



## Report of the Corporate Director of Housing and Adult Social Services

Meeting of	Date	Ward(s)
Housing Scrutiny Committee	8 October 2015	All

Delete as appropriate	Exempt	Non-exempt

## SUBJECT: Asset Management, Planning and Prioritisation

### 1. Synopsis

- 1.1 To advise the Committee on how the Council's housing assets are managed and how capital works are planned and prioritised.

### 2. Recommendations

- 2.1 That the content of the report and its appendix be noted.

### 3. Background

- 3.1 As part of the Committee's review of Capital Programming, the Committee has expressed its intention to consider how the Council's housing assets are managed and how capital works are planned and prioritised. This information is appended to this report; and officers will be present at the meeting to answer members' questions. The Housing Asset Management Strategy is also appended, which sets out the approach Islington takes when deciding what types of long term investment are needed in our homes and estates to ensure they remain places where people want to live for years to come.

### 4. Implications

#### Financial implications:

- 4.1 The council has a finite amount of money to spend on its homes and housing services and needs to make sound and sometimes difficult choices about what types of major works and improvements it invests in to meet its priorities and those of local residents who, through rents and service charges,

provide the primary sources of income for this purpose.

The Finance department is responsible for reporting on the whole of the council's budget including Housing 'Capital'. Regular council-wide monitoring reports are considered by the Executive and the Policy and Performance Scrutiny Committee. The Finance department is responsible for monitoring the resources available for funding the HRA 30 year Business Plan. Annual funding is allocated through the HRA Business Planning process. Specific financial advice is given as and when appropriate.

**Legal Implications:**

- 4.2 The legal department assist with procurement and contract documentation. Specific legal advice is also given as and when required.

**Environmental Implications**

- 4.3 The Council wants a fairer Islington and to achieve this it has the following objective within the Corporate Plan 2015-19:

- Ensure effective management of council housing.

The primary housing assets of Islington Council are its council homes. The Council considers there to be five main parts to its residential assets which it needs to maintain and improve. These are:

- The interior of our homes
- Making homes energy efficient
- Ensuring homes are free of damp and problem condensation
- The exterior of our homes
- Communal areas and our estates.

The Council is in the process of drafting a Seasonal Health and Affordable Warmth Strategy which will have implications for council housing.

The planning system in Islington is guided by the Core Strategy and related documents. These documents set out the agreed planning objectives for Islington and as such have a key influence on the maintenance of the Council's housing assets. Relevant policies include:

- promoting neighbourhoods that support a sense of wellbeing, specifically; to reduce health inequalities in the borough by encouraging healthier choices including, (but not limited to), the use of open spaces, play opportunities and access to both high quality sports facilities and health care facilities
- minimising the borough's contribution to climate change and ensuring we are able to cope with the effects of a changing climate
- reducing Islington's impact on the environment by using resources, including energy, water and other materials, as efficiently as possible
- promoting waste minimisation, re-use, recycling, composting and resource efficiency over landfill
- delivering high quality, multi-functional green infrastructure alongside development throughout the borough.

The Council must, in procuring repairs and maintenance contracts, ensure through the contract that they meet environmental legislative requirements and the corporate objective to deliver the service efficiently by minimising energy usage.

**Resident Impact Assessment:**

- 4.4 The Council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

An appropriate proportion of the costs of a capital works contract will be recoverable from the leaseholders of the relevant properties pursuant to the service charges provision of their leases, subject to the consultation requirements of Section 20 of the Landlord and Tenant Act 1985. Due to this resident impact, decisions on major works should not be taken until leaseholder consultation has been completed.

## **5. Reasons for the recommendations / decision:**

5.1 The Committee is asked to note this report and appendices.

**Signed by:** Simon Kwong  
Director Property Services

20 September 2015

### **Appendices:**

- Witness Evidence

### **Background papers:**

None.

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