

Housing Revenue Account Strategic Asset Plan



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1. Introduction

This Strategic Asset Plan provides a clear and practical vision for ensuring the council maximises the opportunities from the Housing Revenue Account's asset base. It considers a wide range of information and data to rank every council housing asset based on their quality, desirability, financial worth and potential. This Housing Asset Register provides a detailed database which will form the basis of all investment decisions and ensures that a culture of long term strategic decision making is embedded within the organisation.

The following document provides an overview of the council's housing stock, details of the accompanying Housing Asset Register and its methodology, and the strategic framework through which the register will be used to make short, medium and long term decisions relating to housing's assets.

The strategic framework establishes the decision making processes that the council will use to achieve the five primary aims of the plan:

- To guide investment decisions when properties become void
- To guide investment decisions on planned maintenance
- To allow targeted interventions in poor quality stock or challenging areas
- To capitalise on wider opportunities that arise from integration with general fund projects and assets
- To identify sites and opportunities for new build development and regeneration

The Strategic Asset Plan should be considered in partnership with the Housing Asset Register. The register is a live document that will be continually updated and evolve as and when further or more robust data sets become available.

Finally, appended to the plan is an action plan which identifies how the strategic framework will be established and future work streams to ensure the principles contained in the strategy are embedded in to the every day work of the housing department.

The Strategic Asset Plan will help the council achieve its commitment to being an excellent landlord providing high quality homes in confident and successful communities in which people want to live. Taking informed strategic decisions regarding the council's asset base will maximise and target resources towards meeting the following objectives:

- Continual improvement of the quality and sustainability of the council's housing stock
- Increasing the quality of the asset base through the building of new homes
- Ensuring a strategic decision making approach underpins all investment decisions
- Embracing our role as landlord by investing in our estates to create successful communities

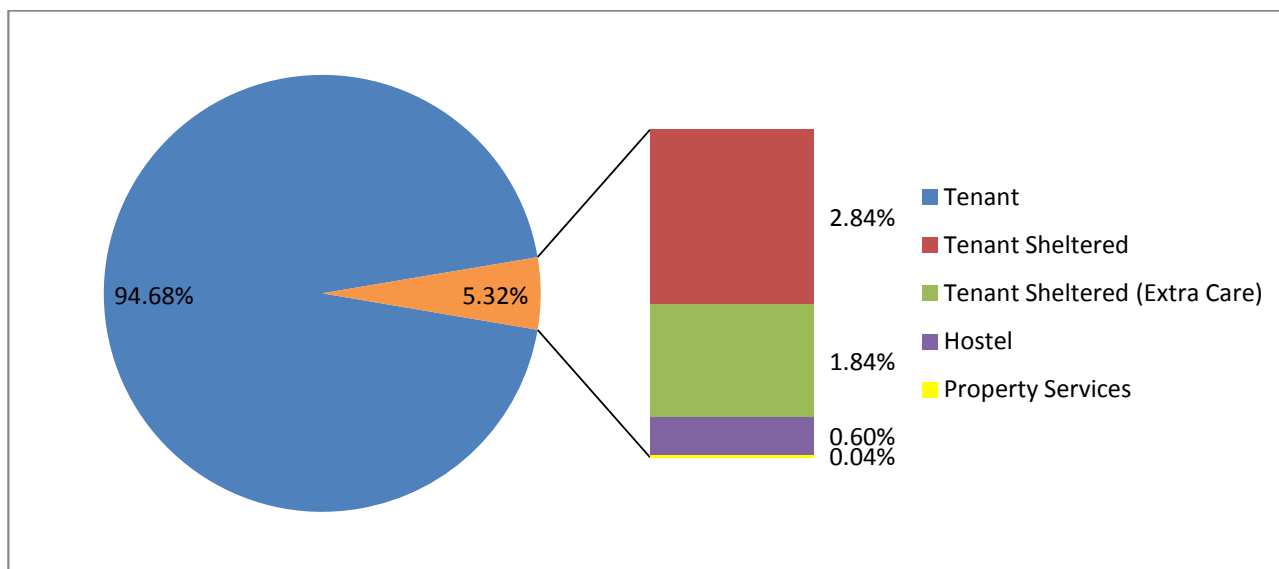
These objectives have been considered in relation to the 2015-2019 Council Plan, namely:

- A prosperous city for all
- A focus on frontline services
- A council that listens to residents

2. Stock profile

The council provides housing services across a range of different tenures and assets. The Housing Revenue Account (HRA) currently holds 7781 tenanted units. The majority of these are general needs houses and flats (95%).

Figure 1 – The percentage split of HRA units



In addition to the general needs tenants, there are also:

- **364** sheltered housing units - housing designed to support older people and vulnerable tenants through access to community areas and a scheme manager.
- **47** hostel units. This housing is temporary and can have a particular focus, such as youth support
- **3** city centre flats that are HRA funded but are excluded from the main housing stock
- **495** City of York Council leaseholders that are managed by the Housing Team

Table 1 – Showing the number of units in each tenant category

Units	
Tenant	7367
Tenant Sheltered	221
Tenant Sheltered (Extra Care)	143
Hostel	47
Property Services	3
Sub Total	7781
Leaseholder	495
Total	8276

Leaseholders

When a flat is sold through the Right to Buy or other disposals, the dwelling becomes the responsibility of the purchaser, who has a lease on a property from the council and pays a service charge on an annual basis. Communal areas¹ and blocks² in which leasehold flats are housed remain in the ownership of the council, and repairs, maintenance and gardening are funded by the service charge. The cost is apportioned by the number of units in the block or other local arrangements.

Non-dwelling properties

There are 1129 non-dwelling properties held within the HRA portfolio, with building services responsible for the management of the communal spaces and fabric of the buildings.

The non-dwellings funded by the HRA are mainly blocks, which contain dwellings and communal spaces within the roof and walls of the building and the communal spaces which are the individual access areas, shared facilities and other shared areas contained within a block. The council has a duty to manage these even where the dwellings within a block are all leasehold.

The responsibilities for these assets include ensuring regulatory compliance to Fire, Asbestos and Electrical testing regimes amongst other property specific management and services such as cleaning services and legionella monitoring.

Table 2 - Showing the non dwelling assets funded by the HRA

Non Dwellings	
Blocks of dwellings and communal areas	589
Communal Shared Spaces	540
Total	1129

The HRA is responsible for the ongoing maintenance of the blocks and communal spaces. The blocks are painted externally during the rolling 7 years painting programme and are integrated into council wide schemes such as window and roof replacements as necessary.

Property Types

The split between flats and houses in the HRA portfolio is 45% to 55%. The flat count includes maisonettes and bedsits³.

