



## Report to:

Northwards Housing Board

13 July 2006

## Item No:

# 11b

<b>Title:</b>	Northwards Housing Asset Management Plan		
<b>Date:</b>	30 June 2006		
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<b>Confidential:</b>	No		
<b>For:</b> (Please tick action required)	<b>NOTING</b>	<b>DISCUSSION</b>	<b>APPROVAL</b> √
<b>PURPOSE OF REPORT</b>			
To present the Board with the Asset Management Plan. The appendices to the report are available on request from Matt Roberts			
<b>RECOMMENDATION</b>			
That the Board approves the Procurement and Property Sub-Committee recommendation to:			
<ol style="list-style-type: none"> <li>1. Note the content of the plan</li> <li>2. Approve the actions and timetable therein.</li> </ol>			
<b>IMPLICATIONS</b>			
<b>Equality &amp; Diversity:</b>	Good quality public service benefits all sectors of the community		
<b>Financial:</b>	There are no financial implication that were not identified in the business plan		
<b>Staffing:</b>	There are no implication on staffing		
<b>Decency Target:</b>	This will assist in reaching Northwards Housing Decency Target for 2010		
<b>Governance:</b>	There are no implications		

### Equality & Diversity Implications (Please tick where relevant):

BME	<input checked="" type="checkbox"/>	Lesbian/Gay/Bisexual/Transgender	<input checked="" type="checkbox"/>
Elderly	<input checked="" type="checkbox"/>	Single Parents	<input checked="" type="checkbox"/>
Young	<input checked="" type="checkbox"/>	Domestic Violence	<input checked="" type="checkbox"/>
Disability	<input checked="" type="checkbox"/>	Alcohol / Drug Mis-users	<input checked="" type="checkbox"/>

### Consultation/Consideration:

	<b>Yes, No or N/A:</b>	<b>Name:</b>	<b>Date:</b>
<b>Sub-Committee:</b>	Yes	Procurement & Property Sub Committee	28 June 2006
<b>Area Panel:</b>	N/A		
<b>Ward Councillors:</b>	N/A		



Asset Management Plan

2006 – 07

## **Contents:**

1. Introduction and Context	P3
2. Assets in management	P4
3. Investment	P6
4. Development	P7
5. Review	P8

## **Appendices:**

- A. Delivery Plan 2006 / 2007
- B. Manchester's Corporate Housing Strategy 2004 – 2007 (bound separately)
- C. Capital Programme 2006 / 2007
- D. Capital Programme 2007 / 2008 to 2010 / 2011
- E. Capital Programme Contingency

## 1. Introduction and Context

This is the first Asset Management Plan of Northwards Housing, the Arms Length Management Organisation (ALMO) which was brought to life by the resounding YES vote of North Manchester's council tenants in autumn 2005, to manage and carry out improvements to council homes in North Manchester.

This document is the first step in the production of a full asset management strategy document which will also incorporate strategies that are currently in production or are to be produced over the following 12 months. Further details are outlined in section 4.

Northwards Housing has produced its first Delivery Plan for services in 2006 / 2007, attached as appendix A. This document explains the following in detail and should be read in conjunction with this document:

- An overview of Northwards Housing (section 1)
- Its relationship with Manchester City Council (section 2)
- Its capital programme and procurement strategy (section 6)

One of the key Manchester City Council Documents that has been used in the development of the 5 year improvement plan has been the *Manchester's Corporate Housing Strategy 2004 – 2007*, attached as appendix B (bound separately).

## 2. Assets in Management

Transfer of ownership of assets to Northwards Housing is not appropriate under the ALMO undertaking. The following are details of Manchester City Council properties managed by Northwards Housing:

### Houses and Garages

Northwards Housing manages 12,937 council homes and 383 garages or garage sites in North Manchester for Manchester City Council.

<b><u>Archetype</u></b>	<b><u>Units</u></b>
A: Pre 1945 small terrace houses	848
B: Pre 1945 semi-detached houses	1827
C: All other pre-1945 houses	491
D: 1945-64 small terrace houses	247
E: 1945-64 large terrace/semi-detached/detached houses	755
F: 1965-74 houses	1026
G: Post 1974 houses	1501
H: All Non Traditional Houses	768
I: Pre 1945 low rise flats	859
J: Post 1945 low rise flats	1997
K: Medium rise flats	1007
L: High Rise Flats	1442
M: Bungalows	169
<b>Total</b>	<b>12937</b>

Table 1: Number of units in management

### Offices

Northwards Housing headquarters, Floor 6, Hexagon Towers, has been leased by the City Council, but is subject to a licence agreement with Northwards Housing.

