

# Tenant & Leaseholder Panel

## Croydon Council's Asset Management Strategy 2024- 2029

February 2024

# The Asset Management Strategy

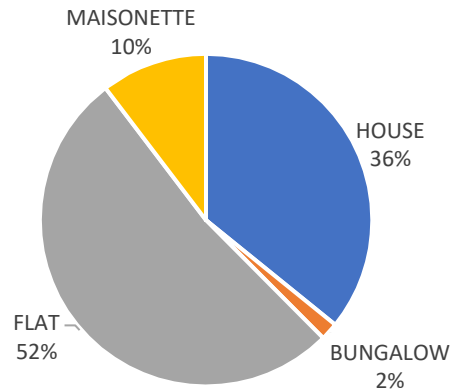
- Sets out how we maintain, manage & invest in our Council homes
- Well managed estates = strong, healthy, safe & thriving communities
- Creating clean & green spaces relies on our land being well designed and investment in areas that deliver best outcomes for local residents
- Physical & financial performance underpins our strategy for Council Housing
- Needs to address wider challenges to the sector but more importantly it's about **what's right for Croydon**



# The uniqueness of our stock

- Over 19,600 assets which include nearly 14,000 Council homes and over 2,500 leasehold properties
- Book value of c£907m
- 45 HRRB
- 16 blocks of Large Panel System design

Housing stock profile



| Other HRA rented | Number      |
|------------------|-------------|
| Caravan plots    | 19          |
| Garages          | 2620        |
| Garage blocks    | 104         |
| Playgrounds      | 24          |
| <b>Total</b>     | <b>2767</b> |

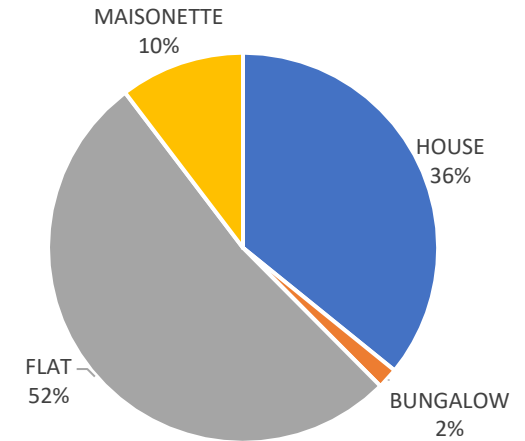
| Tenure type                         | Number       |
|-------------------------------------|--------------|
| HRA General Rent Tenure             | 13342        |
| HRA Leased and Managed Properties   | 339          |
| Croydon Affordable Tenancy          | 153          |
| Emergency + Temporary Accommodation | 124          |
| Croydon Affordable Homes            | 96           |
| Serviced Tenancies                  | 12           |
| Leaseholder                         | 2545         |
| <b>Total</b>                        | <b>16858</b> |

# Delivering the Asset management Strategy



| Houses | Bungalows | Flats | Maisonettes | Total  |
|--------|-----------|-------|-------------|--------|
| 4,820  | 231       | 7,007 | 1,392       | 13,450 |

Housing stock profile



1,140 Blocks including 46 HRRB

# Next steps

| January  | February   | March   | April  |
|--|--|---|--|
| <p>Online survey for staff/residents</p> <p>In person resident engagement sessions</p> | <p>Tenant &amp; Leaseholder panel presentation</p> <p>All Members briefing</p> <p>Final draft for approval</p> | <p>Mayor Advisory Board</p> <p>Directorate/Corporate Management Team Approval</p> | <p>Cabinet approval</p> <p>Asset Management Strategy goes Live</p> |