bring the document up to date in the context of the new consumer regulation regime including the statutory consumer standards as set out within the report and background papers. It also brings the Strategy in line with the new MDDC Corporate Plan for 2024-28 which includes relevant housing objectives.

Recommendation:

- 1. That the PDG recommends to Cabinet that the updated MDH Asset Management Strategy attached in Annex A be adopted**

Section 2 – Report

1 Introduction

1.1 The Regulator of Social Housing (RSH) regulates registered providers of social housing to promote a viable, efficient and well-governed social housing able to deliver and maintain homes of appropriate quality that meet a range of needs. MDH must comply with the Consumer Standards set out by the Regulator.

1.2 This Asset Management Strategy, and the maintenance programmes that flow from it are aligned with these Consumer Standards as well as the aims of The Council's Corporate Plan. The aims of the Strategy are as follows:

- Achieve an EPC (Energy Performance Certificate) C rating for all of our homes by 2030
- Provide approximately 400 new low carbon homes by 2030
- Deliver upper quartile performance of the Tenant Satisfaction Measures to include meeting our legal obligations relating to health and safety compliance
- Manage disrepair proactively within the existing financial framework
- Identify and deliver our maintenance programmes, while developing the local economy
- Manage the HRA retail units and achieve a balanced budget
- Manage the garages and achieve a balanced budget

1.3 Under housing legislation including the Social Housing (Regulation) Act 2023, the RSH take co-regulatory approach. In the context of a local authority registered provider such as MDH this means:

- Councillors are regarded as responsible for ensuring that providers' businesses are managed effectively and that providers comply with all regulatory requirements
- Providers must support tenants to shape and scrutinise service delivery and to hold officers and councillors to account

This is important context in the determination and adoption of new or updated policy or plans and monitoring of compliance and performance.

1.4 This is a whole document update of the previous Strategy:

- Reformatting in line with current policy and strategy templates for MDH
- Alignment of sections and relevant narrative / strategic aims with the new consumer standards and Corporate Plan 2024-28
- Cross-reference with new Tenant Satisfaction Measures (TSMs) including specific repair and building safety metrics

- Updated to reflect current context on number of relevant key assets (circa 3,000 homes, >1,000 garages and 15 retail units)
- New voids management section and update in line with the most recent adopted Voids Management Policy 2023
- Updated Section 5.0 with present MDH Policy Framework and current performance metrics (as per quarterly service reporting into the Homes Policy Development Group)

2 Consultation and Review

- 2.1 As an internal strategy setting out MDH aims and how they will be met there is no requirement for tenant consultation. Nonetheless, having an up to date Asset Management Strategy provides assurance to tenants and members (through co-regulation) that we are giving appropriate high-level priority to meeting our legal duties and ensuring the health, safety and wellbeing of tenants in our properties.
- 2.2 There are a series of policies within the overarching Housing Revenue Account (HRA) policy framework that are relevant to the delivery of this Strategy for which tenant consultation has been undertaken. These policies are listed within section 5.0 of the document.
- 2.3 The Strategy will be kept under continuous review to ensure it remains fit for purpose. The Head of Housing and Health also holds delegated authority to make minor amendments to the Strategy as required by legislative changes, formal guidance or local operational considerations.
- 2.4 Where material or significant amendments are required the Strategy will receive a full review and be brought back to the Homes PDG and Cabinet for consideration. Unless a formal review is required sooner, the Strategy will be reviewed in five years and will align where relevant with a new Corporate Plan.

Financial Implications

MDH is obliged by the RSH, Financial Regulations and Corporate Plan to deliver value for money within the HRA budget.

The financial forecasts are taken from Integrator, the asset maintenance database, which are smoothed to both deliver the works, fit with the available budgets and avoid any significant spikes in future expenditure.

Overall, the HRA 30-year business plan is currently under review and being updated to ensure MDH continue to provide assurance of a sustainable, compliant and safe housing stock in the long-term and meet the overarching asset management aims set out within the Strategy.

Legal Implications

As a registered provider of social housing, the Council is obliged to take account of the standards contained within the revised regulatory framework which is administered

by the RSH as well as The Health and Safety at Work etc Act 1974 and other building safety legislation. This places a duty on MDH to maintain legal compliance within its housing stock.

There are further overarching legal responsibilities under the new consumer regulation regime regulated by the RSH as set out in the report.

Risk Assessment

The principal risk is failing to limit costs due to additional works and delivery of the Strategy. The performance of the individual work streams within the strategy will be monitored monthly and corrective action will be taken where performance falls below any Key Performance Indicator.

Impact on Climate Change

The environmental impact has been considered as a part of the developing the strategy. This includes specific objective regarding EPC standards and new net-zero homes within the HRA stock.

Equalities Impact Assessment

All staff have received Equality and Diversity awareness training and all policies underpinning this Strategy have been subject to EIAs to ensure the public sector equality duty is met.

Relationship to Corporate Plan

To contribute towards meeting our obligations relating to Health and Safety and by contributing to the Decent Homes Standard.

Homes are a priority for the Council and in the context this Strategy this includes supporting the delivery of several key objectives including ensuring our tenants feel safe, secure and happy in our homes as well as delivering new affordable social homes and maintaining the existing stock to the highest standards.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151

Date: 11.11.24

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 11.11.24

Chief Officer: Simon Newcombe

Agreed by or on behalf of the Chief Executive/Corporate Director

Date: 4 November 2024

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 07 November 2024

Cabinet member notified: Yes

Section 4 - Contact Details and Background Papers

Contact: Mike Lowman, Operations Lead for Building Services or Simon Newcombe, Head of Housing and Health

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Background papers:

RSH Consumer Standards Code of Practice

[Consumer Standards Code of Practice](#)

RSH Tenant Satisfaction Measures – Technical Requirements

[TSM Technical Requirements \(publishing.service.gov.uk\)](#)

Mid Devon District Council Corporate Plan 2024-28

[corporate-plan-2024-2028 -final.pdf](#)