

Asset Management Strategy - Property 2025 to 2030

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Introduction

Our Property Asset Management Strategy sets out how we will continue to improve the performance of our assets and support the Board in making strategic decisions about them in the future.

This Strategy provides a framework for managing our entire property portfolio, comprising stock and assets that we either own or lease (residential and office) over the next 5 years. It aligns with our Strategic Plan, which has three pillars: Sustainability, Quality and Growth. It will guide future strategic property decisions regarding necessary works and our capacity to deliver them, by comparing these needs against the likely available financial resources. The maintenance and enhancement of our properties represent our second-largest expense (including both capital and revenue), after salary costs. To preserve and improve our assets, we must ensure appropriate levels of investment.

This Asset Management Strategy represents a significant evolution in how we manage and leverage our property assets to support our objectives. It builds directly on the foundations established in the 2019-2024 Strategy, which delivered measurable progress in planned maintenance, investment planning and portfolio performance management. Over that period, BHT Sussex invested almost £4 million in capital improvements, maintained compliance with statutory safety standards and established a 30-year costed asset management plan to guide long-term investment priorities.

The new Strategy extends that disciplined, evidence-based approach and situates property management firmly within our wider priorities. It sets out a five-year framework that aligns with the three pillars of our Strategic Plan (Sustainability, Quality and Growth) and provides a transparent basis for Board oversight of asset-related decision-making, performance monitoring and financial planning.

Our property portfolio, encompassing residential, office and leased assets, underpins the delivery of our frontline services and represents our second-largest area of expenditure after staffing. The Strategy therefore seeks to optimise the performance, value and sustainability of these assets through a structured programme of investment, maintenance, and selective rationalisation. This includes:

- Prioritising investment in line with lifecycle data and stock condition surveys to ensure that each asset contributes positively to both financial performance and service delivery outcomes.

- Managing risk and compliance by maintaining robust oversight of statutory requirements across health, safety and environmental standards.
- Embedding sustainability by reducing carbon impact, improving energy efficiency and supporting our long-term environmental commitments.
- Ensuring financial resilience by evaluating borrowing, selective disposals and reinvestment options against defined criteria to maintain liquidity and optimise capital deployment.

The Board's role remains central: it will oversee the implementation of this strategy, approve disposals or acquisitions, where appropriate, and scrutinise performance through regular reporting on key asset indicators and investment outcomes. The strategy also reaffirms our commitment to maintaining up-to-date asset data, enabling BHT Sussex to make strategic choices grounded in accurate condition, performance and cost information.

In adopting this forward plan, BHT Sussex recognises that investment in our property portfolio is not solely about asset preservation - it is about enabling service excellence, safeguarding organisational sustainability and maintaining the flexibility to respond to future demand and funding pressures. By consolidating historical lessons and modernising our approach, this strategy positions us to make informed, balanced and sustainable decisions that protect and enhance our assets, ensuring they continue to deliver value to our clients, tenants and stakeholders well into the future.

Commitments

Our ongoing commitments are:

- Maintain up-to-date records of all our stock.
- Understand how our assets are performing, as this will influence our borrowing and disposal decisions.
- Reduce spending on day-to-day maintenance and service costs through long-term proactive major repairs.
- Provide safe and well-maintained homes, suitable offices, and other types of accommodation, and continue to maintain and improve their quality.

The tables below show our investment over the past ten years, with a combined total of approximately £10m invested in our properties.

Tables Showing History of Capital and Revenue Spent on BHT Sussex Properties

Capital Spend History

	Freehold Housing	Leasehold Housing	Freehold Non-Housing	Total
	£	£	£	£
2014-15	236,751	16,790	7,539	261,080
2015-16	146,375	103,562	35,937	285,874

2016-17	494,116	216,725	54,958	765,799
2017-18	159,724	149,440	62,983	372,147
2018-19	380,961	108,609	25,789	515,359
2019-20	388,074	161,862	15,680	565,616
2020-21	307,339	201,285	3,762	512,385
2021-22	878,875	200,266	11,386	1,090,527
2022-23	1,050,670	162,489	0	1,213,158
2023-24	149,662	379,117	59,954	588,732
2024-25	1,041,307	711,022	232,863	1,985,191
Total	5,233,853	2,411,165	510,851	8,155,869

