

## Report of the Chief Executive

**ASSET MANAGEMENT STRATEGY – KEY THEMES**1. Purpose of report

To consult with Housing Committee on the key themes to be included in the Asset Management Strategy.

2. Background

In September 2019 Housing Committee approved the contract for a Stock Condition Survey to be completed. The results of the survey were presented to Housing Committee in June 2020. The Asset Management Strategy will build upon this work.

3. Detail

The Council has not previously had an Asset Management Strategy. The purpose of the strategy is to ensure effective management of the Housing Revenue Account assets. Through the strategy corporate priorities, such as increasing energy efficiency will also be addressed. A review of the Broxtowe Standard, which is a key action included in the Housing Business Plan, will also be undertaken as part of the strategy development.

Like other strategies that have recently been approved by Housing Committee the Asset Management Strategy will outline key actions and contain a detailed action plan for the first year of the strategy. However, the strategy is likely to be a lengthier and more detailed document compared to other strategies.

The formation of the strategy will take a number of months to complete, so the capital programme for 2021-22 will be based on the key themes included in this report. Once completed the strategy will drive the future improvement planning both a short term and a longer term plan. Success of the strategy will depend on the effect joint working between teams.

4. Financial implications

The information from the stock condition survey will inform the Council's 30 year business plan. Budgetary consideration will be a key part of the development of the strategy.

**Recommendation**

**The Committee is asked to RESOLVE to APPROVE the key themes to be developed and included in the Asset Management Strategy**

Background papers

Nil

## Implement recommendations from the stock condition survey

### Strategy Action

Review Capital Programme considering recommendations from the stock condition survey

Review the Council's approach to dealing with damp in our properties, adopt a zero tolerance approach to damp issues and work with tenants to implement solutions

Review expenditure on sub-contractors and consider areas where work could be completed as part of the Capital Programme to reduce costs

Complete further stock condition survey on all non-traditional property types, action any recommendations to extend property lifespan

Review the works that are completed in properties and our standards, including producing an updated Broxtowe Standard specification

Merge all survey data, with current data held in Housing Management System

## Ensure compliance with all regulations and legislation

### Strategy Actions

Embed new processes for Fire Risk Assessments

Consider the use of sprinkler systems in both Independent Living schemes and General Needs blocks

Review all compliancy work undertaken and the level of resource in the Compliance Team

Continue to procure contracts ensuring value for money, particularly considering where Capital Works and Repairs could jointly award contracts

Complete work to manage all compliance through the Housing Management System

Consider changes that may be required to gas boilers, in line with future changes to the gas network

## Improve the energy efficiency of our stock

### Strategy Actions

Replace electrical heating with more energy efficient models and remove all solid fuel heating from our properties

Analysis of benefits of Air-Source Heat Pumps and PV solar panels that have been fitted to new build schemes

Consider retro-fitting of energy efficient measures including Air-Source Heat Pumps

Consider fitting PV solar panels when completing roofing work

Review the need for increasing insulation, including loft insulation and the approach needed to address properties that are difficult to insulate

Identify all funding opportunities, and make bids for funding where suitable

Provide information for tenants to support them to use their homes in the most efficient way

### **Improve our Neighbourhoods**

#### **Strategy Actions**

Consider how a window replacement programme can have a positive impact on the security of our neighbourhoods

Consider how the work we complete can benefit the wider community, such as bidding for funding which could also assist private residents

Complete work to support work the Neighbourhood Strategy to improve our blocks and estates

Review the approach to cleaning of our blocks and estates, consider the use of mobile cleaners for General Needs blocks

### **Make the best use of our assets**

#### **Strategy Actions**

Implement actions from the Garage Strategy, in relation to improvement of garage stock and use of land on garage sites

Complete works to schemes to allow the changes approved as part of the Stock Options review to be implemented.

Develop new protocols and procedures to ensure that teams work effectively together