

Central  
Bedfordshire  
Council  
Priory House  
Monks Walk  
Chicksands,  
Shefford SG17 5TQ



02 May 2013

**EXECUTIVE - TUESDAY 14 MAY 2013**

Please find attached the background papers for the following item:

**10. Housing Asset Management Strategy**

The purpose of this report is to request Executive approval of the Housing Asset Management Strategy.

Should you have any queries regarding the above please contact Sandra Hobbs, Committee Services Officer on Tel: 0300 300 5257.

Yours sincerely

Sandra Hobbs  
Committee Services Officer  
email: [sandra.hobbs@centralbedfordshire.gov.uk](mailto:sandra.hobbs@centralbedfordshire.gov.uk)

This page is intentionally left blank



# Abridged Minutes

<b>Title of Meeting:</b>	Way Forward Panel & Sheltered Tenants Action Group Consultative Meeting
<b>Date:</b>	15 January 2013
<b>Attendees:</b>	Listed below
<b>Venue:</b>	Committee Room Two
<b>Contact:</b>	Scott Gamble – Tenant Participation Officer

## Attendees

<b>Name</b>	<b>Service / Organisation / Position</b>	<b>Telephone / Address</b>
Rosemarie Canhan	Way Forward Panel Member	
Darren Lane	Way Forward Panel Member	
Les Ford	Way Forward Panel Member	
Malcolm Ginn	Way Forward Panel Member	
Beverly Drummey	Way Forward Panel Member	
Lynne Smith	Way Forward Panel Chair	
Malcolm Miles	STAG Committee	
Larry Smith	STAG Committee	
Margaret Luther	STAG Chair	
John Holman	Head of Asset Management CBC	
Nick Murley	Head of Housing Revenue CBC	
Tony Keaveney	Assistant Director Housing CBC	
Julie Ogley	Director Social Care, Health & Housing CBC	
Brett Douglas	Tenant Involvement Manager	0300 300 4169
Scott Gamble	Tenant Participation Officer	0300 300 5366



**Apologies**

<b>Name</b>	<b>Service / Organisation / Position</b>
Philip Ball	Way Forward Panel Member
Tracey Dunn	Way Forward Panel Member
Kanan Sejpal	Way Forward Panel Member
Husain Sensoy	Way Forward Panel Member
Mick Jackson	Way Forward Panel Member
John Coleman	Way Forward Panel Member
Sam Richardson	Tenant Participation Officer CBC

<b>Item No.</b>	<b>Detail</b>	<b>Action for</b>
2.	<p><b>John Holman – Head of Asset Management – Housing Asset Management Strategy</b></p> <p>Consulting on the 7 priorities of HAMS which considers the use of housing stock for the next 30 years. Copies of HAMS are also in libraries, on the CBC website and with partner organisations.</p> <p>LS questioned how HAMS will identify what needs refurbishing? ML questioned how areas that require too much refurbishment will be identified and what the financial cut off point will be?</p> <p>With Decent Homes completed a new approach is needed to ensure the housing stock is fit for purpose going forward. The selection criteria for refurbishment has to be developed and will be consulted on.</p> <p>Work is currently underway to identify properties and areas where wider regeneration may be needed. Consideration criteria will include, aside from maintenance, individual elements, size of property, cost of heating etc.</p> <p>LF questioned how decisions are made when there is mixed ownership on estates? Will leaseholders have to pay more to contribute towards the costs of changes? Both points will be considered.</p>	

	<p>It was also asked does Housing pay for grass and hedge cutting etc?</p> <p>JH &amp; TK advised Housing do not pay for these services, with some exceptions relating to hedges and problems like fly tipping.</p> <p>LF cautioned CBC need to be careful spending the Housing Rent Account funds on regeneration, particularly on estates with mostly privately owned homes.</p> <p>JH raised the issue of carrying out regeneration in partnership with other agencies?</p> <p>ML questioned who maintains this once it is complete and will it result in further service charges to residents?</p> <p>These concerns would be considered.</p> <p>JH raised the question of knocking down garages? LS questioned parking provision in general, as it is a pressing issue across the district?</p> <p>Most cars do not fit in the garages that are available and many homes have more than one car. JH is considering the use of land by Council tenants or other residents. Could parking provision be made in a front garden for example?</p> <p>ML would like Housing and Highways to develop a good working relationship. LF believes the cost of drop curbs will prove prohibitive, particularly if a tenancy is only for 5 years.</p> <p>JH questioned whether Housing should consider managing private sector homes for others?</p> <p>STAG members felt that flats were needed for younger people and 45 – 60 year old single people. Also that shared ownership options should be considered.</p> <p>JH informed the group that there is a need for homes to be adaptable and flexible for older life. This raised the question over ‘Lifetime Homes’ versus the decision or obligation to move home when children have flown the nest, therefore freeing up larger houses. TK informed the group that the Development Strategy has clear policies on delivering ‘Lifetime Homes’ and wheelchair accessible properties.</p>	
--	--	--