Major Works - Revenue Spend
History

	£
2014-15	208,766
2015-16	106,244
2016-17	128,328
2017-18	226,426
2018-19	231,000
2019-20	173,339
2020-21	159,058
2021-22	145,371
2022-23	257,030
2023-24	118,352
2024-25	84,981
Total	1,838,895

Our starting base was in 2019, when we developed a 30-year costed Asset Management Plan using data from stock condition surveys conducted in 2016. The plan was based on estimated prices at that time, with allowances made for potential cost increases over the 30-year period. It proposed a possible investment of £19.6 million through a mix of capital and revenue expenditure.

We have since updated the base plan using results from our ongoing commitment to cyclical stock condition surveys. This information will continue to be refreshed regularly, enhancing the data within the plan. Our Business Plan, which sits below our Strategic Plan, outlines specific proposals for meeting our stock investment needs by aligning available funding resources with identified requirements.

A key challenge for the organisation is securing funding for the major works programme. Sufficient cash surpluses must be generated to safeguard our long-term financial stability, enabling us to deliver the Asset Management Plan, meet our charitable objectives and remain a good employer.

Our 30-year investment needs are forecast to be around £650k annually (at 2019 prices), with a greater concentration of expenditure in the first five years of the plan. Repayments for any borrowing secured against our stock must be factored into the plan, whether it is repaid over the loan term or earlier through stock disposals.

If required, the organisation may realise capital receipts from property disposals to generate the cash reserves needed to fund the programme.

We will regularly review the costs of all schemes over the 30-year period from 2019 to 2049, considering both planned and likely day-to-day maintenance and management costs. These will be compared against rent yields to identify properties expected to generate a positive financial contribution and those that will not. Income forecasts assume a 1% increase above CPI for five years, starting from April 2020.

An options appraisal will be carried out for each of the poorest-performing schemes, aiming for selective disposals that balance financial performance with social value. Additional factors considered in the appraisal will include potential major and cyclical maintenance costs, void rent losses and EPC ratings.

Property Disposal Criteria

Properties will be considered for closure or disposal where a comprehensive appraisal indicates that they no longer meet organisational, financial or regulatory standards. This includes assets failing to achieve or maintain the Decent Homes Standard or those unlikely to reach a minimum EPC rating of C by 2030 without disproportionate investment. Properties requiring significant capital input to meet compliance, or where the forecast net return falls below 5%, will be reviewed for potential disposal.

Geographic alignment will also be assessed to ensure each asset continues to support efficient service delivery within core operational areas. The stock options appraisal will provide the evidence base for these decisions, evaluating lifecycle costs, maintenance obligations and residual value against rental yield and market conditions. Where disposal is proposed, the current sale value and reinvestment potential will be key determinants, ensuring any release of capital strengthens long-term sustainability, financial resilience and portfolio performance.

Exit Strategy and Value-Maximisation Options

Before progressing to an outright disposal, BHT Sussex will implement a structured exit strategy to ensure the charity secures maximum value and explores all viable alternatives. This process will assess a full range of value-optimising options, including:

Refurbishment or Reconfiguration: Determining whether targeted investment, modernisation or redesign could bring the property up to required standards, improve energy efficiency, or enhance rental performance sufficiently to justify retention within the BHT Sussex portfolio.

Planning Gain: Exploring opportunities to secure planning permission, such as change of use, redevelopment potential or increased density, to uplift the property's market value ahead of any sale.

Internal Transfer or Reassignment: Considering whether the asset could be repurposed for use by another BHT Sussex service, where it may provide operational, strategic or client-focused benefits.

Leasing to a Third Party or Partnership Arrangements: Evaluating the feasibility of leasing the property to a suitable partner organisation, forming collaborative management arrangements or entering joint ventures to secure income while reducing direct management responsibility.

