

Draft PCC Housing Asset Management Plan (HAMP) Introduction

Our ability to deliver a good landlord service for people now and in the future depends on the decisions we make now about our homes. This includes decisions on which homes to build and acquire, the level of investment needed to comply with regulations, standards, and compliance and what to do when homes are no longer economic to retain.

The Housing Asset Management Plan (HAMP) sets out how we will make these decisions. It provides a framework to enable us to meet the challenges we will face over the next few years, including contributing towards our carbon reduction ambitions.

The funding to invest in these decisions comes primarily from rent and service charges paid by our tenants. Consequently, it is important that our tenants play an active role in setting our priorities and spending plans.

We will adopt a plan-do-review approach to asset management.





Plan

As a landlord we will:

- Plan for investment in our housing stock over the next 30 years
- Establish a detailed five-year investment programme to maintain and update our housing stock.
- Review and update both the 30-year plan and five-year investment programme annually (the reviews will take place during quarter two and will report in quarter three to inform the budget)
- Ensure our plans are affordable and deliverable.
- Engage our tenants in developing our plans and programmes.



Do

In maintaining our stock, we will:

- Exceed the [current national Decent Homes Standard](#) until such time it is replaced.
- Meet the [new national Decent Homes Standard](#) when approved and implemented.
- Comply fully with all compliance and regulatory requirements including the [new Building Safety Regulations](#) when approved and implemented.
- Comply fully with all requirements of the [Regulator of Social Housing](#).
- Carry out stock condition surveys of all stock every five years.
- Carry out annual tenancy and welfare audits.
- Deliver an annual planned improvement and cyclical maintenance programme.
- Provide a responsive 24/7 repairs service (emergencies only out of hours)
- Charge our tenants for any deliberate damage or vandalism to their property caused by them, their family, or visitors.



Review

As a landlord we will:

- Review and update both the 30-year plan and five-year investment programme annually (the reviews will take place during quarter two and will report in quarter three to inform the budget)
- Separately review any property that has a negative Net Present Value with a view to considering disposal.
- Regularly review our asset management plan to ensure it is up to date and relevant.

To ensure we continue to meet all standards and improve our services we will:

- Appoint professionally competent and qualified staff, including:
 - Asset Manager to determine our investment needs.
 - Building Safety Manager to ensure we comply with all building safety regulations and requirements.
 - Housing, Health & Safety Rating Inspector to inspect our properties.
- Maintain all accreditations.
- Have clear and accessible policies and plans.
- Learn from any complaints we receive.

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