

Maintaining Good Quality Homes: A good quality tenancy, housing maintenance, repairs and homelessness service is provided to residents.

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# HOUSING ASSET MANAGEMENT

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# Key Areas:

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## HOUSING ASSET MANAGEMENT

- Asset Management Strategy/Delivery, stock condition, programming and investment decisions
- Decent Homes Standard
- Decarbonisation and energy efficiency
- Capital Programme (£26m 2024/25)
- Future investment in the existing stock
- Voids (Client role)
- Asset Review and Options Appraisals
- Other areas including Aids & Adaptations etc.



# Asset Management Strategy/Delivery, stock condition, programming and investment decisions

The Housing Asset Management Team develop all programmes using the stock intelligence gathered in consultation with and/or the involvement of other key internal and external stakeholders including:

- Residents
- Finance, Procurement and Legal
- Housing Management

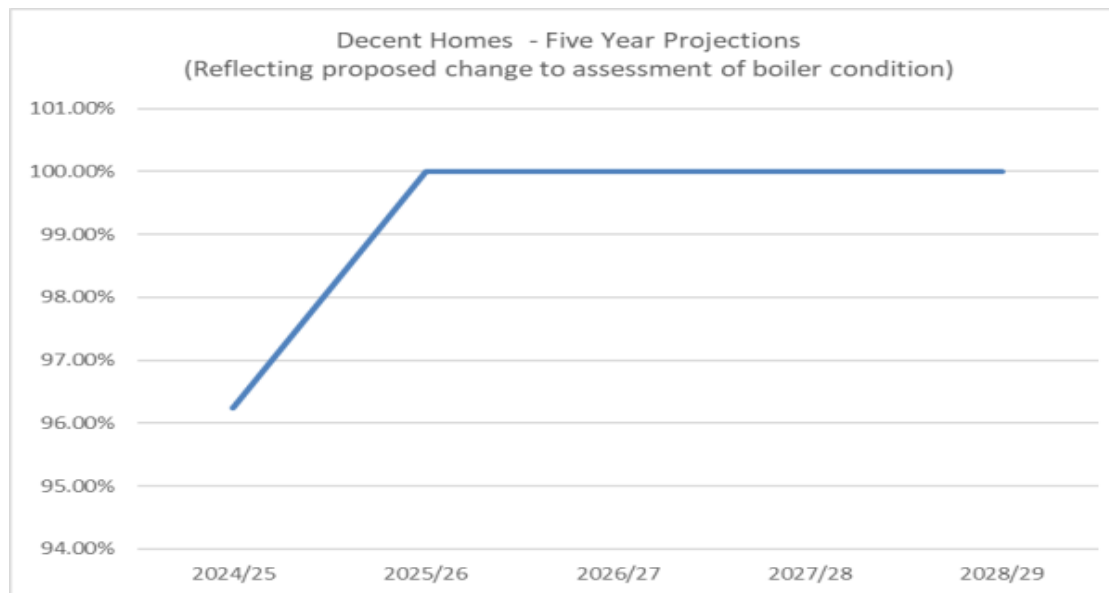
Ongoing programme of stock condition surveys to inform the Asset Management Strategy & Business Plan.

Stock data and intelligence supporting Investment decisions a key requirement of the Social Housing regulators new consumer standards

Surveys completed in the last 5 years	Surveys planned to July 2025 (all properties surveyed within the last 5 years)
3556	3899

Stock surveyed (excluding blocks)	Individual homes surveyed in the last 5 years	Flat Blocks surveyed in the last 5 years	Individual homes with partial survey updates in the last 5 years
94.78%	44.72%	100%	98%

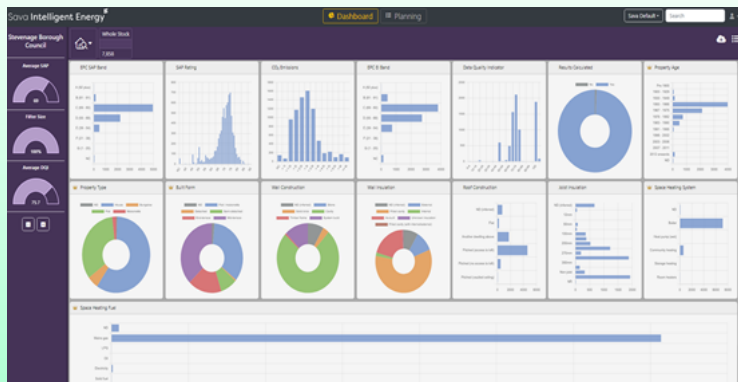
# Decent Homes



- Decent Homes compliance is a key requirement of the Regulator for Social Housing Consumer Standard: Safety & Quality.
- Continued investment in the existing stock is key to meeting and maintaining compliance with the standard.
- Decent Homes 2 to be consulted on and any changes are likely to require additional investment and change our compliance levels.

# Decarbonisation & Energy Efficiency

## Current Position



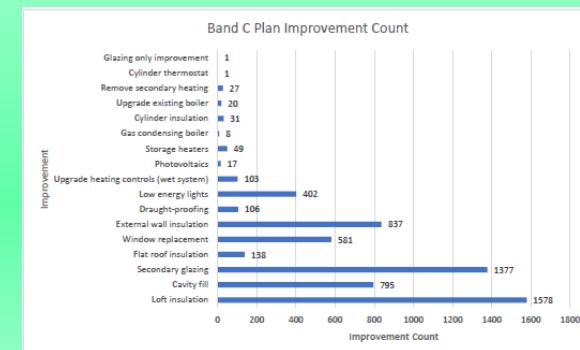
EPC SAP Band	Number of homes
B (81 -91)	112
C (69 -80)	4948
D (55 – 68)	2295
E (39-54)	490
F (21-38)	2
G (1-20)	1

As outlined in the table above, there are currently 2684 properties still requiring work to meet the minimum Band C target.

