



Folkestone & Hythe District Council Housing Asset Management Strategy 2022- 2027

V12 25 November 2021

Housing Asset Management Strategy (HAMS)

“Asset management is a key part of business planning which connects, at a strategic level, decisions about an organisation’s business needs, the deployment of its assets, and its future investment needs.” RICS

HAMS primary document in a library of publications

- Carbon reduction strategy
- HRA housing new build strategy
- Annual major works five year delivery programme
- Healthier Housing Strategy
- Tenant engagement strategy

Purpose of HAMS

- Supports the corporate plan and ambitions
- Framework for decision on the existing and future housing stock
- Provides priorities for future works programmes
- **Helps shape 30 year HRA Business Plan & Budgets from 2022-23**

Timing

- OSC - 7 December 
- Tenant Panel - 9 December
- Cabinet - 26 January 2022

Objectives

1. Ensure the housing stock is safe and well maintained.
2. Develop a social housing portfolio that is fit for purpose, meeting the needs of current and future generations of tenants and their families.
3. Improve the energy efficiency of the housing stock and the ways of working to reduce carbon emissions and levels of fuel poverty by achieving a minimum EPC rating of C by 2030 and operational net zero carbon in use by 2050 for all of its housing stock.
4. Maximise efficiency, supporting the local economy, developing skills and recycling the Folkestone pound.

Priorities

1. Ensure homes are safe and compliant at all times.
2. Work towards achieving a planned: responsive maintenance programme of at least 70:30.
3. Determine the future use, design and locations of the Sheltered Schemes.
4. Develop and implement a fabric first approach to net zero carbon in use.
5. Implement a new build programme to deliver the 300 homes by 2026 and a pipeline to deliver 1000 homes by 2036.

Considerations

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Objective 1- Ensure the housing stock is safe and well maintained.

Objective 2- Develop a social housing portfolio that is fit for purpose, meeting the needs of current and future generations of tenants and their families.

Objective 3- Improve the energy efficiency of the housing stock and the ways of working to reduce carbon emissions and levels of fuel poverty by achieving a minimum EPC rating of C by 2030 and operational net zero carbon in use by 2050 for all of its housing stock.

Objective 4- Maximise efficiency, supporting the local economy, developing skills and recycling the Folkestone pound.

- HRA remains sufficiently funded to maintain the stock. Prioritise and smoothing.
- Tenant involvement in choices.

- Understanding the needs of an aging population over 60's increase 37% 2021-2039. Homes fit for purpose. Demolition, disposal.
- Review of sheltered schemes, both the service offer & building suitability.
- Long term and major investment in the stock, where in the district & when.

- Significant expense; solutions not totally in our hands; future technologies
- Indicative costs to retrofit stock to NZC £20k/property - £68m
- 700 properties currently below EPC C - £14m (NZC); cost effective/ disposal?
- Approach – fabric first, worst first, least regrets
- New homes NZC in use
- Increase costs of new homes and review business model; payback, cross subsidy

- Just in time work, push & pull of planned work and impact e.g. windows
- One major improvement in a 5 year period
- Use of local labour & skill development
- Tenant involvement in quality

Tenant safety

Maintenance

NZC, Improvement,
new build

Housing Asset Management Strategy

Discussion, questions