<p>JH sought the opinion of the group. Now that CBC have the funds to improve and expand decent properties, is there agreement to knock down unsatisfactory properties? The group agreed with the proposal. JH emphasised that this would be delivered cost effectively.</p> <p>JH informed the group that planned maintenance would be delivered in accordance with how much work needs to be done and that the emphasis is on saving money. For example the painting cycle will now be 7 years, and 10 years for walls, with the advent of modern paints.</p> <p>MM raised the issue of tenants carrying out repair work in their own homes. JH responded that this could be a way of stretching funds if tenants are taught DIY skills and do the work themselves, with materials provided by CBC.</p> <p>ML agreed with JH that the vision is to involve tenants in the whole strategy.</p> <p>The meeting supported the Housing Asset Management Strategy.</p>	
---	--

**APPENDIX 1**

Flip chart notes from the Housing Asset Management Strategy (HAMS). In relation to the 7 priorities of HAMS discussion:

**Priority 1**

- After Decent Homes there should be refurbishment

**Priority 2**

- Regeneration in partnership with other agencies
- Caution depending on council stock numbers in estate & depending on the impact on service charges.

**Priority 3**

- garages are not big enough for today's cars
- on street parking is limited due to high numbers of cars on the road
- one solution could be reducing the cost of drop kerbs
- knock down or redevelop under occupied or old garages for housing

**Priority 4**

- Increasing stock numbers especially for single person accommodation for the young and bungalows for the elderly. Plus shared ownership.

**Priority 5**

- Ensure more stock that is adapted or can be used for wheelchairs etc.
- More stock that has options depending on tenant need.

**Priority 6**

- Assess property efficiency and also improve the efficiency of the stock

**Priority 7**

- saving money!

## Housing Asset Management Consultation Response

The Council received 12 responses through the website during the consultation period, the breakdown was as follows:

- CBC housing tenant – 3
- Housing Association tenant – 2
- Other Housing tenant – 2
- Private landlord – 1
- Town/Parish Council – 1 (Houghton Regis Town Council)
- Other – 3

The views of the respondents are as follows:

	Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly Disagree
Priority 1	25% (3)	50% (6)	16.7% (2)	8.3% (1)	
Priority 2	25% (3)	50% (6)	16.7% (2)		8.3% (1)
Priority 3	41.7% (5)	41.7% (5)		8.3% (1)	8.3% (1)
Priority 4	33.3% (4)	50% (6)			16.7% (2)
Priority 5	41.7% (5)	33.3% (4)	8.3% (1)		16.7% (2)
Priority 6	50% (6)	33.3% (4)	16.7% (2)		
Priority 7	66.7% (8)	25% (3)			

Although there was a low response rate to the consultation, there was overwhelming support for the Priorities outlined within the strategy. Houghton Regis Town Council has suggested that Priority 5 should be broadened to include young people, with a private landlord also strongly disagreeing with this Priority. A Council tenant and a private landlord also strongly disagreed with Priority 4.

### Comments

Far too many to compress into this form - I would value the opportunity to sit down with the CBC stakeholder for housing to discuss the many serious issues that exist at CBC with regards to housing.  
*(Note: Contact details were not supplied by this respondent)*

The Town Council considered the Strategy at its meeting on 17th January. It was Resolved to support the Strategy and the Priorities set out, subject to Priority 5 being extended to include Young People.

Suitable council housing should be made available at a reasonable price for the many single people who only require single occupancy housing, whether it's for young, middle age or older people.

### Demographic Characteristics

Age:	
30 – 44 yrs	6
45 – 59 yrs	5
65 – 74 yrs	1

Gender:	
Female	5
Male	7

No-one considered themselves disabled

Ethnicity:	
White British	11
Not stated	1

This page is intentionally left blank