EPC C by 2030	Net Zero by 2050
PtZC report	PtZC report
£20,097,929	£168,895,978 (including off setting)

## Next steps

- Secured over £5 million funding
- Submitting a Warm Homes (SHF) bid for 550 homes.
- SBC match funding will deliver



# Capital Programme - Current

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- MRC – Major Refurbishment Contract
- Decent Homes – Completion of previous contract and procurement of replacement contracts
- SHDF Wave 2 – Delivery of Energy Efficiency Measures to flat blocks & Street Properties.
- High Rise – Replacement Fire Doors (Flats & Communal)
- Fencing programme - Planned programme of over £1million this year.

# Capital Programme - Planned

- Shortly awarding contracts to deliver the following works to support Decent Homes compliance.

Heating & Renewables Units			Window & Door Units			Kitchen & Bathroom Units		
	Budget	Properties		Budget	Properties		Budget	Properties
<b>24/25</b>	£1,300,000	581	<b>24/25</b>	£1,394,155	162	<b>25/26</b>	£1,900,000	422
<b>25/26</b>	£3,500,000	1,563	<b>25/26</b>	£2,000,000	233	<b>26/27</b>	£3,000,000	667
<b>26/27</b>	£3,500,000	1,563	<b>26/27</b>	£2,000,000	233	<b>27/28</b>	£3,000,000	667
<b>27/28</b>	£3,500,000	1,563	<b>27/28</b>	£2,500,000	291	<b>28/29</b>	£3,000,000	667
<b>28/29</b>	£3,500,000	1,563	<b>28/29</b>	£2,500,000	291	<b>Total</b>	£10,900,000	2,423
<b>Total</b>	£15,300,000	6,834	<b>Total</b>	£10,394,155	1,210			

- High Rise Refurbishment Works – Consultation due to start in December on the high-level proposals works will include roofing, windows, heating, communal area decoration and re-modelling, Decent Homes etc..
- Decarbonisation - Subject to being successful next wave of improvement works including Air Source Heat Pumps
- Overall, the Investment in our existing stock over the next 5 years totals £110 million.

# Voids (Client Role)

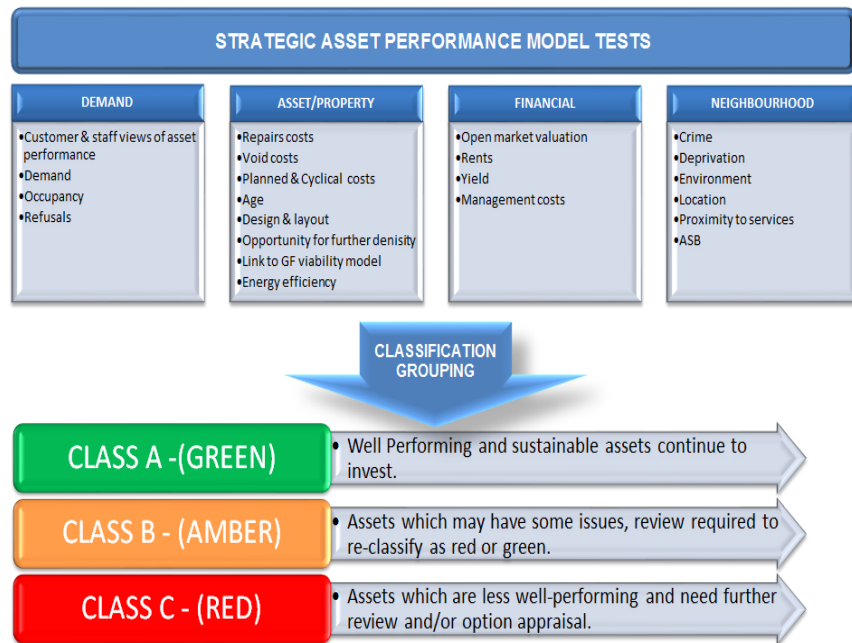
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- Implementing recommendations of external/CSC review
  - New Lettable Standard and Voids Policy
  - Pre void inspections
  - Increased reporting and KPI's
  - Procurement of interim (short term) and (longer term) support contractors as we move to a hybrid delivery model as agreed by Cabinet in October 2024
  - Revised staffing structure
- All scoping of works and surveying to be carried out by Housing Asset Management including:
  - Stock Condition Survey including HHSRS, EPC
  - Decent Homes assessment and any future major works requirements
  - Viability assessment of any high-cost works
  - All works signed off by internal Surveyor



# Asset Review & Investment Decisions

## STRATEGIC ASSET PERFORMANCE MODEL



- Planned refresh of the Asset Review to highlight any poorly performing assets.
- Various measures included in the modelling such as income, demand, future investment costs etc.
- Classified into grouping with a further focus on those which are poorly performing.

# Other Areas:

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- Adaptations
- One off Major Works Projects
- Permissions and mutual exchanges
- Stevenage Works & Social Value
- Procurement
- Establishing Client role for Repairs and Maintenance

# Challenges

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- Increased costs for construction works
- Funding gap for Decarbonisation
- Increased regulation
- Potential changes to legislation including Decent Homes
- Asset viability and sustainability
- Access and refusals for works
- Void property performance



# Priorities

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- Revise and implement Policies and Procedures in-line with the new RSH Consumer Standards.
- Deliver the Voids Improvement Plan.
- Deliver the Decent Homes Programme to achieve 100% of housing stock meeting national standards.
- Compliance with the Consumer Standards
- Refresh of the Asset Review
- Housing IT and use of technology
- Stock Data and Intelligence
- Procurement to support delivery of Capital & Revenue programmes

# Questions

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