

**REPORT TO:** MANAGEMENT COMMITTEE  
**DATE:** 30<sup>TH</sup> OCTOBER 2017  
**PREPARED BY:** KATE DAHLSTROM  
**SUBJECT:** ASSET MANAGEMENT STRATEGY

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### Executive Summary

<b>Financial Implications</b>	Significant impact on budget & business plan going forward. The delivery of the 30 year plan for investment and reactive repairs form the major part of the association's budget annually.
<b>Risk Considerations</b>	Links to all risks associated with financial performance or resourcing of services/investment. Good asset management avoids property deterioration, falling demand and deteriorating financial position. Poor asset management affects OTHA's reputation.
<b>Legal Implications</b>	Landlords must comply with the SHQS & EESSH by 2020. Housing (Scotland) Acts (various) lay down responsibilities in relation to maintaining properties & responsibilities to tenants which are also enshrined in the contractual tenancy agreements. The Scottish Social Housing Charter includes requirements as to how property management & maintenance services are delivered including the need for tenant engagement and consultation.
<b>Health &amp; Safety Issues</b>	There are extensive regulations in relation to asbestos, lifts etc.
<b>Equalities Assessment</b>	None specifically in relation to this report. The consultation undertaken has to be conducted in such a way as to allow engagement with all sections of the community in line with Equality & Diversity Policy and Tenant Engagement Policy

This report is supported by two documents:

- SAMS Analysis Report 2017;
- Report on the 2017 Review of the Asset Management Strategy Action Plan

### Recommendations

It is recommended that the Management Committee note the contents of the detailed review and agree to the following recommendations subject to annual review:

1. To continue with the existing action plan;
2. To review the enhanced void spend during the 2017-18 budget setting process to establish if it can be reduced;
3. To review planned maintenance for Bow Farm flats to assess whether costs are accurate to feed into budget 2018-19;

4. To identify a contractor to deliver estate services and review spend in priority schemes once identified works have been trialled;
5. To review alternative options for next phase Maple Road LVST flats by December 2017;
6. To develop a plan for energy efficiency and lighting improvements by March 2018 when common rewires are carried out;
7. To review issues with dormer windows and draft plan to redress by March 2018;
8. To review the suggested changes to the investment plan identified by staff and tenants in the priority schemes and put forward proposed changes to the 30 year plan during the budget setting process for 2018-19.