



## **STOCK MANAGEMENT POLICY STATEMENT**

### **1. Overall Statement**

- 1.1 The aim of Aberdeenshire Council's 'Stock Management Policy' is to follow sound stock management principles to ensure that our good quality housing is maintained, modernised and adapted as people's needs change, so that they are continuously in demand. The stock will meet the requirements of the Scottish Housing Quality Standard (SHQS) by 2015, the Energy Efficiency Commitment, and the Aberdeenshire Fuel Poverty Strategy by 2016.
- 1.2 We will utilise a programme of sustained and planned investment based upon a comprehensive and robust stock condition database, regularly updated to enable identification of current and future lifetime maintenance priorities. Stock management decisions will be developed in conjunction with Tenant Groups and the Council will utilise a performance management framework to ensure continuous improvement of the service.
- 1.3 The Council will implement detailed procedures and agreed practices uniformly across the service and staff will be supported by training to ensure that all are equipped to carry out the roles expected of them.

### **Policy Aims**

### **2. Planning**

- 2.1 A 30-year business plan has been developed, monitored annually and reviewed every 3 years, to ensure that resources are available to ensure our key objectives are realised. The Business Plan is not only about identifying areas for improvement that have cost implications but also a mechanism for process enhancements or change in practice.
- 2.2 Decisions are made on resourcing and prioritising our responsive repairs and planned maintenance services taking into account the changing demographics in Aberdeenshire (rapidly ageing population), broader neighbourhood issues, tenants preferences, satisfaction and changing needs.
- 2.3 We are developing systems for measuring and analysing the cost of our void programmes. We undertake pre and post inspections of all voids and encourage tenant led inspections, all feedback is used to continuously improve the service.

- 2.4 In the delivery of our repairs and planned maintenance service we will ensure that there are strong links with other Social landlords and that the objectives of the Local Housing Strategy are driven forward in partnership.
- 2.5 We develop option appraisal scenarios to assess alternative stock management strategies and to determine the most appropriate response.

### **3. Delivery**

We will:-

- 3.1 Ensure that issues of sustainability are integral to all stock management decision-making including; waste minimisation, increased recycling, the use of products with higher recycled content and materials from sustainable sources, in accordance with the Council's commitment to reduce demand for finite natural resources and reduce landfill.
- 3.2 Enhance our procurement standards, including joint initiatives with other Authorities and Social Housing providers, to harness innovative and competitive advantages, for the benefit of tenants.
- 3.3 Ensure cyclical maintenance and servicing are of key importance in assuring health and safety, and minimising unnecessary maintenance or early replacements. We will ensure best practice in their delivery and develop a computerised system to track and monitor these contracts
- 3.4 Ensure that global footprint of our housing stock is minimised, by improving their thermal efficiency, utilising renewable energies, innovative technologies and synergies with others. Incorporating effective whole life costing, including carbon savings, to ensure that decisions are value for money and also good for the environment.
- 3.5 Maximise the flexibility and connectivity that technological innovation are providing to meet the challenges of our efficiency and sustainability agendas.

### **4. Equality and diversity**

In all aspects of stock management, we will:

- 4.1 Seek to combat discrimination and promote equal opportunities for tenants in all aspects of policy and procedures. This means the prevention, elimination or regulation of discrimination between persons on grounds age, sex, race, religion, disability, or sexual orientation.
- 4.2 Comply with the European Convention on Human Rights at all stages of Stock Management.

**Approved by Social Work and Housing Committee on 21 June 2007**