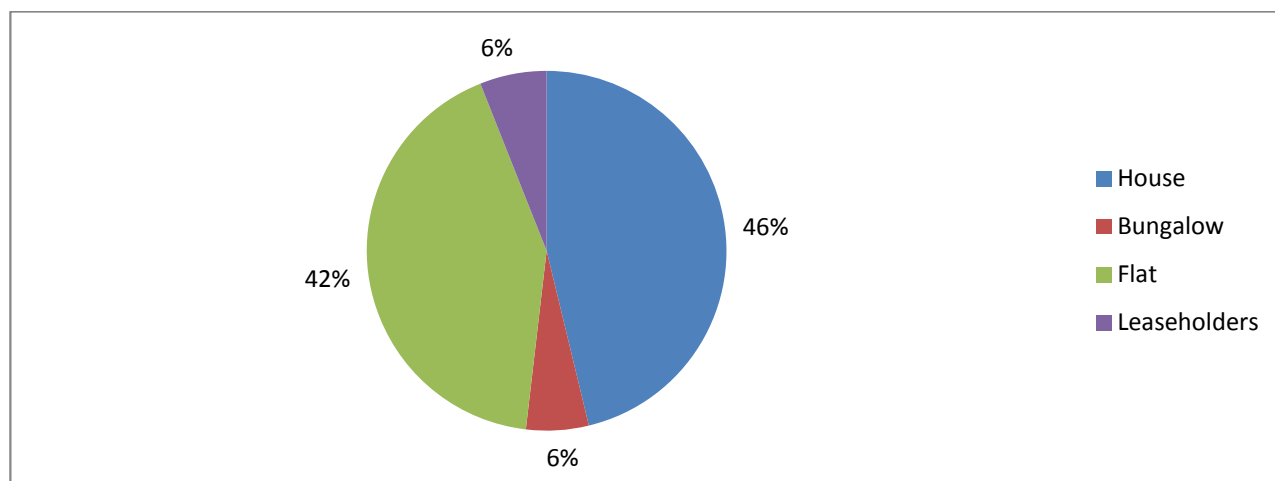
¹ A communal space includes all shared space within a block to aid or support the flats, areas such as stairwells, corridors and drying rooms would constitute a communal space

² A block includes all housing units and communal areas typically contained under one roof. There may be some shared facilities such as walkways or gardens that are apportioned to many blocks.

³ A maisonette is usually a flat that is accessible through its own access door, but can be a larger flat over multiple floors with its own staircase. A bedsit is a rentable room with cooking and toilet facilities, however there are often some shared facilities such as a laundry room.

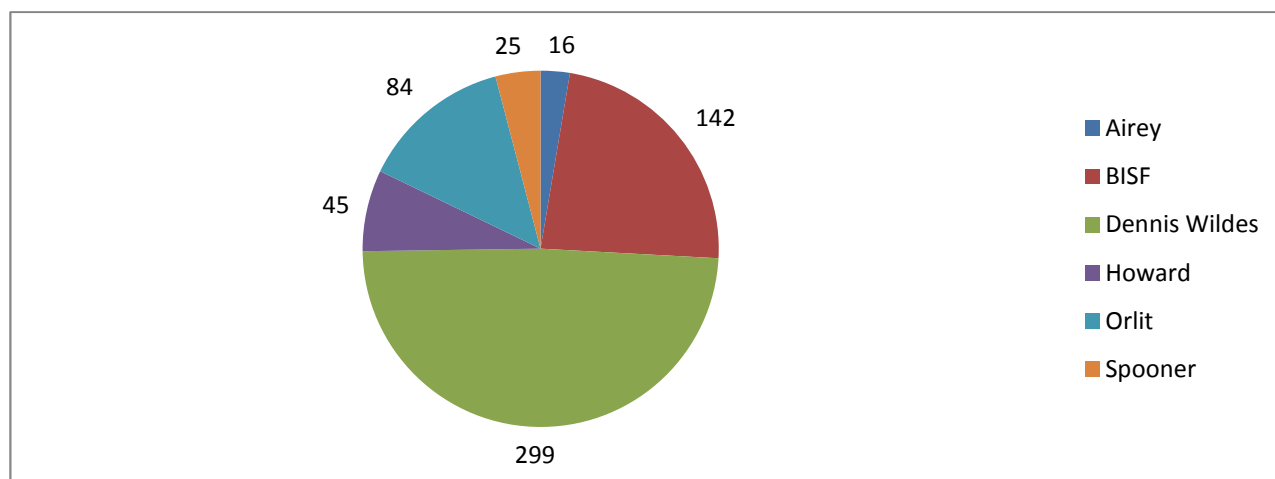
Table 3 - Showing the number of units by type in the HRA

Property Type	Tenant	Leaseholder	Total
House	3803	0	3803
Bungalow	462	0	462
Flat	3466	495	3961
Total	7731	495	8226

Figure 2 – Showing the split of property types in 2015

Non Traditional Housing Stock

Amongst the general needs housing are a number of dwellings constructed between 1921 to 1927 (Dennis Wilde) and from 1946 to 1951 (all other categories) when high housing need and high costs of traditional building materials led to an increase in experimental building forms and prefabrication. Over time many of these non-traditional house types have suffered from structural defects that are often difficult and costly to repair. The council has 611 non-traditional dwellings in its housing stock, details of which can be found in figure 3, with a detailed profile of each type in Annex B.

Figure 3 - Non-traditional Housing in the council housing stock

The non-traditional housing stock poses its own issues, initially identified as having poor thermal efficiency and some potential structural issues there has been significant investment post-1990 to ensure the properties remain fit for purpose. Some of these remedies have permanently resolved the defects, whilst others remain temporary solutions.

Garages

The HRA has 968 garages which have a number of known issues, the rents are low and the repair costs are disproportionately high in comparison. There is also a known issue that the garages are not generally used for the storage of cars, but more for general storage. Owners often live more than 1 mile from the garage they own which supports this.

Table 4 – Showing current garage lets as at September 2015

Garage Status	Units
Garage Occupied	760
Garage Void	208
Total	968

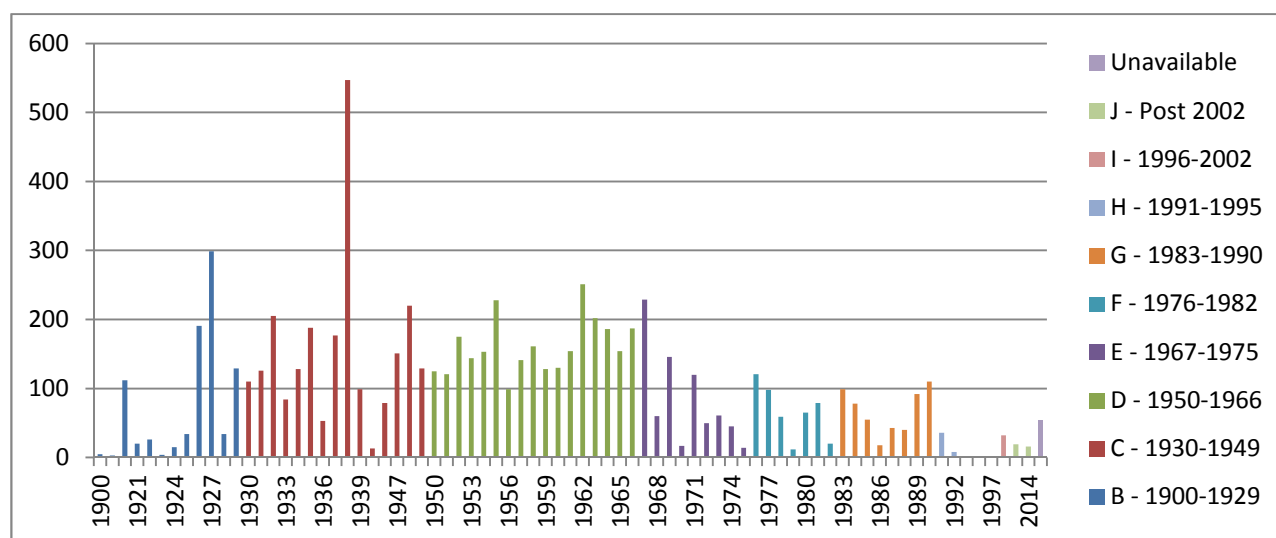
Community Buildings

There are some community facilities such as day centres and community centres within the scope of the HRA. These facilities are usually legacy assets as schemes were developed in a community and often include shared facilities such as laundrettes.