Alternative Commercial or Community Uses: Identifying innovative solutions such as meanwhile use, commercial adaptation, community partnerships or other creative approaches that could deliver improved financial or social outcomes for BHT Sussex.

Only when all alternative options have been fully assessed and determined to be unsuitable based on cost, feasibility, risk or alignment with the BHT Sussex strategic objectives will a recommendation for disposal be progressed. This exit strategy ensures decisions are transparent, evidence-based and consistent with the BHT Sussex commitment to financial stewardship, service continuity and long-term organisational resilience.

Our Approach to Managing Our Property Assets

This Strategy will ensure that the homes of our clients and tenants, as well as the facilities provided to employees:

- Are safe and well-maintained.
- Meet the revised Decent Homes Standard (currently under review).
- Offer psychologically informed environments for client, tenants and employees.

We will:

- Provide a cost-effective repairs and maintenance service for homes, communal areas and other facilities that meets the needs of, and provides choices to, clients, tenants and employees, with the aim of completing repairs and improvements correctly on the first attempt.
- Meet all relevant statutory requirements, ensuring the health and safety of the occupants, including compliance with new legislation, such as Awaab's Law.
- Adopt a prudent, well-planned approach to repairs and maintenance, maintaining a suitable balance between planned and responsive repairs (targeting a 60:40 ratio), while ensuring value for money.

Value for money is achieved by:

- Procurement of services and contractors in accordance with the Procurement 2023 legislation, using frameworks that enable access to economies of scale and ensure a competitive schedule of rates across our business,
- Competitive tendering for major projects,

- Effective management of external contractors,
- Employment of cost-effective in-house operatives who foster positive relationships with client and tenants,
- Seeking specialist advice to ensure major works deliver optimal long-term benefit,
- Acting on client and tenant feedback regarding the quality of repairs.

The Head of Asset Management will present this Strategy, supported by the Building and Maintenance Surveyor and their team. Operational Managers are responsible for managing property maintenance and are accountable for their respective budgets.

Together, the Head of Asset Management, and Building and Maintenance Surveyor, will:

- Prioritise work within available resources, in consultation with key stakeholders, Operational Managers and the Health and Safety team to ensure compliance.
- Make recommendations to the Executive Management Team (EMT), Asset Management Working Group, Finance, Audit and Risk Committee and the Board regarding stock holdings and disposal options.
- Select contractors through a fair and open procurement process, in line with Procurement 2023 legislation, ensuring adherence to a schedule of rates.
- Monitor performance and provide reports as required.
- Maintain stock condition records.
- Ensure data is up to date and our reporting systems meet organisational needs.
- Report on the execution of this Asset Management Strategy.

Client and Tenant Involvement

Engagement with clients and tenants is a vital part of our commitment to providing quality, safe and well-maintained homes, while ensuring value for money and promoting continuous improvement.

To enable clients and tenants to influence spending priorities and monitor contractor and organisational performance, we have established several mechanisms, including:

- Scrutiny panels to assess policies, priorities and performance,
- Feedback on completed works,
- Annual survey of clients and tenants,
- Performance reporting via the Lighthouse magazine.

The Board includes one ex-client with lived experience and a current tenant, ensuring that the voices of clients and tenants are heard at the highest level.

Our Property Portfolio

As of July 2025, the BHT Sussex property portfolio comprises the following properties under our ownership or management:

BHT Sussex Owned and Leased Properties by Type and Area

Property Type	Ownership Type		Grand Total
	Owned	Leased	
Bedsit	5	0	5
Studio	32	100	132
1 Bed Flat	212	75	287
2 Bed Flat	44	8	52
3 Bed Flat	10	1	11
4 Bed Flat	2	0	2
2 Bed House	15	0	15
3 Bed house	6	0	6
HMO	21	13	34
HMO Rooms	117	127	244
Grand Total	464	324	788
	59%	41%	

Area	Owned	Leased	Grand Total
Brighton	315	163	483
Burgess Hill	11	36	37
East Grinstead	0	19	19
Eastbourne	0	38	39
Hastings	24	14	38
Haywards Heath	9	7	16
Hove	24	45	69
Peacehaven	0	2	2
St Leonards-On-Sea	81	0	81
Grand Total	464	324	788

Our project and service locations can be viewed on the Toolbox: [Project & Service Locations](#) and our full Asset Register can be viewed via this link: [Asset Register](#).

