



Council Housing Asset Management Strategy 2023 – 2033

Economic Development and
Managed Growth Scrutiny

Overview

- Context of the council housing asset management strategy
- Our approach and next steps
- National context
- Overview of the strategic objectives
- Customer engagement
- Implementation Plan and Capital Programme



Strategy development and importance

SMBC

- Statutory landlord responsibility for asset condition
- Strategic asset – optimise use / investment challenge
- Financial responsibility and risk – Housing Revenue Account Business Plan alignment

SCH

- 20 years experience of managing and maintaining the stock on behalf of SMBC
- Evidence and data on asset performance
- Delivery of maintenance function – day to day / programmes
- Delivery of capital programme
- Engagement of residents



Council Housing Asset Management Strategy – 23 – 33 – Our Approach

- SCH and SMBC partnership
- Strategic approach to asset management – 8 strategic objectives – 10 year
- Facing the investment challenge - housing sector context – building safety, zero carbon, decent homes – difficult decisions
- Implementation Plan – 3 year with one year refresh
- Alignment with wider strategic planning – council plan / SCH delivery plan / Housing Strategy

Next Steps:

Final approval:

- SMBC Cabinet – Feb 23
- SCH Board – Feb 23

- Continue building evidence and data to understand stock performance and investment approach
- Options appraisals where stock may be low viability
- Funding challenge
- Continued customer engagement



National Context

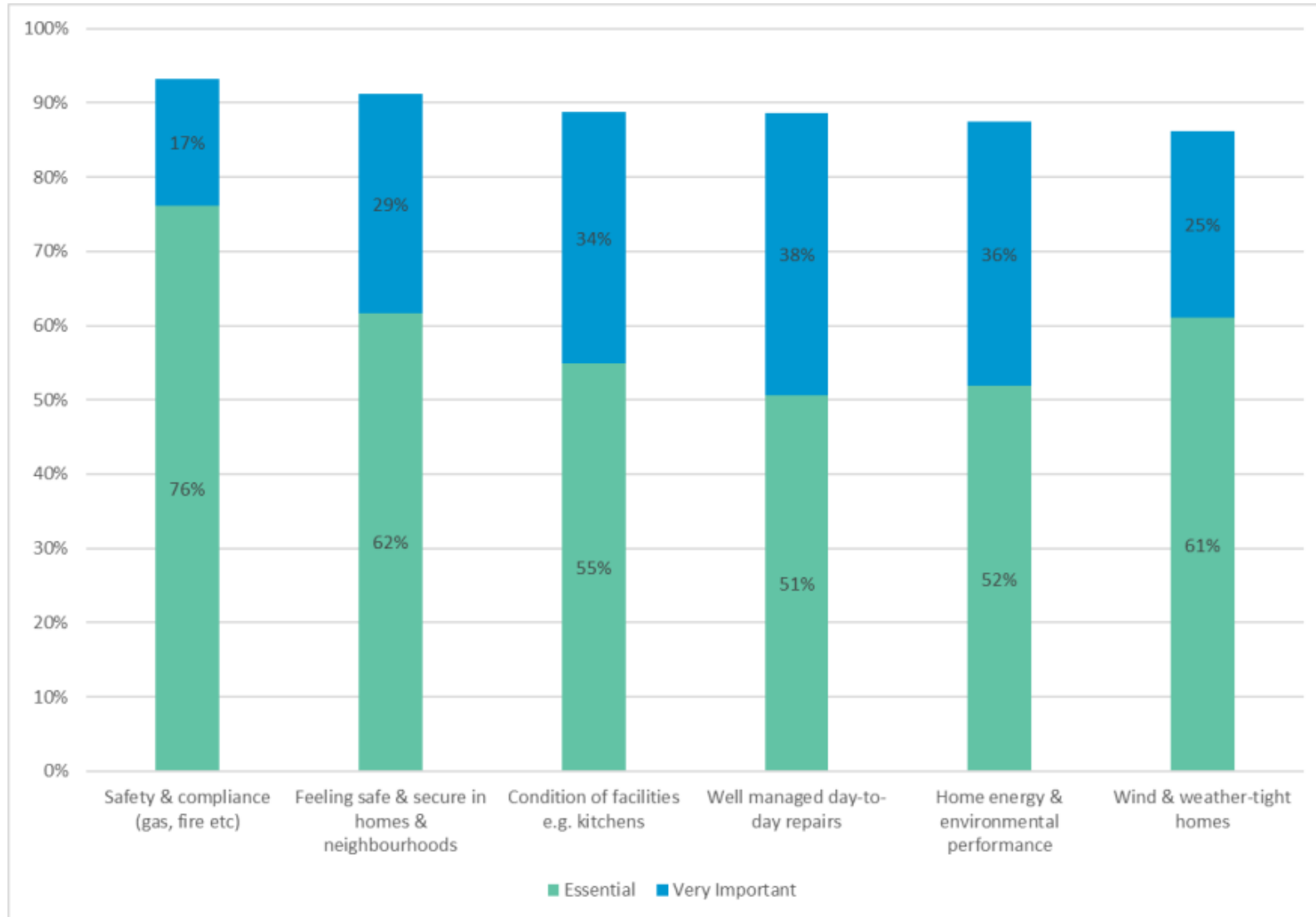


Strategic Strategy Objectives

1. Investing intelligently in our homes
2. Ensuring safe, high-quality homes
3. Supporting the Council's net zero plans by investing in 'greening' our homes
4. Ensuring high-rise living is 'fit for the future'
5. Providing safe and attractive neighbourhoods that support thriving communities
6. Building new affordable and sustainable homes
7. Ensuring customer engagement in shaping our future services
8. Building a fantastic team



Customer Engagement



Planned 10 Year Capital Investment

STOCK IMPROVEMENT

TOTAL

Health & Safety (including High Rise Fire Safety Projects)

£74.3m

Climate & Energy

£33.8m

Cyclical & Envelope Improvement Works

£33.3m

Maintenance & Improvements

£25.4m

Programme Management & It

£20.8m

Environment & Estates

£3.8m

Sub-total Capital Expenditure - Stock Improvements

£191.4m



Questions and Discussion

- Overall comments and reflections
- Are the strategic objectives the right ones
- Are there any comments on the implementation plan and are the priorities the right ones