Age of Stock

The age of the councils stock is unlikely to change significantly without a major shift in new building opportunities or disposal of 1930 to 1966 properties. Around 60% of the HRA units were built between 1930 and 1966.

Figure 4 - Showing the build age profile of HRA housing stock



Ageing housing stock requires specific interventions, particularly in regard to heat retention and more recently damp remediation as some construction types are more prone to issues than others. The older properties are more likely to have failing components if not already replaced by the council. Decent homes outlines a typical lifetime of 50 years for a roof of a house. This implies that the roof has reached the end of its life in a large proportion of the dwellings. The walls, with a typical lifetime of 80 years, will need to be monitored as a significant proportion of the council's properties reach that age.

Table 5 - Showing the EPC age bandings, marking the boundaries between key construction periods.

Age Banding	Units
B - 1900-1929	872
C - 1930-1949	2309
D - 1950-1966	2739
E - 1967-1975	742
F - 1976-1982	454
G - 1983-1990	535
H - 1991-1995	45
I - 1996-2002	35
J - Post 2002	35
Unavailable	54
Total	7820

The council's housing stock is well maintained and brought back to a good state of repair quickly and efficiently. However with the wider issues associated with ageing stock and poor quality garages, strategic decisions are needed in regard to effective use of resources, including assets, officer time and financial investment balanced against tenants' expectations of what they require from the council. Some assets will have started to reach the end of their life in terms of being an effective asset for the benefit of tenants. Therefore the council needs to be in a position to identify these poor quality assets and assess their financial worth to allow decisions to be taken to ensure best value is achieved throughout the life of the asset.

3. Housing Asset Register

The Housing Asset Register is the key evidence base that underpins the Strategic Asset Plan, providing a detailed assessment of all 7,731 homes in the council's Housing Revenue Account (HRA). The register builds on the previous Housing Land Register that was undertaken by the council's Housing Strategy and Development Team in 2012 to establish the development potential of 175 land holdings within the Housing Revenue Account. One of the key actions identified in this plan is to GIS map all properties and land holdings to create a comprehensive spatial asset evidence base.

The Housing Asset Register assesses HRA properties in two ways. The first is an Asset Rating, which establishes the overall quality of every property on a sliding scale, rating them and then ranking them in 8 bands from the poorest to highest quality assets. The second assessment is an Opportunity Rating that identifies specific properties with:

- a high market value
- the potential for disposal
- the opportunity to remodel or extend
- the potential to create wider development or regeneration land parcels

This will allow anecdotal and individual ad hoc knowledge of properties to be formally captured in one place, providing a clear and robust open access evidence base to improve decision making on the best use of the housing stock.

Asset Rating

The purpose of the Asset Rating is to provide a clear assessment of a property's worth to the Housing Revenue Account. To understand that worth it is first necessary to define what constitutes a low quality and high quality asset.

Figure 5 - Definition of low and high quality assets.

Low quality asset	High quality asset
<ul style="list-style-type: none"> • Expensive to maintain and keep decent • Long term structural/hard to resolve problems • Poor energy efficiency • Poor accessibility for those with mobility problems • Difficult to let • Regularly becomes void • Unpopular location 	<ul style="list-style-type: none"> • Cost effective to maintain and keep decent • No long term structural or other problems • High energy efficiency • Lifetime homes standards • High letting demand • Low void turnover • Popular location

These issues can be broadly divided into two key themes; the quality of the built form of the property and its desirability to existing or prospective tenants.

The quality of the property is important as it indicates the likely cost of the long term repair, maintenance and investment needs of the home. The more it costs the council to maintain to a high standard the less beneficial it becomes financially as the rental income does not justify the level of investment required.

The desirability of a property is important as it indicates the likely frequency of a property becoming vacant and the ability to quickly re-let that home to avoid costly void periods. It also indicates whether our homes are reflective of and suitable for the needs of our tenants.

Asset Rating Methodology

The overall quality and desirability has been determined through assessing each home using a range of information and data sources. Each of these data sources have then been given a weighting based on its importance in determining the quality of an asset, and the quality and robustness of the data source. This is explained in detail in the following table:

Theme	Assessment criteria	Data source	Weighting
Property quality	Cost to keep decent (Capital Investment) Cost of planned work for the property over a 30 year cycle. This will include modernisation of key components as defined in Decent Homes guidance.	Asset Management Database	3%
	Average repair cost (Reactive Maintenance) Cost of reactive repairs and maintenance to the property over the last 5 years as an average	Repairs Management Database	15%
	Long term defects A score to quantify known building issues that may present an issue in the future. The score is based on the likelihood and impact of the defect.	Building Services Team Leaders	20%
	Energy Efficiency rating The Energy Efficiency (SAP) rating is a national rating scale with 0 low efficiency to 100 high efficiency.	Asset Management Database / EPC register	10%
	Housing Health & Safety Rating System The HHSRS rating is a national rating system used to assess risks in the home. Risks are rated from A (High risk) to F (Low risk).	Asset Management Database Flare	2%

Desirability	Accessibility <p>The accessibility score considers the physical level of the property, with houses and ground floor flats being higher quality assets than 2nd and 3rd floor flats.</p>	Asset Management Database	10%
	Bids per Dwelling <p>The number of bids received on a dwelling over the last 5 years from the choice based letting system. Any not bid for in this way will receive a property type by postcode score.</p>	North Yorkshire Home Choice Database (External)	20%
	Number of days void <p>The amount of time the dwelling has been void, this could be over one or many void periods over the last 5 years</p>	Housing Management Database	5%
	Frequency of void periods <p>The number of times a property has become void over the last 5 years, scores are not generated for non void properties</p>	Housing Management Database	10%
	Strategic Housing Market Assessment <p>The current identified housing need profile in the City of York area, this is expressed in terms of size of house by bedroom number.</p>	The Strategic Housing Market Assessment	5%

Scoring matrix methodology

Due to the high levels of housing need in York the majority of properties are easily let. However it does not necessarily follow that the dwellings offered are of the type, size, and of appropriate operating quality and cost to be good assets or homes.

The purpose of the Asset Rating is to score the properties within the HRA on their quality - a low risk score for a good quality asset and a high risk score for a poor asset. This scoring methodology will be applied uniformly across the portfolio so every asset is scored in the same way. Having a standardised score for each asset will help inform discussion and management decisions about properties in the HRA, by providing a point of reference and comparison between assets.

The ten criteria that feed into the asset score are:

1. Cost to Keep Decent	(03%)
2. Repair Average Cost	(15%)
3. Long Term Defects	(20%)
4. Energy Efficiency rating	(10%)
5. HHSRS Rating	(02%)
6. Accessibility	(10%)
7. Bids Per Dwelling	(20%)
8. Days Void	(05%)
9. Frequency of Void	(10%)
10. Strategic Housing Market Assessment	(05%)

Each of the 10 criteria in the Asset Rating is scored on a scale from 1 (excellent) to 10 (very poor). The 10 criteria are then given a weighting (in brackets). The weighting given to each criterion has been determined based on a number of factors, namely:

- Importance in determining the worth of an asset
- Quality, accuracy and sample size of the data set
- Relevance of the data source to specific properties – the higher level the information the less use it is

The composite score of all criteria is 100, weighted by their importance. So for example 20 of the 100 marks are allotted to Long Term Defects, whilst the Strategic Housing Market Assessment only accounts for 5 marks. The rationale for each criteria's weighting is explained in Annex A. Overall the score out of 100 achieved by each property allows it to be compared with other assets, with 100 scoring the poorest and 0 being a perfect asset.

