

HOUSING MANAGEMENT ADVISORY BOARD
Report of the Director of Housing and Wellbeing
ASSET MANAGEMENT STRATEGY UPDATE

Purpose of the report

To provide an update on the delivery of the Asset Management Strategy 2023-2028.

Action requested

The Board is asked to:

- Note and comment on the update.

Background

The Housing Management Advisory Board received a detailed presentation from Savills UK on the strategy in February 2023. The Council's Cabinet subsequently approved the Strategy in March 2023.

A cross directorate working group is in place to take forward the actions identified in strategy.

Progress and updates on the actions can be found at Appendix 1.

Officer to contact:

Peter Oliver
Director of Housing and Wellbeing
Peter.oliver@charnwood.gov.uk
01509 634666

Appendix 1 - Asset Management Strategy Action Plan Update

No	Action	Update
1	Review the use and classification of our age restricted stock	The HMAB has considered a report and endorsed the declassification of 45+ properties. A report is to be taken to the Council's Cabinet in January 2024 for a decision to be made.
2	Develop a separate, linked, disposals, acquisitions, and development strategy	This action is linked to the Council's Housing Strategy which is in development and will be brought forward in early 2024.
3	Develop costed plans for improvement to our sheltered housing stock and carry out an options appraisal to consider how these can be delivered	The development at St Michael's is being progressed. The approach to the wider portfolio of sheltered accommodation is being developed with a strategy expected to be brought forward in 2024.
4	Consider development of an adapted housing register	Adaptation data is on QL the Council's housing management system. At this point in time a distinct adapted housing register is not being progressed, however the Allocations Policy is expected to be reviewed in 2024/2025 and the position will be considered further then.
5	Develop procedures relating to data and maintenance to ensure that information remains up to date	Options have been explored with other asset management systems, however at this point in time, the intention is to develop the existing system, improving data quality rather than mobilise a new system. A sub-group has been established which is taking forward a project which will support the interface of stock condition data collected on site by the stock condition surveyor and the QL housing system. There is an emphasis on keeping stock data up to date in the proposed new consumer standards.
6	Carry out M&E surveys in communal areas to identify any future costs arising	In progress.
7	Develop a roadmap for delivery of SAP C by 2030 and net zero carbon by 2050 including consideration of funding required to deliver net zero	High level energy studies have been completed setting out the costs of this work, which are very high. This work is to be taken forward in 2024/25.

8	Review specifications and programmes of work to check they align with energy efficiency – targets. This will include reviewing specifications for doors and windows, roofing, heating, and likely component replacement timescales.	See 7 (above).
9	We will maintain a costed list of actions arising from FRAs and associated surveys and cross check with fire safety related HRA business plan allowances.	FRA surveys have been completed and works are in progress. There is an existing budget for this work. A review of budget provision based on likely future works will be carried out in 2024/2025.
10	Work with our legal team to review best practice to achieve 100% compliance on gas inspections	In progress. PH Jones Ltd is piloting Saturday appointments.
11	Complete EICR certificates for 100% of properties by March 2023.	100% has not been reached, however the number of completed surveys is increasing. A no-access process has been developed.
12	Develop a lift policy and management plan.	In progress.
13	consult residents on the targeting of estate/external improvement works	To be taken forward in 2024/2025.
14	consider the use of the current IT system, and our requirements in respect of the real time update of asset data following field survey.	See 5 (above)
15	Consult residents on our investment standard	This relates to the Charnwood Standard which is based on fixed component lifecycles. A revised decent homes standard is likely; which will have a bearing on this item.
16	Develop our understanding of costs to remedy damp and mould across our stock and put in place a policy to tackle it.	Damp and mould framework agreed by the HMAB and a subgroup has been set up to take the actions forward.
17	Update our repairs policy with an increased emphasis on tenant safety in 2023/24	In development and expected to be brought forward in early 2024. A detailed tenant handbook has been produced which contains many elements of repairs policy.
18	Complete a review of garage sites in 2023/24	In progress. Many garage sites have constraints which make options limited.
19	Develop a policy to clarify our approach to recharging leaseholders for building safety and zero carbon works	To be taken forward in 2024/2025. The approach to working with leaseholders around fire doors is already defined.

20	Prioritise and carry out options appraisals on poorly performing stock over the next 12 – 24 months in line with the prioritisation framework in this strategy	Decision taken to decommission St Michael's Court. Work has not started on a broader basis i.e., in respect of voids due to constrained capacity and a priority focus on other areas of the voids process.
21	Introduce a proactive void disposal strategy to release resources for growth	See 20 (above)
22	Stress test the impact of net zero carbon, sheltered housing improvements and regeneration plans on the business plan, considering changes in the plan based on our investment priorities	7/9/23 Complete. Significant additional borrowing required (£89 million). Most social landlords do not have the finance to complete this work.
23	Establish mechanisms and annual targets to build up our survey data to inform an investment plan at a per property level	See 5 (above)
24	Produce the 5 Year Investment Plan which is reviewed and approved on an annual basis	To be taken forward in 2024/2025.
25	Put resources in place to deliver the investment priorities set out in this plan	In progress. Head of Landlord Services post created and appointed to. The postholder will commence in post in December 2023. A sheltered accommodation review project support officer post is in development (job description drafted and job evaluation has taken place).
26	Review the Asset Management Team structure	An increased level of resident liaison officer resource has been introduced. Additional resources will be needed for any decarbonisation work.
27	Develop regular reporting mechanisms against the KPIs in this strategy to report performance to the senior leadership team and tenants and members	To be developed in 2024/2025.