

**6 SEPTEMBER 2017**

## **Corporate Asset Management Strategy Action Plan**

### **Purpose of This Information Sheet**

To provide Members with a summary update of progress made to date in line the Corporate Asset Management Strategy (CAMS) Action Plan, adopted at Housing Committee on 27 September 2016.

### **Introduction**

The actions in relation to the HRA's Asset Strategy approved that adequate resources be directed against actions outlined to achieve the intended outcomes.

Resource implications have been considered and are continually monitored as part of the budget setting, and long term forecasting process.

This briefing provides an update regarding the progress being made in the area's of Non Traditional Homes, Electrical, Decency, and Asbestos.

### **Background**

Stroud District Council has over dwelling within its housing stock. These units require regular inspection and maintenance to ensure they remain a viable long term commodity for the Council.

The Council has a number of statutory duties which it must adhere to, to ensure tenants are not adversely affected, or disadvantaged. The over arching standard, being the Decent Homes Standard – updated June 2006.

### **Progress to Date**

#### **Non Traditional Homes**

Following appointment of the Project Surveyor in February this year, Structural Engineers have undertaken an appraisal of the stock by archetype and provided an overview of the general condition of properties. Surveys were completed at the end of July 2017, and the summary report submitted for our consideration.

A fully costed plan is being developed, and will be available by the end of the financial year for consideration by members.

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A number of pilot programmes will be delivered by the end of the financial year to help establish baseline costs, and our approach to refurbishment.

This action will remain as Amber, until such time as Housing Committee have considered and ratified cost and approach to delivery of the programme.

Electrical

The 4 year programme of testing, upgrade and installation is well under way. The programme has been aligned with existing work streams to ensure minimum of disruption to customers. To date there has been nothing of concern to note.

This action will remain as Amber, until the programme has been successfully completed.

Asbestos

The Control of Asbestos Regulations 2012, places a duty to manage on the Council. Tenant Services has an asbestos register, and robust processes to ensure compliance with the regulations.

As well as the Principal Health and Safety Officer, who has responsibility for overseeing reviewing processes, we have now recruited a full time Compliance Officer, to oversee and develop the database, and monitoring compliance of our supply chain.

Three officers from the service have recently undertaken the BOHS P402 course. Delegates are trained to produce reports in compliance with HSG 264 incorporating material risk assessments and make appropriate remedial recommendations. Successful completion of the course will ensure are position as an organisation is further strengthened in this area.

This action will remain as Green, and monitored to ensure compliance in accordance with the regulation.

Decency

The Decent Homes Standard remains the over arching guiding principal on which our homes are let. The standard touches on all areas of the CAMS, and supporting strategies such as Energy, and Non Traditional Homes.

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Currently the Homes we provide are one hundred percent (100%) compliant. Newly arising need has been identified and included within current and future programmes of work. This will continue to be monitored and addressed through the ongoing Stock Condition and validation programmes of work.

This action will remain as Amber, until the programme of Stock Condition surveys has been successfully completed.

**Next Steps**

Updates will continue to be provided on a regular basis in accordance with work and forward plans as agreed at Housing Committee.

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