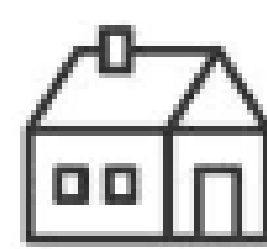
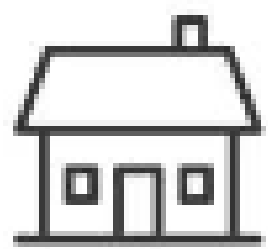
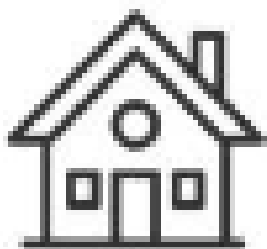
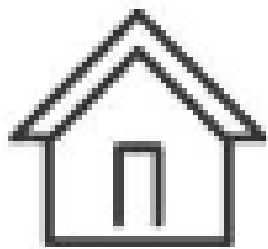
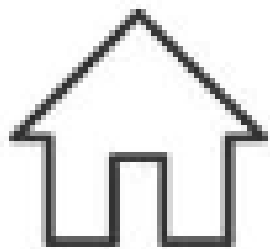
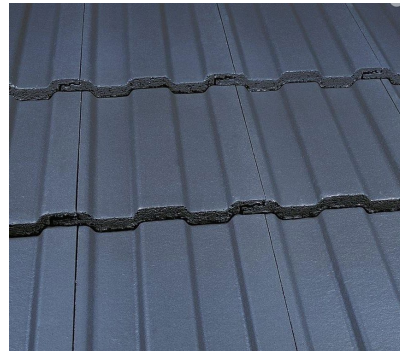


Asset Management and Investment

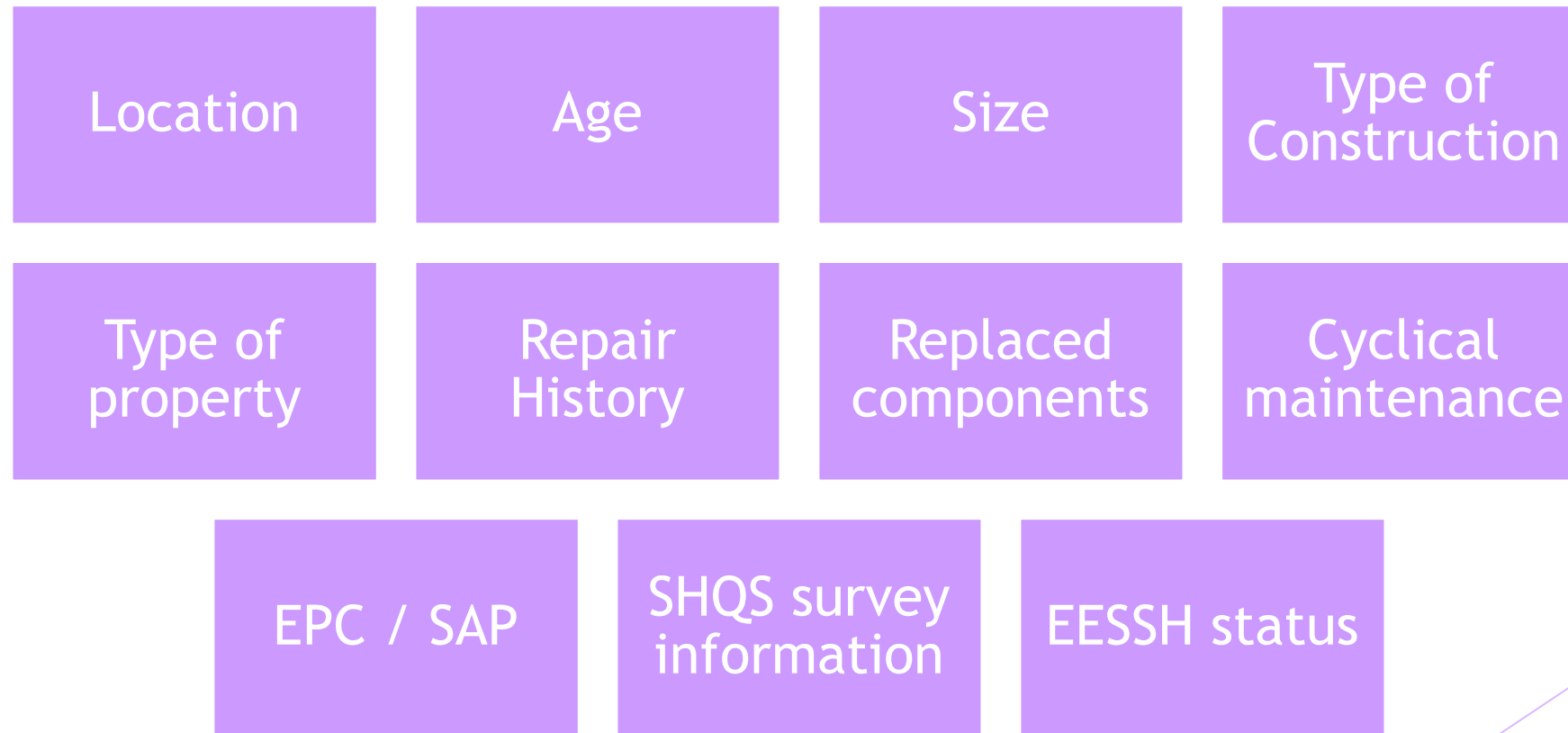
What is an asset?