Figure 6 – A simplified matrix of asset scoring

Undesirable to Tenants	10	10	20	30	40	50	60	70	80	90	100
	9	9	18	27	36	45	54	63	72	81	90
	8	8	16	24	32	40	48	56	64	72	80
	7	7	14	21	28	35	42	49	56	63	70
	6	6	12	18	24	30	36	42	48	54	60
Average Desirability	5	5	10	15	20	25	30	35	40	45	50
	4	4	8	12	16	20	24	28	32	36	40
	3	3	6	9	12	15	18	21	24	27	30
	2	2	4	6	8	10	12	14	16	18	20
	1	1	2	3	4	5	6	7	8	9	10
Highly Desirable to tenants		1	2	3	4	5	6	7	8	9	10
	High Income/Low Spend					Average Income/Spend					Low income/High Spend

The simplified scoring matrix in Figure 6 shows the principles of scoring each element and also the overall score.

- An asset which is desirable to tenants and brings in a high income or commands little expenditure will be in the **green zone** with a low score.
- An asset which is undesirable to tenants and brings in a low income or commands high expenditure will be in the **red zone** with a high score.

Three different methods of scoring have been used in the strategy:

1. Scoring on a linear basis, where every property is mapped on a scale in order and the top 10% are allocated 1 (Excellent) and the bottom 10% are allocated 10 (Poor) is the most simplistic way of differentiating the properties. This has the advantage of quickly identifying the top 10% but can over penalise dwellings where there is a narrow range in the data.

For example, if applied to the Housing Health and Safety Rating System, the spread is so small that the poor assets easily pass the standard but would receive a highly polarised score for being in the bottom 10%.

In contrast, a property that received little to no bids when last advertised is a clear indication that the home is not as desirable to tenants as other properties with more bids.

2. Scoring with a threshold, where the score would be so significant that to hit a threshold would make the property excellent or poor.

For example if the Energy Efficiency (SAP) rating was below an E rating, the dwelling would be classed as un able to be let should it become void. This is clearly a 10 (poor) score, as such a property means a tenant cannot have a home and housing cannot command a rent for letting it.

3. Scoring by deviation from average, where the score will be low if a property is amongst the average, but then negative deviations from the average would give the property a higher score.

For example, cost to keep decent is quite standard and a fixed amount close to average for the majority of the stock. There are only slight deviations from the average cost, and those deviations do not identify poor assets. However a property that needs larger capital investment than the average due to a long term defect is likely to be a poor asset in a business planning sense due to the investment required.

As a general rule, the majority of the dwellings should fall into the yellow section of the Asset Rating scoring. It is unlikely that any asset could or should be viewed as perfect, and similarly housing's ongoing commitment to reinvesting in people's homes and the high levels of housing need in the city mean no properties should be judged to be very poor.

The Asset Rating system has been devised through a process of sensitivity testing and evaluation to arrive at a scoring system and weightings that best reflect the quality of the assets. However, this remains a desk top exercise applying the data sources that are available. It serves to highlight trends and particularly properties for further consideration. It is impossible to apply a matrix that is a completely accurate assessment – the ultimate determination on the quality of an asset rests with the considered view of housing management, maintenance and finance.

A detailed explanation of each criteria, including assessment criteria, identifying data sources and quality, scoring profile the rationale for the weighting applied can be found in Annex A .

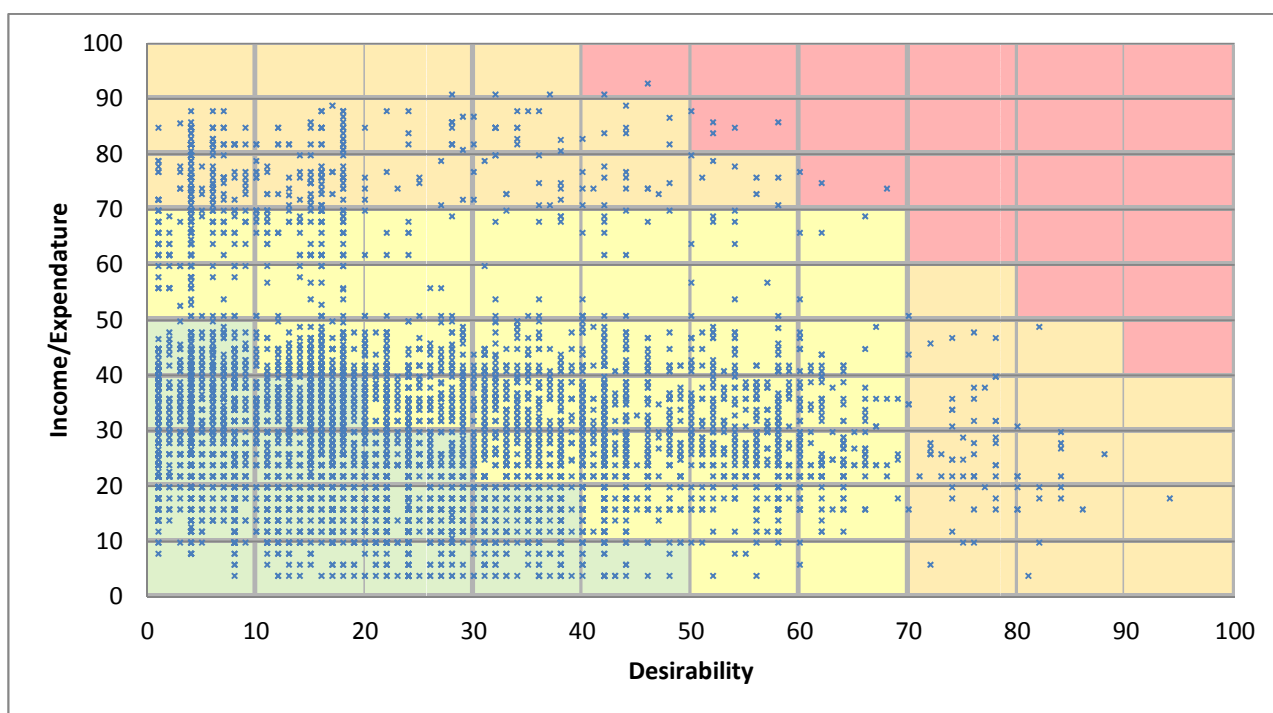
Grading System

Having given each property a score to determine its quality as an asset, all 7,731 properties have been assigned to one of eight grades. This has been done by allocating the 500 homes with the highest score (lowest quality assets) to grade H, 1,000 properties to each subsequent grade with the remaining balance of the 1,231 highest quality properties as grade A.

The rationale for giving only 500 properties the lowest quality asset rating of H grade is to ensure that only the highest risk properties are identified in this band. As shown in Figure 7, H graded properties account for all of the outlying properties that have a high score for either poor property quality or desirability. It also ensures that a manageable number of homes are automatically considered under the new void management system described in Section 4. Based on average re-let data across the stock 500 properties would generate 25 voids per annum, however it is anticipated that this may be higher in grade H properties as the lowest quality assets generally experience higher turnover rates.

Figure 7 below plots all 7,231 properties on a graph showing their total score. The higher the risk scores the lower the quality of the asset. It also illustrates whether the property's composite score is a result of property quality factors or desirability factors and which grade the property falls into. The key point to note is that the lowest quality band, grade H, accounts for all out-lying properties from the general average risk scores.