Services will continue to be delivered from three local services offices, the Housing Technical Services Office and the Neighbourhood Wardens office. These offices will be used under licence agreement with the City Council.

<b>Northwards Offices</b>	
Headquarters	Hexagon Towers 6th Floor, Hexagon Tower Crumpsall Vale, Blackley Manchester M9 8ZS
Local services offices	Cheetham Hill Road Local Services

	The Housing Office 549 Cheetham Hill Road Manchester M8 9NW
	Monsall Street Local Services 1 Monsall Street Collyhurst Manchester M40 8QZ
	White Moss Road Local Services The Housing Office White Moss Road Blackley Manchester M9 2LA
Housing Technical Services	Parkside Centre Sheepfoot Lane Prestwich Manchester M25 OBW
Neighbourhood Wardens	2nd Floor, Wilsons Business Park Monsall Road Newton Heath Manchester M40 8WN

Table 2: Northwards Housing Offices

### **3. Investment**

Northwards Housing was created to help the City achieve the Decent Homes Standard for all its properties by the end of 2010/11. In order to achieve this, a five year investment programme has been produced to bring the properties managed by Northwards Housing up to and beyond the Manchester City Council's Decent Home Standard.

The planning and delivery of the capital programme is described in section 6 of Northwards Housing's Delivery Plan, attached as appendix A.

The five year programme is, at the time of writing this document, at differing stages of Board approval. The programme for 2006 / 2007 was approved by the Board on the 14<sup>th</sup> February 2006 (attached as appendix C) and the programme for 2007 / 2008 to 2010 / 2011 is awaiting approval from the Board (attached as appendix D).

116 Miscellaneous properties have been excluded from the five year programme while a strategy is produced on their future management and investment across the area.

The delivery of the five year programme is dependant on securing a Two Star rating from the Audit Commission following inspection in June 2006. Of the £199m funding required to meet Decent Home Standard, £131m is ALMO funding dependant on the Inspection. It is unlikely that at least a Two Star rating will not be achieved. However a contingency plan has been produced (attached as appendix F) and is currently awaiting Board approval.

#### 4. Development

This is the first version of Northwards Housing's Asset Management Plan and an important aspect of the Plan is bringing together work that is already underway or is planned for the following year which will develop and improve the way the organisation provides asset management services.

The following are items of work that have already been started or have been planned for the following year:

Energy Action Plan Target – August 06

The action plan has been produced and will go to the Board for approval in August..

Procurement Strategy Target – July 06

Manchester City Council and the Northwards Housing Board – working in partnership - initiated a two-stage citywide procurement process. These two joint modern procurement will result in the employment of multiple contractors through a four-year partnering framework contract and framework.

Stock condition survey Target – June 06

The existing data Northwards holds on its stock derives from a survey completed in 2001 on behalf of Manchester Housing by Savills. Approval has been sought to commission a further stock survey to assist in meeting the Decent Homes Standard by 2010 and plan for work after this date.

Option Appraisal Policy Target – June 06

A policy and procedure has been drafted and is been consulted upon which provide a framework for identifying and assessing different options for delivering the required outcomes to properties and neighbourhoods.

Miscellaneous Property Strategy Target – Oct 06

Northwards Housing manages 116 miscellaneous properties. These have been excluded from the proposed programmed until an option appraisal and strategy have been completed.

Regeneration Strategy Target – Oct 06

The purpose of this Strategy is to establish the scope and aims of Northwards Housing's regeneration activity.

Sheltered Housing Target – Dec 06

Northwards Housing manage 7 traditional sheltered housing blocks. A separate discreet strategy will be developed for these blocks.

## **5. Review**

The Asset Management Plan will be reviewed and revised annually in consultation with our customers, partners and stakeholders in line with the business planning process. It will ensure continuous service improvements and the delivery of Decent Homes; along with support for the Council's policy objectives and the various strategies and plans in place to achieve these.