

Title: Asset Management Strategy	Date 16 th May 2016 Item 7
Report author: Ken Hopkins – Interim Director of Asset Management	
Business Priorities A sustainable Asset Management Strategy is essential for the effective planning and delivery of major works programmes and to assist LBTH in planning for new-build developments	
Impact for Customer Effective Asset management will assist in providing security and pride in the homes managed by Tower Hamlets Homes	
Diversity Impact The H&S policy has not yet been equality impact assessed	
Cost and Income Implications There are no direct financial implications contained within this report. However the development of long-term investment need information and sound planning will have an impact on the level of investment and consequently that element of the management fee that is provided to manage the capital programme	
Risk Management <ul style="list-style-type: none"> • This is an inherent part of asset management and developing an asset risk register is one of the aims of the plan. 	

Summary This report invites board members to read and approve the attached Asset management Strategy.

1 Background

- 1.1 THH has an existing Asset Management Strategy, but it is one written by a company of consultants and is a generic document, not particularly tailored to the organisational, stock or development issues facing Tower Hamlets.
- 1.2 It is also recognised that while THH manage the properties, the stock still belongs to LBTH. This strategy is therefore written as a joint document to ensure that both organisations are committed to the principles it contains and work closely together in the maintenance, improvement and development of the stock for the benefit of Tower Hamlets residents.

2 The Strategy

- 2.1 The new strategy is based around detailed and current stock condition information. This is fundamental to any investment planning, without accurate and current data, future investment planning becomes guesswork. The strategy therefore sets out to institute a rolling programme of stock condition surveys to ensure that planning decisions are made on sound base data
.
- 2.2 The strategy then relies on asset reviews to rate the sustainability of blocks and estates, with option appraisals on the less sustainable stock to determine if substantial investment in refurbishment or re-modelling is the preferable solution, or if demolition and re-development is the better long-term solution

3 Monitoring

- 3.1 The strategy contains a series of strategic aims, broken down into measureable objectives. This is intended to provide a simple means of monitoring progress in delivering the aims of the strategy

4 Investment Planning

- 4.1 The document contains a draft investment plan for the next 5 years, members should be aware that this is only a draft assessment of the estimated investment needs of the stock based on the survey information that we currently have. The investment plan is very much under development and is subject to change and agreement with LBTH to enable it to fit within the HRA Medium Term Financial Strategy

5 Recommendations

- 5.1 The Board is recommended to receive the Asset Management Strategy and to approve it subject to the Equalities Impact Assessment being completed so that it can be directed toward the councils approval process and become the joint housing asset management strategy it is designed to be