Figure 7 - The current draft mapping of the asset scores



Opportunity Rating

Having considered the quality of each asset it is necessary to look separately at whether any homes have specific characteristics that mean their future should be considered. This is not necessarily the same as being a high or low quality asset. For example, a high quality property which in principle would suggest it should be retained may also have a very high market value which significantly outweighs its rental income over a 30 year period having considered management and maintenance costs. It may therefore be preferable to dispose of the property to realise that value. There are also a range of other

factors which may result in a property being flagged as offering an opportunity for an alternative use.

The first element to consider simply relates to the market value of a property, as outlined above. Consequently all properties with a value in excess of a certain value will automatically identified as presenting an opportunity. Their sale would generate such a significant capital receipt for reinvestment in existing or new council housing that this may outweigh all other considerations relating to the property's quality as an asset. This does not mean the asset should be automatically disposed of – however, the option should be considered.

This decision has been taken in the context of government proposals in the 2015 Housing and Planning Bill to require councils to dispose of high value housing assets. Under the proposals the HRA will be required to make an annual payment to central government that will be calculated based on assumptions on the amount and turnover of high value homes. The detailed legislation that underpins the requirement is yet to be released and the number of homes affected will not become apparent until the calculation methods have been announced. Once the detail has been released housing will need to develop a strategy for implementation, highlighting how the required payment will be funded, and which high value assets will be prioritised for disposal in meeting that target.

In advance of the introduction of the legislation housing will seek to implement its own disposal programme of high value stock on relets to allow the Housing Revenue Account to retain the proceeds for investment in increasing the asset base. The property value thresholds at which homes will be disposed of when they become void will be set by housing's Senior Management Team, and regularly reviewed.

The other reasons for giving a property an Opportunity Rating are qualitative in nature, such as:

- Unlocks access to, or could be included in, a new development opportunity
- Has a particular maintenance issue non-specific to its construction type (eg high water table flooding, asbestos pod extensions, chronic irresolvable damp)
- Has a particular housing management issue (eg a concentration of challenging tenants, difficult access, poor internal layout)

These factors are important to highlight against individual properties as they may not be identified by the Asset Rating. As an example, a difficult to let home may have no property quality issues, and conversely an easy to let home may have long term structural problems.

To differentiate between the reasons that an asset has been given an Opportunity Rating they will also be given a code. These are determined as follows:

A – High value asset

B – Unlocks access to, or could be included in, a new development opportunity

- C – Has a particular maintenance issue non-specific to its construction type (eg high water table flooding, asbestos pod extensions, chronic irresolvable damp)
- D – Has a particular housing management issue (eg a concentration of challenging tenants, difficult access, poor internal layout)

The designating of properties as opportunities for intervention or disposal is an ongoing process to be undertaken by all housing staff. It ensures that a formal procedure to record such properties is in place as apposed to previously where a wealth of knowledge of the housing stock existed but only amongst individuals. Overall responsibility for the Opportunity Rating would sit with the Housing Strategy and Development Team, but all of housing would be empowered to recommend properties that should be added to the register. The aim is to embed a culture in all aspects of housing management and maintenance to take ownership of the asset base, to transfer their invaluable knowledge to create an evolving strategic overview of the housing stock.

4. Strategic framework

The key purpose of this plan is to ensure that all asset management decisions are taken within a clearly defined strategic framework, using the Housing Asset Register as the primary evidence base.

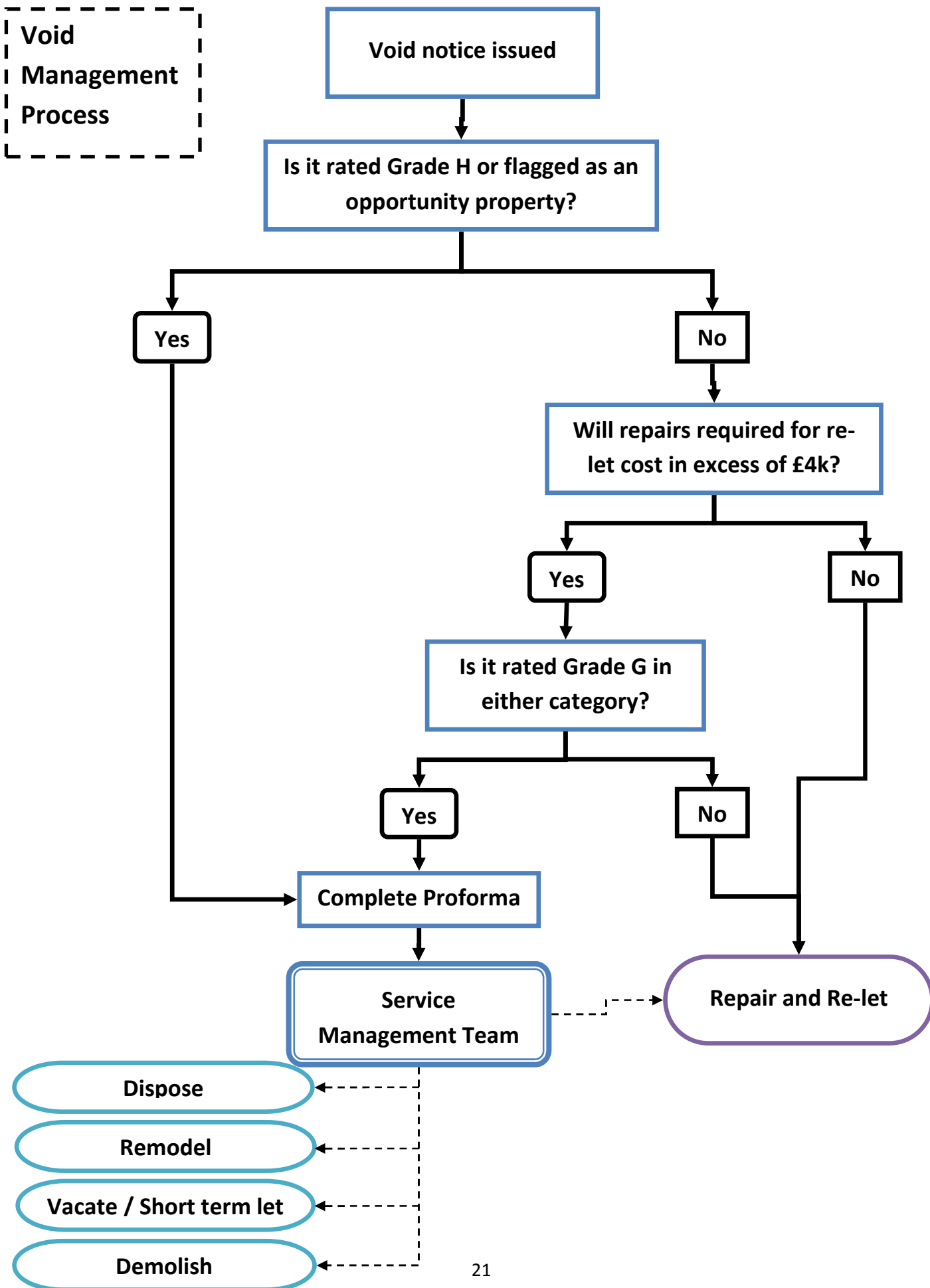
The register will be used for five primary purposes:

- To guide investment decisions when properties become void
- To guide investment decisions on planned maintenance
- To allow targeted interventions in poor quality stock or challenging areas
- To capitalise on wider opportunities that arise from integration with general fund projects and assets
- To identify sites and opportunities for new build development and regeneration

Decision making framework for void properties

The Housing Asset Register will inform all decisions on properties that become void. This is to ensure that every opportunity is taken to review an asset's worth without further money being spent on poor quality assets, and properties that would benefit from disposal or remodelling are not automatically re-let. It is vital that the process for making these decisions is taken quickly to avoid increasing costly void times. To this end a decision making framework has been developed to allow informed choices to be made. The framework ensures all properties with the lowest asset rating are automatically reviewed, and all but the highest rated assets are considered should the necessary repairs to the void before re-let exceed £4,000. This is the approximate average annual rental income across all properties, and is higher than the average repair costs for voids in 2014/15 of approximately £3,000. Consequently repairs exceeding this threshold are higher than the average cost and would take a full year of rent before the outlay would be recovered.