In addition, we own the following office and service premises:

- 1 office: 144 London Road
- 1 day centre: St Stephen's Hall

We also lease other properties to support our mission:

- 3 office premises: 4 St Peters Place, A5 Chaucer Park and Jubilee House
- 1 community advice centre: Renaissance House

The acquisition of new leases or the extension of existing ones is subject to individual viability assessments and, where necessary, Board approval.

Our strategic preference is to own properties that deliver sustained financial and social returns, providing long-term security, capital appreciation and control over asset quality and compliance. Ownership supports stable service delivery, enables strategic investment planning and typically achieves a minimum net return of 5% or more, after accounting for lifecycle maintenance, depreciation and management costs. Owned assets also provide a platform for reinvestment and borrowing, directly contributing to organisational resilience. However, leasing may be considered where property acquisition is impractical or where flexibility is required to meet temporary or specialist service needs, test new delivery models or operate in areas where ownership costs outweigh long-term benefits.

In such cases, leased assets should demonstrate a positive operational return comparable to owned stock, with total occupancy and service costs benchmarked to ensure value for money and alignment with strategic priorities. The balance between ownership and leasing will continue to be informed by the stock options appraisal, geographic priorities, and return-on-investment analysis, ensuring that all property decisions reinforce financial sustainability, service effectiveness and long-term organisational growth. The Stock Options Appraisal is available to Board members upon request.

Data and Information

Data on our property assets, liabilities, historic works and planned programme is currently stored across multiple spreadsheets and within our property database, Pyramid.

We aim to consolidate all property data into Pyramid by 31 March 2026, under the supervision of the Head of Asset Management.

All data held and processed will comply with the General Data Protection Regulation (2018).

To safeguard the privacy and anonymity of clients and tenants, we do not display external signage identifying them as BHT Sussex homes.

Policy Priorities

We will ensure that all our homes meet and, ideally, exceed the Decent Homes Standard, which sets the minimum quality threshold for local authority and housing association homes.

Under the current standard, homes must:

- Be free from serious health or safety hazards
- Be in a reasonable state of repair
- Have reasonably modern facilities
- Provide effective heating and insulation
- Achieve a minimum Energy Performance Certificate (EPC) rating of C by 2030.

Homes fail the Decent Homes Standard if they don't meet all criteria.

The Decent Homes Standard is currently under review, with the consultation period ending in September 2025. Any changes resulting from the review will be incorporated into our Asset Management Strategy (see summary in Appendix 1).

This standard has guided our investment decisions since the comprehensive stock condition survey was carried out. To continue meeting the standard, renewals and replacements of kitchens, bathrooms, windows and roofs will be aligned with the outcomes of the 2025 review.

Meeting EPC minimum standards by 2030

BHT Sussex will engage approved contractors with access to Ofgem-accredited funding, currently the EC04 government funding scheme and any subsequent schemes to deliver energy efficiency improvements.

Our goal is to improve the EPC rating of our properties to at least 'C', and, where possible, exceed this to future-proof our housing stock.

Potential measures include:

- Fabric upgrades such as loft, cavity wall, external wall and underfloor insulation
- Heating system upgrades
- Installation of low-carbon technologies: solar photovoltaic (PV) panels and Solshare systems
- Window and door replacements
- LED lighting upgrades
- Smart heating controls
- Ventilation enhancements.

Health and Safety Compliance

Ensuring the health, safety and wellbeing of our clients, tenants and employees is central to our Asset Management Strategy. We are committed to maintaining full statutory and regulatory compliance across all homes and facilities, while continuously improving standards in line with emerging legislation and regulatory expectations.

Our compliance programmes cover key areas of safety including:

- Gas safety
- Electrical safety
- Asbestos management
- Water hygiene
- Fire safety and fire risk assessments

These programmes are supported by robust risk assessments, inspection regimes, accurate record-keeping and clearly defined action plans.

