

Item 8 Appendix 1 Business Objectives over the next year – 2019/2020 – UPDATED 12/02/2020

No	Objective	Description of Objective	HOW MUCH WILL THIS COST ?	IT REQUIREMENTS	PHA – lead Officer	External Resources	TIMEFRAME/ Deadline
1	New Office	Assurance House	£1.2M	Incorporate an IT Suite	CE	AHR Clark Contracts	March 2020
2	Orchard Street	CTI of Orchard Street	£2m private finance Plus development costs plus clerk of works costs	N/A	CE/FM/ TA((Dev)	WHA plus Design Team Ren Council SGM	Acquisition by Nov 2020
3	Land Strategy	Progress Glenburn and Westerfield with Renfrewshire Council		None	CE/SMT/COW	MHA plus Design Team Ren Council SGM Development Hub	March -2021- Westerfield August 2021- Glenburn
4	Embed Value for Money across PHA	Develop action plan to set out how we will define, manage	£2k for training	None explicitly but IT may be required to deliver efficient	FM		Initial Action Plan set out by October 2016. Complete.

		and measure VFM within PHA		working and VFM			Action Plan to be completed December 2019
5	Procurement	To review Procurement Policy and associated procedures to incorporate Scot Gov procurement legislation	£1K training	n/a	FM/TM		Policy March 2016. Complete Procedures September 19
6	Asset Management Strategy	To put in place an Asset Management strategy supported by IT that automatically updates stock condition info	Staff Time. Costs for IT to be included as part of any new IT system.	Develop use of Housing System/ purchase additional software if not part of new system purchased	TM		March 2017 for Strategy Presentation to MC March 2017 £2.1M to be spent by March 2018 £2.2M to be spent by March 2019. £2.2M to be spent by March 2020

7	Staff	Review the Estates Team and the Environmental Team.	Cost Neutral				August 2019 COMPLETE
8	Changing Name & Branding	Rebrand the Association's name and design a new logo to reflect the change	£10K	None	Dir	Legal costs and BOLD	Name Change complete August 2016. Branding April 2017 Launch April 2020
9	Negotiate private funding requirements.	Negotiate private funding requirements for environmental & development projects	% of borrowing requirement	n/a	FM	lenders	Private Finance for Developments to be in place for site starts. COMPLETE (Longer term lending required for planned maintenance / environmental now not required until 25/26-29/30)
10	Minimise the impact of Universal Credit roll out & the implementation	Provide services to support income maximisation AND	Staff time/training	Improve access to our digital resources ie website, app and Tenant portal	HM	Renfrewshire Council	September 2018 Action Plan for UC approved April 18 2019/20

	n of the new rent structure	Transform services to meet the roll out of UC					Improving access to digital services.
11	Develop tenant's opportunities to participate	REVIEW TENANT ENGAGEMENT STRATEGY MARCH 2020	Staff time/training	n/a	HM		March 2020
12	Modernise ICT	Replace Current Housing IT System	£250K	Staff time for implementations	FM /IT Assistant	Civica	September'19 Stage 1 : Complete implementation ready for User Acceptance Testing by TBC (Civica currently revising programme)
13	Environmental Strategy	Decide on main project area priorities to work up and implement	£3m works, and £390k consultants – Over 10 Years	n/a	TM		

			Complete by 2027				
14	Internal Audit	Procure an Internal Auditor and focus on Governance and Treasury Management	£8K (for 3 years)	n/a	CE/FM Audit Sub	Internal Auditor	May – Oct 2020
15	Prepare for Assurance Statement & Compliance with the New Regulatory Framework	Work through the self assessment tool from SFHA and implement any outcomes in preparation for the first Assurance Statement in OCT 2019.	Any costs will be taken account of in other budgets such as training, IA, Charter Report etc.	n/a	CE & SMT	Internal Auditor	OCT 2019 COMPLETE