The following flow chart explains the decision making process that will be applied to all voids:



The above process will ensure that the future of any property that has been rated in the band of the lowest quality assets or an opportunity for disposal or intervention will automatically be considered when it becomes void.

One of the key issues with this process is that it must facilitate a quick decision to be taken. Any delay to the void turnaround period is not acceptable as it would result in increases in the costs associated with empty property. For that reason the decisions will be taken by a virtual group of officers drawn from Housing and Community Safety's Senior Management Team (SMT), namely the Head of Housing, Head of Building Maintenance, Housing Accountant, Housing Strategy Manager and Housing Landlord Manager. When a property has triggered the need for a SMT decision the proforma will be completed by landlord services and emailed to the appropriate members who will have two working days to make a decision as to whether to re-let or intervene. SMT will take a decision based on the agreed decision making framework

One of the actions to be taken forward from this strategy is to devise and implement the decision making framework. This will provide a clear framework to guide SMT in taking decisions on whether to re-let homes or pursue an alternative course. If a decision is taken to dispose of or demolish of a property a short paper will be taken to the council's Capital Asset Board for approval. Any decision to remodel, leave vacant, or allow a short term let can be taken by SMT.

Interventions

The second use of the Housing Asset Register is as a database to analyse trends and issues to guide investment decisions and potential interventions. It will allow the development of long term strategies for a whole range of asset and land related issues. The use of GIS mapping will be crucial in forming plans for interventions as it will identify clusters of problems and underlying trends.

Below are examples of areas that will be prioritised for consideration:

- Property types – there are 611 non-traditional property archetypes within the housing stock with varying degrees of long term structural problems. Some of these properties have already been upgraded with permanent solutions, others have had short-term fixes, and many have had no interventions at all and will require significant investment in the future. The Housing Asset Register will not only flag these properties, but also allow a cross-referencing of the overall quality of the asset. This will allow a decision to be taken as to whether the necessary investment works represent a good investment, or if a more radical solution may be needed such as demolition or disposal. All major investment decisions of this nature will be taken working in partnership between the Housing Strategy and Development Team and the housing maintenance team.
- Specific problems – there are a number of properties that have specific issues which are expensive to resolve or in some cases have no permanent solution.

These are not necessarily related to property type but geography, previous investment decisions, or design flaws. These cover a wide range of themes, examples being:

- Asbestos pod bathroom extensions
- High water table areas causing rising damp and under floor flooding
- Chronic and irresolvable damp
- Family accommodation on upper floor properties without lift access

Properties with such issues will be recorded and flagged through the Opportunity Rating, again allowing long-term strategies to be put in to place.

- Difficult to let properties – although the Asset Rating considers the letting history of properties this is only one of a number of indicators, and particular undesirable properties may not automatically show as poor quality assets. Consequently, housing management knowledge will also be applied to again flag particular properties that present letting problems.

Opportunities

The third use of the Housing Asset Register will be in identifying how HRA assets can benefit from or contribute to opportunities arising from integration and alignment with general fund projects. The council's general fund also has significant land holdings and assets which are often considered for specific projects, redevelopment or disposal. Through working directly with property services housing will be able to easily identify assets and land holdings in the vicinity of these opportunities through GIS mapping. This would allow sites which could be of strategic importance to housing to be identified, or where housing could contribute value to general fund projects. For example, this could:

- Increase the value of total council land
- Create a larger development site for new council housing (for example taking a small general fund site in areas of adjacent housing land or properties)
- Allow land transfers between the general fund and housing where strategically important to both parties

Regeneration and development

The council has ambitious plans to continue to add to the housing asset base and address housing need in the city by building new council housing. This resulted from the opportunities presented by HRA self-financing in 2012. To date the council have delivered 37 new council properties, with a further 22 to be built by the end of 2014/15. This is part of a first phase of new housing which will provide 90 new council properties across 7 different sites.

In addition to the new council housing, the council are demolishing and replacing an ageing homeless hostel that is no longer fit for purpose and extending Glen Lodge Extra Care scheme. The new homeless accommodation scheme will provide a mix of 39 new 1, 2 and 3 bed units and 18 new council homes for rent and will complete in early 2017. The extension of Glen Lodge will provide 25 new 1 bed apartments and 2 new bungalows and will complete in Spring 2017

The above schemes have a combined capital value of £22m, and will be funded through a range of sources including Right to Buy receipts, commuted sums, HCA grant funding and HRA Investment Fund. The main source of funding is through the HRA Investment Fund, which is a £20m fund created through surpluses in the HRA. To date £14.7m of that fund has been allocated as part of the £22m programme, although it is anticipated that further funding streams may be identified to reduce the level of HRA investment fund required. This leaves a minimum of £5.3m available for funding new HRA projects. When supplemented by Right to Buy receipts this increases to £6.9m, with further potential to increase with commuted sums and capital receipts.

The main barrier to building new homes is the availability of land. The limitations of the HRA land holdings and pressure to deliver capital receipts from general fund land means progressive measures are needed to build new high quality housing that is better suited to the city's housing need. This is likely to require the demolition of the poorest housing stock to replace with new homes. This also ensures that money is not wasted on poor quality long term liabilities that are not responsive to our tenants needs. The Housing Asset Register will serve a key purpose in identifying the potential opportunities for demolition and redevelopment. This will allow wider area masterplans to be developed and consulted on with local communities. This same approach will also be used to identify areas where regeneration is necessary to intervene in specific problems, whether stock condition or housing management related.

Strategy for spending Right to Buy receipts and other capital funding

To ensure that all the resources that are available for funding new HRA capital programmes are maximised a stand alone strategy is required to agree their best use. There are numerous funding streams available to the HRA to deliver new housing and improve the asset base, namely:

- Right to Buy receipts
- Commuted sums (money secured through planning gain and ring fenced for new affordable housing provision)
- Housing Investment Fund (money identified through the HRA for capital investment)
- Capital receipts from HRA land and other assets
- Homes and Communities Agency grant (secured through a bid process and for projects that have no Right to Buy receipts applied)

The purpose of this strategy is two fold; to ensure the available funding streams are maximised and deliver best value, and to ensure that all monies are spent within any restricted timeframes attached to their use.

The second of these is of particular importance. Right to Buy receipts are time limited and must be spent within 3 years of receipt or be returned to central government with interest payable, whilst commuted sums often have a 5 year restriction applied. It is therefore imperative that a strategy is in place to make sure these are spent within the timeframe and are not surrendered. To safeguard against this the Housing Strategy and Development Team have implemented a tracking and warning system to alert as deadlines for expenditure approach. To date all receipts have been identified for use within the timeframes, but the increasing nature of these funding streams means that a fallback position for their use is required should no specific new build project be identified for completing during that period. As an example this could be a programme of purchase and repair of individual homes from the open market if no use has been identified with 6 months to go.

The development and implementation of this strategy is a key work stream to be prioritised by the summer of 2016.