We will continue to strengthen our approach in response to the Regulator of Social Housing's new consumer standards and legislative changes such as Awaab's Law, ensuring hazards

are identified and resolved swiftly and transparently. This includes embedding a culture of accountability, where health and safety considerations are integral to decision-making at every level.

The Head of Health and Safety oversees compliance performance and reports quarterly to the Board, ensuring strong governance and assurance. Our forward focus is on enhancing data quality, improving client and tenant engagement in safety matters and adopting best practices to keep our homes safe, secure and sustainable for the future.

[Asset Management Compliance Data](#) is reported weekly and accessed via the Toolbox.

Environmental Sustainability

BHT Sussex is committed to reducing its carbon footprint and overall environmental impact by:

- Complying with all applicable environmental laws, regulations and requirements.
- Minimising waste through reduction, re-use and recycling.
- Aiming to reduce energy and water consumption.
- Keeping energy usage low, for example, by using low-energy light bulbs throughout and ensuring computers are shut down after work.
- Purchasing products with reduced environmental impact.
- Encouraging clients and tenants to recognise how they can contribute to reducing the service's environmental impact.

Our use of converted shipping containers for housing, equipped with renewable energy systems and living roofs, demonstrates these principles in practice.

Cyclical Maintenance

We have a rolling programme for painting and general maintenance across all properties. However, we acknowledge there is a backlog and are actively reviewing options to address and mitigate this.

Asset Management Plan

The Asset Management Plan details how this Strategy will be delivered. It is reported to the Asset Management Working Group and reviewed annually, with updates presented to the Board.

Five-Year Plan including costs

Following the 2016 stock condition survey, we developed a 30-year costed plan based on estimated prices at the time. This plan identifies and prioritises tasks over the lifecycle of the component of a property. Some years require significantly higher expenditure, and we aim to smooth spending and adjust it according to available funding to prevent peaks and troughs.

The table below shows the indicative capital and revenue expenditure needed in the next 5 years, followed by another table outlining the total estimated funding required over the remaining 20 years. The tables in Appendix 2 offer more detailed information on the

estimated capital and revenue requirements. These are indicative as actual works undertaking in any given year will be determined by priority needs and funding resources.

Table Showing Indicative Five-Year Capital and Revenue Costs (without uplifts)

Planned Major Works - REVENUE & CAPITAL	Year of Repair						
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	£	£	£	£	£	£	£
Revenue Total	6,728	376,482	282,500	186,500	13,780	36,000	120,200
Capital Total	195,547	4,882,003	1,454,700	651,762	613,100	248,000	463,194
Total Planned	202,275	5,258,486	1,737,200	838,262	626,880	284,000	583,394

Table Showing Indicative Twenty-Five-Year Capital and Revenue (without uplifts)

Planned Major Works - REVENUE & CAPITAL			
Year of Repair	Total £	Year of Repair	Total £
2023-24	608,623	2041-42	469,560
2024-25	1,394,875	2042-43	275,800
2025-26	5,317,491	2043-44	495,100
2026-27	1,809,902	2044-45	94,840
2027-28	858,262	2045-46	26,619
2028-29	648,880	2046-47	110,000
2029-30	314,420	2047-48	19,000
2030-31	608,095	2048-49	20,000
2031-32	573,500	2049-50	20,000
2032-33	67,700	2050-51	166,943
2033-34	736,600	2051-52	55,132
2034-35	259,500	2052-53	64,200
2035-36	202,335	2053-54	153,936
2036-37	273,457	2054-55	9,422
2037-38	341,375	2055-56	46,400
2038-39	215,700	2078-79	30,000
2039-40	34,148	2080-81	2,460
2040-41	193,828	Awaiting Survey Details	631,136
Grand Total			17,149,238

Resourcing the Strategy

The 5-year programme of works will need to be funded through a combination of:

- A £3m Charity Bank loan.
- Revenue surpluses

- Available free reserves
- Selective property disposals, as outlined in the Business Plan

Initial major works funded by the loan will prioritise properties affected by external disrepair or water ingress. These works are either underway or being surveyed to determine the required schedule. Following this, the focus will shift to addressing the backlog of bathroom and kitchen upgrades.

