

## APPENDIX 2

**Notes to the Asset Management Strategy Report**

- Page 13 – As at April 2022 the stock mix had changed so that General Needs totalled 3,273 and Independent Living totalled 1,106 reflecting the changes to designation.
- Page 15 – Rent and Service Charge figures do not match the budget figures
- Page 25 – There is a misunderstanding at paragraph 6 where the stock has been re-designated to General Needs. If someone is working with Housing to move to another scheme say from Independent Living to General Needs the service continues until they move.
- Page 28 – The average rents have moved on since the report was prepared so that resultant analysis will have altered. Also treatment of service charge recovery in the calculation will directly affect the resultant figure. This is a useful analysis and should be reviewed routinely as part of strategy.
- Page 44 – Reporting on Gas and Electricity is in place. There are policies, inspection regime and monitoring in place for all the statutory compliance areas and external audits have been carried out. Most recently a report has been provided regarding Legionella with recommendations which are now being reviewed and actioned.
- The investment programme that the Council have been carrying out over the last, nearly 20 years has been based upon the “Broxtowe Standard” which is an enhanced standard when compared to the Government’s Decent Homes Standard. For example, kitchens are replaced on a twenty-year cycle compared to 30 years. In the last two years Government have carried out a review and the challenge for the Council will be to continue their drive to provide housing to the “Broxtowe Standard” but embrace the carbon zero target so that planned maintenance programmes reflect these changes.
- Housing Delivery have been active in considering redundant garage sites for redevelopment for housing. At Chilwell three sites now have planning permission and planning applications have been submitted on two further sites