



## Report to Assets, Development and Investment Committee

17 October 2013

**Title:** Asset Strategy 2013 -18

**Report of** Director of Customers and Communities

### Purpose of Report

1. To update the committee on progress with the development of the Asset Management Strategy 2013-18.

### Background

2. The Asset Management Strategy lays out the company approach to the management of the assets that we are responsible for. Planning investment and renewal in line with Council, customer and stakeholder priorities.
3. Our assets are the properties that we manage and all the individual elements that form them. The strategy considers our responsibilities for maintaining the properties in line with the decency standard along side our health, safety and statutory obligations.
4. Considering the local context of Gateshead and the housing profile the strategy lays out our approach to investing in the stock. Highlighting the expected challenges and priorities that will be faced over the life of the strategy.

### Current position

5. The asset strategy document has been drafted in preparation for discussions with stakeholders. An outline of the document will be provided to this committee by way of a presentation.
6. The proposed consultation groups are listed below. It is intended to run the consultation exercises as focus groups. Running through the strategy to seek the opinions and comments of all stakeholder groups.

Stakeholder Group	Key Areas for consultation	Timescale for consultation
Officers	Service relevant areas	October 2013
Asset, Development & Investment Committee	Full strategy	November 2013
Customers	The housing stock	November 2013

	Funding Priorities for customers Stock condition Asbestos Performance Management	
Leaseholders	The housing stock Asbestos Stock condition Performance Management	November 2013
Council Officers	Full strategy	November 2013

7. Once the consultation is complete the strategy will be finalised, taking account of all feedback and opinions. The completed strategy will then be published in January 2014.

### **Links to Values**

8. This proposal links to the following Company values:
- Being a listening and learning organisation
  - Being honest, accountable and transparent
  - Being motivated, trained, and committed
  - Being customer focused, innovative and professional

### **Impact on tenants**

9. The Asset Management Strategy will help inform the company approach to investment in the housing stock. Prioritising areas for investment and regeneration.
10. Improvements in the stock will maintain the properties in line with the decency standard. Assisting customers to avoid fuel poverty and ensuring that homes are managed and maintained to a high standard

### **Risk Management**

11. Failure to appropriately plan for investment in to the housing stock could result in properties falling in to disrepair. Exposing the company to potential litigation and legal challenge.

### **Health Implications**

12. Investment in the housing stock will reduce the opportunities for customers to experience cold or damp homes. This will help reduce the risk of customers suffering heart, stroke, respiratory and cold-related illnesses.

### **Financial Implications**

13. Financial provision is made in Gateshead Councils Capital Budget for the delivery of the Asset Management Strategy.

### **Equality and Diversity Implications**

14. The strategy will ensure that the managed stock is accessible and safe. Helping customers access the full potential of their homes while living independently.

### **Value for Money Implications**

15. There are no direct VFM implications arising from this report. Financial efficiencies will be sought annually through the delivery of the investment programme and the review of products and materials

### **Environmental Implications**

16. Improvements to non traditional properties and the installation of more A rated efficient boilers will enhance the thermal quality of homes reducing CO2 emissions in the borough.

### **Consultation**

17. Consultation on the Asset Management Strategy will be carried out during October and November.

### **Recommendations**

18. The committee is recommended to note the contents of this report and agree a mutually convenient date in November for a review of the Asset Management Strategy and its priorities.