Maintaining Stock Condition Data

To ensure our data remains current and accurate, we will survey approximately 20% of all properties each year over the lifetime of this Strategy. Surveys will be completed by both in-house employees and external contractors, and all resulting data will be stored in the Pyramid database, managed by the Asset Management team.

Stock Options

We have analysed the costs of all schemes over a 30-year period from 2019, including planned and day-to-day maintenance and management expenses. Rent yield comparisons help identify properties likely to generate a positive financial contribution and those that will not. Income forecasts assumed a 1% rent reduction until March 2020, followed by increases of CPI plus 1% for 5 years from April 2020.

Social value will be integrated into all option appraisals.

Recommendations regarding property disposal, change of use, redevelopment or refurbishment will be submitted to the Board for approval. In line with this approach, we have ended leases on several individual flats and sold properties deemed non-viable, unfit for purpose or surplus to service requirements, with further disposals planned.

	General Needs Total £	Supported Housing Total £	PRS Total £	PMP Total £
Total Income	93,104,755	323,920,617	57,329,768	6,110,228
Total Expenditure	(45,966,805)	(244,426,111)	(45,964,173)	(4,460,513)
Net Surplus / (Deficit)	47,137,951	79,494,506	11,365,594	1,649,715
<u>Other Expenditure</u>				
Cyclical Works (Revenue)	(11,756,190)	(20,953,607)	(1,665,597)	(79,057)
Central Services Recharge	(7,778,258)	(24,824,223)	(2,812,892)	(376,066)
Total Capital Expenditure	(11,596,064)	(7,028,820)	-	(885,405)
<u>NET Return on Property £</u>	16,007,440	26,687,856	6,887,105	309,185
<u>NET Return on Property %</u>	17%	8%	12%	5%
No of Units Per Property	320	299	115	10
<u>Average Net Return £ Per Year</u>	516,369	860,899	222,165	9,974
<u>Average Net Return £ Per Year Per Unit</u>	1,614	2,879	1,932	997

Contractor Performance

To ensure transparency and encourage participation from small and medium-sized local businesses, BHT Sussex will use frameworks and Dynamic Purchasing Systems (DPS) that provide BHT Sussex with compliant, efficient and flexible routes to market, ensuring value for money, quality assurance and quicker delivery of works and services. Frameworks offer certainty through pre-vetted suppliers and standardised terms, while DPS allows ongoing competition and access to new entrants, including SMEs, supporting local supply chains. Together, they reduce procurement risk, align with the Procurement Act 2023 and enable BHT Sussex to deliver strategic asset management priorities such as building safety, decarbonisation and long-term investment more effectively offering access to economies of scale and a competitive schedule of rates across our business.

Contractors must meet the strict requirements of the frameworks and Dynamic Purchasing Systems to deliver against key performance indicators (KPIs) outlined in each contract.

We hold regular meetings with our main suppliers. Once tenders are issued, specific KPIs with challenging targets will be monitored and reported to the Senior Management Team (SMT) and annually to the Board.

Client and tenant feedback is actively gathered and informs the agenda at contractor meetings. These meetings consider:

- Quality of works
- Administration and appointment management
- Resolution of issues on the first attempt

10% of all repair orders will be inspected post-completion and 100% are inspected where works have been competitively tendered.

Approach to Service Delivery

Throughout the lifetime of this Strategy, we will explore alternative delivery models for repairs and maintenance, including employing apprentices and collaborating with other local partners.

Currently we lack the economies of scale and capacity to manage the major repairs programme in-house but we will explore this option with partners.

Best Practice and Probity

To minimise the risk of collusion and maximise transparency, responsibilities for awarding contracts over £30k are separated.

Tenders prepared internally or with specialist consultants. Invitations to tender are sent to approved contractors and submitted either via email to the Company Secretary or in sealed envelopes. These are opened in the presence of the Company Secretary and the Chief Executive (or their representatives).