What is investment?



What we know about our assets?





Rosehill Housing Co-operative Limited

Asset Management Plan

2022-23



Asset Management Plan

The Asset Management Plan outlines the process by which we ensure that our housing assets fully support our strategic objectives and Business Plan needs.

- outlines a framework to manage our housing assets to enable the organisation to have the right assets, of the right quality, in the right place and at the right time
- provides a framework to make prudent investment decisions that support or improve on the assumptions and financial parameters in our business plan.
- outlines how we will invest in our assets as set out in our stock condition surveys so that we have quality homes that people are happy and proud to live in.
- details the delivery of good performance and high levels of tenant satisfaction with contractors.
- takes account of compliance with the appropriate standards and where relevant, local and central government strategies and priorities
- takes account of the key risks in relation to asset management

Asset Standards

What we do with our housing assets and how often we do it is greatly impacted by the following:

- Key legislation - Current Housing Acts and SHR
- Scottish Secure Tenancy Agreement
- Scottish Housing Social Charter
- Scottish Housing Quality Standards
- Energy Efficiency Standards - EESSH, EESSH2 and the upcoming SHNZS
- Procurement
- Gas/ Electrical/ Fire/ Asbestos/ Legionella Safety
- General Health and Safety

How do we look after our assets?

- Stock condition surveys
- Energy Efficiency Standards
- Gas Safety and CO
- Electrical Safety
- Fire and Smoke Safety
- Asbestos
- Legionella
- General Health and Safety

What else do we do?

- Reactive Repairs
- Cyclical Maintenance
- Planned Maintenance (often referred to as Investment)
- Minimise our empty houses
- Neighbourhood Management
- New Development
- Other Acquisitions
- Insurance

It is not all about the houses.....

- Demand
- Future Demand
- Tenant Involvement and Tenant Profiling
- Retaining our tenants

Investment

- The term generally refers to a RSLs Planned Maintenance Programme of works but carrying out regular cyclical maintenance and reactive repairs also aids this investment programme
- We tend to look at investment across the short term 5 years and longer term 30 years, producing indicative programmes of work for both. These are the basis of a substantial part of our 30 year financial projections.

How do we decide where and what to invest in?

- Existing age of component (kitchens, bathrooms windows etc)
- Components indicative lifespans
- Stock assessment / condition survey
- Amend lifespan
- Cost it

Planned Maintenance Programme

Key

		Indicative Element Cycle (yrs)
Ext. Doors	External Doors	25
Windows	Windows	25
Kitchen	Kitchen Fittings	15
Bath	Bathroom Fittings	25
Vent.	Ventilation	15
Elec.	Electricity to Properties	40
Heating	Heating (Boiler)	15
Rads	Radiators	30
Roof	Roof / Flashings	40
Smoke	Smoke Detectors	10
Ext. Walls	External Walls	30
Comm Elec	Common Electrical	40
Vinyl	Vinyl Floor Coverings	15
Close Floor	Close Floor Finishes	20

Example

House built in 2000

We would look to replace the kitchen in year 2015 (base year plus the indicative lifespan) and then again in 2030, and so on

The stock condition survey informs us that the kitchens are failing in year 7 and we are carrying out extensive repairs. We would look to now replace these kitchens at lifespan year 10.

Revised programme would then be replace year 2010, then 2025, 2040 and so on

Any questions?