

Report of the Portfolio Holders for Economic Development and Asset Management, and Housing**Housing and Asset Management Service Improvement Plan - Update****1. Purpose of Report**

To update Cabinet on the progress of activities aligned to the Housing and Asset Management Service Improvement Plan in accordance with the Council's Corporate Priority of Housing – a good quality home for everyone.

2. Recommendation

Cabinet is asked to NOTE the update of the Housing and Asset Management Service Improvement Plan.

3. Detail

Following a recommendation of a Local Government Association Peer Review at the end of 2022, a Housing Improvement board was established containing all Members of the General Management Team, the Heads of Service for Asset Management and Development and Housing Management, the Assistant Director for Democratic Services and the Complaints Officer. This led to the creation of an Action Plan, which, following the recruitment of a Change Delivery Manager, evolved into a Service Improvement Plan in 2024, which identified various projects and activities designed to enhance service delivery for our tenants. This plan has developed over the last 12 months as activities have been completed, and new projects have come on-stream.

The **Appendix** gives a detailed summary of progress aligned to the Service Improvement Plan and the next phase of project delivery following feedback from a Housing Quality Network (HQN) mock inspection.

4. Key Decision

This report is not a key decision.

5. Updates from Scrutiny

This report is not required to be considered by the Policy Overview Working Group or the Overview and Scrutiny Committee.

6. Financial Implications

The comments from the Assistant Director Finance Services were as follows:

There are no additional financial implications for the Council to consider at this stage with cost of activities being contained within existing approved budgets. Any significant budget implications in the future, over and above virement limits, would require approval by Cabinet.

7. Legal Implications

The comments from the Head of Legal Services were as follows:

Whilst there is no legal requirement for the Council to have a Housing & Asset Management Improvement Plan it does provide oversight in ensuring implementation of the Housing & Asset Management Strategy Framework.

There are a number of legal requirements that impact on the management, maintenance and improvement of the Council's housing assets and the Council must be fully compliant with all statutory requirements, including the Landlord and Tenant Act 1985, the Homes (Fitness for Human Habitation) Act 2018, Gas Safety (Installation and Use) Regulations 1998, the Decent Homes Standard, the Building Safety Act 2022, the Fire Safety Act 2021, the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety (England) Regulations 2022 and the Social Housing (Regulation) Act 2023. The Housing & Asset Improvement Plan sets out a strategic framework within which the Council will manage, maintain and invest in the Council's housing assets in compliance with its statutory obligations.

8. Human Resources Implications

No comments

9. Union Comments

There are no union comments on this report.

10. Climate Change Implications

The climate change implications are contained within the report.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

As this is not a change to or a new policy an equality impact assessment is not required.

13. Background Papers

Nil.