A register is maintained of all invited contractors and the outcomes of the tendering process to ensure accountability and enable scrutiny.

Our Strategic Risk Register provides a structured, transparent framework for identifying, assessing and managing the key risks that could affect the achievement of our long-term objectives. It enables the Board to align risk management with strategic decision-making by ensuring that potential threats and opportunities are clearly understood, monitored and proactively addressed. By defining and prioritising risks within this register, we establish a clear view of our risk appetite - the level and type of risk BHT Sussex is willing to accept in pursuit of its goals. This ensures that management actions, resource allocations and strategic initiatives are consistent with our tolerance for uncertainty, supporting informed governance, accountability and sustainable performance.

The Strategic Risk Register can be accessed here: [Strategic Risk Register](#)

Governance

The Board of Trustees play a vital role in the implementation of the Asset Management Strategy and Plan. The Board:

- Makes decisions concerning disposals.
- Approves the investment plan and its resourcing.
- Considers serious matters and receives reports on key issues, including the deaths of clients and tenants.
- Reviews performance through quarterly performance indicators.

Insurance

Insurance cover is maintained at a level sufficient to ensure the full reinstatement of all properties.

APPENDIX 1

New Decent Homes Standard: What We Need to Know

✓ Minimum Requirements for a “Decent” Home

To comply, our properties must:

Be free from serious health and safety hazards

- No Category 1 hazards under the Housing Health and Safety Rating System (HHSRS).

Be in a reasonable state of repair

- You don't need to replace items just because they're old - only if they're unsafe or not working properly.

Have reasonably modern facilities

- Must meet at least 3 out of 4 criteria (e.g. kitchen, bathroom, layout, insulation). Age-based rules are being revised.

Provide adequate thermal comfort

Aligns with **Minimum Energy Efficiency Standards (MEES)** - ensure proper heating and insulation.

Be free from damp and mould

- A new standalone requirement. You must act promptly to prevent and treat damp and mould.

🔧 Additional Proposed Requirements

- **Window restrictors** for safety.
- **Floor coverings** required for new tenancies.
- **Security measures** under review (e.g. locks, lighting).
- **Clearer enforcement** by local authorities.

📅 Timeline

- **Consultation closes: 10 September 2025**
- **Private rented sector compliance expected by 2035 - 2037, giving us time to prepare.**

APPENDIX 2 - FIVE YEAR INDICATIVE PLANNED MAJOR WORKS TO BE UNDERTAKEN (CAPITAL & REVENUE)

Planned Major Works - REVENUE - £		Year of Repair					
Components	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Boiler		627	-	-	-	-	-
KITCHEN		-	2,441	-	-	-	-
Structure-External-CAP	-	69,787	358,332	182,000	206,500	12,000	30,000
Structure-External-REV	5,316	3,000	13,804	112,500			6,000
Structure-Internal-CAP		56,871	7,132			7,780	
Window	15,697	6,728	-	-	-	-	-
Grand Total	21,013	137,013	381,708	294,500	206,500	19,780	36,000

Planned Major Works - CAPITAL - £		Year of Repair					
Components	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Air Con - CAP		23,019					
BATHROOM		25,220	1,200,318	410,000	33,000	71,000	76,200
Boiler		80,836	320,910	17,500	21,562	14,000	7,000
Door (Capital for External Only)		8,858	11,800	2,000	4,000		8,000
Heating (Radiator/Heating/water heater)		30,000	92,195	83,700	23,500	78,500	24,000
KITCHEN		19,820	1,196,080	387,000	64,700	61,600	22,800
Purchase of Land and building	356,333						
Roof		126,365	7,498	20,000	110,000	135,000	50,000
Structure-Damp-CAP		13,196	19,500				
Structure-External-CAP	90,000	734,146	1,971,760	450,702	315,000	28,000	60,420
Structure-External-REV	-	4,132	28,284	38,500			-
Structure-Internal-CAP		117,750	25,436			6,000	
Window	141,277	74,521	62,000	106,000	80,000	235,000	30,000
Grand Total	587,609	1,257,862	4,935,782	1,515,402	651,762	629,100	278,420