Resources to deliver the Strategic Asset Plan

There are a significant number of work streams emerging from this strategy. Some of these are short term and immediate to allow the strategy to become operational, such as establishing a decision making framework for the void management process, developing a strategy for the spending of Right to Buy and capital receipts, identifying and flagging opportunity rated properties in the Housing Asset Register, and GIS mapping the data in the Housing Asset Register.

There are then ongoing tasks associated with the strategy, including lead responsibility for updating, maintaining and developing the Housing Asset Register, acting as the key point of contact for all staff who want to identify a property for an opportunity rating, carrying out the decisions taken by SMT through void management control, and writing and implementing the strategy for the sale of high value assets as required by the 2015 Housing and Planning Bill.

Finally there is the long term strategic purpose to identify development and regeneration opportunities, interventions in poor stock and low demand areas, and opportunities arising from integration with general fund projects. The Housing Asset Register and GIS mapping provide crucial evidence bases to allow an ambitious approach to housing's asset management. Interrogation of the data will assist in delivering the aims of the HRA business plan, particularly in improving the existing asset base and developing new homes.

5. Conclusion

This Strategic Asset Plan supports and complements the council's Housing Revenue Account Business Plan. It sets out a clear vision for ensuring the council achieves its commitment to being an excellent landlord providing high quality homes in confident and successful communities. Taking informed strategic decisions regarding the council's asset base will allow resources to be targeted in the stock that best meets the need of the HRA business plan, maximising and applying investment to create in homes which people want to live.

The creation of a Housing Asset Register has provided a detailed evidence base that ranks the HRA asset base. It provides a clear evidence base for assessing the quality of an asset, having given regard to the built form and fabric, cost to maintain and desirability for existing and future tenants.

The strategic framework establishes the decision making processes that the council will use to achieve the five primary aims of the plan:

- To guide investment decisions when properties become void
- To guide investment decisions on planned maintenance
- To allow targeted interventions in poor quality stock or challenging areas
- To capitalise on wider opportunities that arise from integration with general fund projects and assets
- To identify sites and opportunities for new build development and regeneration

These aims will ensure that effective decisions are made at a strategic level to support the delivery of the HRA Business Plan

Finally, the action plan provide a clear outline of the future work streams to be implemented which will ensure strategic decision making regarding the future of the housing stock is embedded at all levels of the housing service.

6. Action Plan

Action	Reason	Timescale	Lead
Agree lead responsibility	To ensure that all actions identified within the Strategic Action Plan are successfully delivered, and that the potential of the plan to embed a strategic approach to decision making is realised	2 months	Assistant Director – Housing & Community Services
Establish decision making framework for the Void Management Process and high value stock thresholds	To provide a clear framework for Service Management Team in taking decisions on the future of void properties that are flagged as low quality assets or presenting an opportunity. This will ensure that decisions can be taken quickly by SMT and are consistent within agreed parameters.	3 months	Housing Strategy and Development Team
Develop strategy for the spending of commuted sums and Right to Buy and capital receipts	The purpose of this strategy is two fold; to ensure the available funding streams are maximised and deliver best value, and to ensure that all monies are spent within any restricted timeframes attached to their use.	3 months	Housing Strategy and Development Team
GIS map all data contained in the Housing Asset Register to all HRA assets.	To allow the wealth of data in the Housing Asset Register to be mapped city-wide. This will provide the opportunity to interrogate emerging patterns and geographical areas for targeted intervention. It will also allow properties to be assessed in relation to surrounding land opportunities, identifying development options both within the HRA and general fund.	5 months	Housing Strategy and Development Team

<p>Establish and update the properties to be given an Opportunity Rating through the Housing Asset Register</p>	<p>Work with staff across housing management and building services to identify assets that need to be flagged with an Opportunity Rating. This will ensure properties with particular characteristics that may mean their future use should be considered are clearly identified.</p>	<p>Initial set up 3 months; then ongoing</p>	<p>Housing Strategy and Development Team</p>
<p>Updating, maintaining and developing the Housing Asset Register</p>	<p>To regularly review and update the data sources that are used to rank an asset's quality score. The Housing Asset Register is a live evidence base, and many of the assessment criteria are based on data sources that are constantly changing. Furthermore, over time more suitable data sources and assessment criteria may emerge that improves the overall quality and accuracy of the evidence base.</p>	<p>Ongoing</p>	<p>Housing Strategy and Development Team</p>
<p>Action the decisions taken by SMT through the Void Management Process</p>	<p>It is anticipated that most properties taken to SMT for consideration over their future use will be simply re-let. However, when a property is identified for disposal, remodelling or demolition a report will need to be taken to Capital Asset Board and the agreed action carried out.</p>	<p>Ongoing</p>	<p>Housing Strategy and Development Team</p>
<p>Develop a strategy for the sale of High Value Assets once detailed legislation is brought forward</p>	<p>The 2015 Housing and Planning Bill proposes that local authorities will be required to sell their high value housing stock when it becomes void, returning the proceeds to central government. Indications are that this will be calculated on a formula based approach with local freedom to choose how best to meet the required payment. Once the detailed legislation establishes the parameters the council will need to adopt a strategy for implementing the policy.</p>	<p>6 months</p>	<p>Housing Strategy and Development Team</p>

<p>Apply the evidence base and GIS mapping to represent the Housing Revenue Account's interests on wider council projects</p>	<p>To ensure that opportunities are maximised on wider council projects. There are many schemes where the inclusion of HRA assets could contribute to the overall value of the project to the council. This could be through improving access or creating land parcels across both asset bases to form larger more valuable sites. It will allow a joined-up approach to the council's overall asset management programme.</p>	<p>Ongoing</p>	<p>Housing Strategy and Development Team</p>
<p>Identify opportunities for development, regeneration, and interventions using the Housing Asset Register</p>	<p>To apply the wealth of evidence created by the Housing Asset Register and GIS mapping to find opportunities to build new homes by replacing poor quality assets that do not meet the business, or tenants, needs. This is vital to achieve the HRA's development ambitions due to the lack of available land, and to ensure the HRA stock remains fit for purpose and investment is not wasted on low quality assets.</p>	<p>Long term</p>	<p>Housing Strategy and Development Team</p>
<p>Lead on community consultation and decant programmes for any regeneration programmes</p>	<p>Should any potential regeneration or redevelopment schemes be proposed then it is crucial that any decisions are taken in consultation with existing communities. If a scheme progresses a clear decant strategy would need to be introduced and managed.</p>	<p>Long term</p>	<p>Housing Strategy and Development Team</p>
<p>Introduce protocol for applying the Housing Asset Register in making future decisions on the adaptation programme</p>	<p>To ensure that decisions relating to expensive adaptations are fully informed so, for example, a low quality or high value asset which has high potential for disposal are not automatically adapted given the potential for losing the home.</p>	<p>3 months</p>	<p>Housing Standards Adaptations Manager</p>

Annex A - Assessment criteria

Cost to keep Decent (Capital Cost)

This indicator considers the planned work for the property over a 30 year cycle. This will typically include modernisation of key components as defined in Decent Homes guidance. Replacement of:

- Boiler, Kitchen, Bathroom, Electrical System, Heating System

Data Source

Asset Management Database (Strategic Asset Management)

The average cost over the last 5 years to modernise a property and keep Decent is **£13,900** per dwelling, this includes the typical measures listed above. Meeting the Decent Homes standard is required to be able to let the dwelling. Figures in excess of this average may indicate a poorer asset, however the size and layout of the property is also a factor.

