

**HOUSING MANAGEMENT ADVISORY BOARD
1ST FEBRUARY 2023**

PRESENT:

Board Members Davis, Hudson, Capleton,
Draycott and Seaton

Councillor Poland (Cabinet Lead Member for
Public Housing)

J. Barnes, N. Carlisle, P. Oliver, C. Osborn,
S. Smith (Savills)

Director Housing and Wellbeing
Repairs and Investment Manager
Landlord Services Manager
Customer Engagement Officer (HK)
Democratic Services Officer (LS)

APOLOGIES: Board Members Edwardes, Riley, Ali and Wright

In the absence of the Chair and Vice-chair, the meeting was chaired by Mr Davis.

41. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Board held on 11th January 2023 were confirmed as an accurate record.

42. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

No disclosures were made.

43. ASSET MANAGEMENT STRATEGY

The Board received a presentation on the work undertaken by Savills on behalf of the Council to produce a Housing Revenue Account (HRA) Asset Management Strategy. This included a Stock Condition Survey, an HRA Business Plan, an Energy Study and an Asset Performance Evaluation and Asset Management Strategy, the key elements of which were outlined.

The information set out in the presentation slides would be sent to members of the Board following the meeting.

Assisting with consideration of the matter: The Director Housing and Wellbeing and representatives of Savills listed as present.

Summary of responses to questions and discussion:

- (i) Stock Condition Survey - the exceptional extensive works figures were based on desktop costs provided.
- (ii) Stock Condition Survey – requirement to be 95% accurate with confidence level of plus/minus 4%. If deviation too great, more surveys would be undertaken. 10% of stock recommended as minimum, around 20% done here. Accuracy of database increased as more surveys undertaken.
- (iii) HRA Business Plan – increase from £240m to £253m comprised capitalised cost of Council staff in administering.
- (iv) Energy Study – stated that affordable warmth the priority for many tenants, air source heat pumps did not currently represent that. In response, reason why initial focus on measures to improve fabric of stock, heat pumps a later consideration due to both monitoring technology and maintaining affordable warmth. Improved fabric also needed for heat pumps to be effective.
- (v) The Strategy provided a clear direction of travel and tools had been provided to assist its implementation, including for options appraisals. Confirmed that work by Savills now substantially complete other than some assistance that had been requested regarding energy efficiency quick wins.
- (vi) Further reference to importance of affordable warmth for tenants. Appropriate to proceed with improvements other than heat pumps, latter should be progressed only once proved/affordable. Carbon reduction important but not most immediate issue for many. Tenants also needed to be on board with changes, for that improvements needed to be practical and affordable to them. Noted that Council could not achieve all requirements without subsidy, also that re: current work Council was working to fit most energy efficient products available.

Noted that a more detailed briefing session on zero carbon/energy efficiency element might be provided, members of the Board should let Director Housing and Wellbeing know if interested in attending.

RESOLVED

1. that the presentation on the work undertaken by Savills on behalf of the Council to produce a Housing Revenue Account (HRA) Asset Management Strategy and discussion at this meeting be noted;
2. that the presentation slides and the draft HRA Asset Management Strategy be circulated to members of the Board and any further comment sent to the Director Housing and Wellbeing, noting that the Strategy was programmed for submission to Cabinet on 9th March 2023.

Reason

1. To acknowledge the Board's consideration of the matter.
2. To enable further consideration and comment should members of the Board so wish, including members who had been unable to attend this meeting.

44. QUESTIONS FROM MEMBERS OF THE BOARD

In accordance with the Board's decision at its meeting on 22nd March 2017 (HMAB Minute 24.1), members of the Board had been asked in advance of the agenda being published whether they had any questions on matters within the remit of the Board that they wished to ask, for response at this meeting.

On this occasion, no questions had been submitted.

45. WORK PROGRAMME

The Board considered a report of the Director Housing and Wellbeing to enable the Board to agree its work programme (item 6 on the agenda).

Assisting with consideration of the matter: The Director Housing and Wellbeing, the Landlord Services Manager and the Democratic Services Officer.

In accordance with recommendation 2 in the report, the Board reviewed the information it wished to receive in the Performance Information Pack sent out with the agenda for each meeting and considered following the formal meeting, if required.

RESOLVED

1. that Universal Credit data no longer be included in the Performance Information Pack;
2. that the Board proceeds on the basis of the submitted work programme, updated to reflect work undertaken at this meeting and any amendments or additions agreed above or earlier in the meeting.

Reasons

1. The Board considered that this information was not currently useful, noting that it could be added in the future if the impact of transferring remaining tenants to Universal Credit became a concern.
2. To ensure that the Board's work programme is up to date.

NOTES:

1. The Repairs and Investment Manager and all representatives of Savills attended this meeting virtually.
2. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
3. These minutes are subject to confirmation as a correct record at the next meeting of the Housing Management Advisory Board.