

## Asset Management Strategy – Action Plan (Nov 2020) – Management Committee submission 24 Nov 2020

**(Section heading references Asset Management Strategy 2018- 2023**

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[illegible]



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Section	Topic	Action	Responsibility	Target Date	Current Status
					<div></div> <div></div> <div></div> <div></div> <div></div>
2.2	Asset Profile	<ul style="list-style-type: none"> <li> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </li> </ul>	LL/AM/ <u>JD</u>	When Required – <u>Stock conditions survey information will be received from Brown &amp; Wallace by 14/02/2021</u>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
2.3	Demand for affordable housing	<ul style="list-style-type: none"> <li> <div></div> <div></div> <div></div> </li> </ul>	JF	Annually	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>



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2.4	Tenant Satisfaction Results / Asset Perception	<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>	Senior Staff	May 2019	[REDACTED]
3.0	Landlord Responsibilities	<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>	JF/JD	Ongoing	[REDACTED]
4.0	Asset Condition <ul style="list-style-type: none"> <li>SHQS</li> <li>ESSH</li> </ul>	<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>	AM/JD	2023 for full stock condition survey	[REDACTED]
6.0	Investment in Stock <ul style="list-style-type: none"> <li>Planned maintenance</li> <li>Cyclical maintenance</li> <li>Reactive maintenance</li> </ul>	<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>	AM/JD	2023 for full stock condition survey	<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>
		<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>	AM/JD	Sept 2019	[REDACTED]



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		<p>[REDACTED]</p> <ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>	AM/ <u>JD</u>	Review progress in March 2020	<p>[REDACTED]</p> <ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>
		<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>	AM/ <u>JD</u> /LL	Ongoing	<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>



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		<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>	AM/ <u>JD</u> /LL	Ongoing	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>
		<ul style="list-style-type: none"> <li>• [REDACTED]</li> </ul>	LL	Ongoing	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>
		<ul style="list-style-type: none"> <li>• [REDACTED]</li> </ul>	JF/AM/ <u>JD</u>	Quarterly results reported to HSSSC	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>
7.0	Maintenance Service Standards and Performance Management	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>	AM/ <u>JD</u>	<u>Update in September 2019</u> <u>Quarterly reports to HSSC</u> <u>Monthly monitoring by Housing Services staff</u>	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>



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		[REDACTED] [REDACTED] [REDACTED]			[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
		<ul style="list-style-type: none"><li>• [REDACTED] [REDACTED] [REDACTED] [REDACTED]d</li></ul>	AM/ <u>JD</u>	<u>Aug-19</u>	<ul style="list-style-type: none"><li>• [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</li></ul>
		<ul style="list-style-type: none"><li>• [REDACTED] [REDACTED]</li></ul>	All Staff	<u>Quarterly performance reports to MC and SC's</u>	<ul style="list-style-type: none"><li>• [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</li></ul>



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8.0	Environmental Management	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>	JF/AM/ <u>JD</u> /LL	Review progress in March 2020	[REDACTED]
9.0	Health & Safety	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>	AM/ <u>JD</u>	Next audit due January 2021  March 2020 & <u>annually thereafter</u>	<ul style="list-style-type: none"> <li>• [REDACTED]</li> </ul>
10.0	Asbestos	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>	AM/ <u>JD</u>	Policy renewal due in February 2021	[REDACTED]



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11.0	Fire Safety	<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>	AM/JD  AM/JD	Review in March 2020  March 2020	<p>[REDACTED]</p> <p>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] halted due to Covid-19.</p>
12.0	Medical Adaptations	<ul style="list-style-type: none"> <li>[REDACTED] [REDACTED]</li> <li>[REDACTED] [REDACTED] [REDACTED]</li> </ul>	AM/JD  Senior Staff	Review progress September 2019 January 2021	<ul style="list-style-type: none"> <li>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</li> <li>[REDACTED] [REDACTED]</li> </ul>



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		[REDACTED]	AM/JD		[REDACTED]
13.0	Risk Management and Welfare Reform	• [REDACTED] [REDACTED] ■ [REDACTED] [REDACTED]	Senior Staff	Annually = <u>March each year</u> <del>(March 2020)</del>  <u>May (Annually)</u>	• [REDACTED]  • [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
14.0	Procurement	• [REDACTED] [REDACTED]	AM/JD/LL  AM/JD/LL	Annually (March 2020)	• [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]



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		<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>			
		<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>			<ul style="list-style-type: none"> <li>[REDACTED]</li> </ul>
15.0	Addressing “cause for concern” stock	<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>	Senior Staff	March 2020	<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>
16.0	Consultation	<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>	Senior Staff	Ongoing	<ul style="list-style-type: none"> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul>

Updated ~~07 May 2020~~ 18 November 2020