



Funding for managing assets and building new homes

- Rents – Management Costs = Surplus for:
 - ✓ Re-investment (planned capital programme)
 - ✓ New Build



Delivering Excellent Asset Management

- Sound business planning developing new and creative approaches to managing homes and assets is a core part of providing decent affordable homes
- Ensuring we manage and maintain our homes in the most productive and efficient way is crucial.



Overview

- Strategy developed in 2015
- Political (Welfare Reform and Work Act 2016) and financial challenges have taken place since the strategy was developed (£4m reduction to capital allocation)
- Performance management of key contractors has required focus on day to day services and need to re-procure new services going forward
- STAR 2017



Strategic Objectives - page 51

- Meet tenant aspirations
- Strive to meet high energy efficiency standards
- Stock condition surveys
- Garage sites
- Health and Safety -



Where should the focus be?

- Tenant satisfaction – what level?
- Tenant aspirations
- Lowest housing cost possible?
- Transforming lives – how do we measure?
- Decent Homes standard
- Internal – kitchen and bathrooms
- “kerb appeal”
- Parking and garages
- Energy efficiency
- Flexibility



New Homes (page 103)

- Small sample survey but..
- Are we transforming lives through the new build? Should we?
- Satisfaction levels – areas of satisfaction?

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Moving Forward

- Determine Waverley's approach to prioritised investment in the future
- Consider closing the gap between new build homes standard and Waverley's Maintenance Standard based on tenants feedback – are we building and refurbishing homes which make a real impact?
- Obtain greater understanding of existing tenant feedback in order to develop programmes which seek to increase satisfaction with the stock – how do we target improvements to older stock which have less satisfied tenants?
- Continue to improve the way health and safety risks are managed and ensuring this remains a priority within the Council

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Conclusion

- The 2015-2020 Asset Management Strategy set out strategic objectives and a high level action plan
- It also set out a number of pledges, aspirations and commitments which sought to better manage the Councils assets and meet the needs of its tenants
- There has been some real progress against these but it is accepted that further work is needed
- In order to maintain momentum, the Council, through the appointment of the Strategic Asset Manager will ensure a more focused approach in the monitoring and delivery of the commitments made

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