Key Contact

Investment & Data Officer – Luke Richardson – Luke.Richardson@york.gov.uk

Data Quality

A 30 Year record of modernisation available from capital team records for most elements and properties. Property specific and archetype specific costs change over the modernisation cycle so this requires some modelling, in advance of modernisation to draw out the types of properties that are excessively expensive to modernise.

Score Profile

This Indicator is scored on with the average score at 1 (good). Any cost over the average should be considered a poorer asset. As the data is still developing, the notes identify the themes of work that are generating the scores.

Score	Threshold Amount	Notes
1	£13999-	
2	£14000	
3	£16000	
4	£18000	
5	£20000	
6	£22000	Property Needs Damp Remediation
7	£24000	
8	£26000	
9	£28000	Modernisation Imminent (Modernised in year 0 and 30)
10	£28001+	Full asbestos removal/refurbishment

Average Repair Cost (Revenue Cost)

This indicator considers the cost of repairs on a dwelling in the last 5 years. This will involve all works that do not involve replacement or major repair of a building element. For example, recovering 20% of a roof due to leaks or refitting a counter top in a kitchen.

Data Source

Repairs Management System (Servitor)

The 5 year average total repair costs have been collated and summed to grade each property on their repairs cost. If the property had no repairs, it could score 0, but most properties will require some maintenance or attention over 5 years. The scores are staggered in the lower bands to ensure properties that require less work score well.

Key Contact

Customer Support and Planning Team Leader – Phil Holme – Phil.Holme@york.gov.uk

Data Quality

All works booked through the works management system are logged through servitor by the customer support and planning team. Until 2014 this was done through the Housing management System (Northgate Housing – SX3). Currently, communal repairs are not apportioned to each property.

Score Profile

The scores are on a linear scale, but staggered in the lower bands to ensure properties that require less work score well. Properties will score very well if low cost.

They will score higher if spend is over £2500, which is equivalent cost to a full modernisation over the 5 years (~£13000)

Score	Threshold Amount	Notes
1	£499-	
2		
3	£500-£1,249	This is around the average cost (£600-£700 p.a)
4		
5	£1,250-£2,499	
6		
7	£2,500-£4,999	
8	£5,000-£10,000	
9	£10,000-£14,999	Similar cost to modernise in one year
10	£15,000+	More expensive to repair than to modernise in one year

Structural/Long Term Defects Score

This indicator considers the inherent issues a particular property or type of property may have. This is in comparison to a traditional build property because of the increased costs associated with these types of property relating to their non-traditional construction types.

Data Source

Asset Management Database (Strategic Asset Management)

This is a forward looking score that flags existing known issues in properties. For example structural failures in steel framed properties or buildings with reinforced concrete columns. These properties are more likely to corrode at the frame, with major works needed to strip and rebuild or re-clad the building if this happens.

This score will identify the uplifted repair requirement from an average traditional home. The Capital team have created a risk matrix which scores the properties, mapping their financial risk to their likelihood of failure.

Key Contact

Contracts Manager – Nick Ross – Nick.Ross@york.gov.uk

Data Quality

The types of property in the portfolio were assessed by LHL in 2005 so this is dated but robust. The problems linked to certain archetypes have not been collated into one central record historically, but some existing programmes of work, on non traditional build types and focussed property specific schemes have been informed by this knowledge.

Score Profile

Any property that has a known deviation from traditional building methods (Not Modern Methods of Construction) is given a score based on its risk in terms of likelihood failure and potential cost to remediate.

Score	Threshold Amount	Notes
1	Traditional Build	
2	Non-Traditional conversion	Converted Airey Housing – as traditional
3		
4	Ext Clad & Strengthened	Most Non-Traditional now as improved
5		
6		
7		Treated Orbits – External wall
8		
9	Non Traditional	Steel framed concrete section/ Steel or Timber Framed and Clad (Non refurbished)
10	Asbestos “Pod”	Steel Frame with asbestos cladding. Orbits (Concrete Block & Steel frame) untreated are designated defective.

Energy Efficiency Rating

This indicator follows the Standard Assessment Procedure for Energy efficiency that identifies a properties inherent energy efficiency, and scores it from 1-100, with 1 having poor energy efficiency and 100 being highly energy efficient.

Data Source

Asset Management Database (Strategic Asset Management - Energy Module)

The SAP rating is calculated on an annual basis and refers to the properties most recent Energy Performance Certificate (EPC) if available. As this is a standard approach; location, size and property specific information is part of the calculation.

Key Contact

Investment & Data Officer – Luke Richardson – Luke.Richardson@york.gov.uk

Data Quality

Around 30% of the housing stock will have had an EPC due to the property being void, then let since 2008. There rest of the dataset has had a SAP calculator tool applied as part of the annual Local Authority Housing Statistics (LAHS) reporting.

Score Profile

The scaled score is in line with the Standard Assessment Procedure (SAP) in use nationally since 2005. This highlights the properties that are cheaper to run (higher SAP). The lowest scorers are skewed as the dwelling will not be lettable in 2018 if not better than this rating.

Score	Threshold Amount	Notes
1	86-90	Any Higher will receive a 0
2	82-84	
3	79-81	
4	76-78	
5	74-75	Average CYC – top quartile for social housing
6	71-73	Average CYC
7	67-70	
8	61-66	Social Housing Average
9		Purposefully blank to skew un-lettable properties
10	60-	Un-lettable by 2018 (55 SAP Points – Standards rise over time)

Housing Health & Safety Rating System (HHSRS)

This is a scoring system that assesses the safety of a dwelling and forms part of the Decent Homes standard. If category 1 hazards were found in a home (A,B and C bandings), immediately the home would become non-decent – this rating is to collate the rest of the data that does not result in an automatic fail.

Data Source

Asset Management Database (Strategic Asset Management)

This score looks to profile the house on its health and safety credentials with both long term issues such as damp and mould and shorter term issues such as trip and slip likelihood assessed. There are 30 different criteria ranked A (High Risk) to J (Low Risk). J's were allocated 0 points and A's were allocated 10 Points.

This can be a time intensive process so usually the most severe areas of risk are assessed by the assessing party. For example trips and falls assessed if floors are uneven or damp and mould growth if this is an issue in the home.

Key Contact

Investment & Data Officer – Luke Richardson – Luke.Richardson@york.gov.uk

Data Quality

Most dwellings have been scored on their age and building type with few being done by environmental health. Environmental Health uses the HHSRS as an enforcement tool. The dwellings have been assessed on worst case scenario with the most vulnerable tenants modelled in the dwelling. The assessment is therefore robust and tenant neutral.

Score Profile

This is a scaled score with the average lowest rating of risk “J” at 1 and the highest risk A at 10. A rating of 6 or more is likely to include a Decent Homes Failure.

Score	Threshold amount	Notes
1	31	Average J – Lowest Rating Less than 31 would score 0
2	63	
3	95	
4	127	Average G – Most stock below this rating
5	159	
6	191	
7	223	
8	255	Average C – Fail Decent Homes
9	287	
10	319	Average A – Fail Decent Homes

Accessibility

This indicator looks to identify properties that are not accessible to tenants that have mobility problems.

Data Sources

Asset Management Database (Strategic Asset Management)

Environmental Health/Health & Safety Database (Flare)

Properties that are not accessible at ground level are well documented in the databases, however lifts and internal modifications can greatly improve access, this not recorded comprehensively at present.

Key Contacts

Investment & Data Officer – Luke Richardson – Luke.Richardson@york.gov.uk

Housing Standards and Adaptations Manager – Ruth Abbott – Ruth.Abbott@york.gov.uk

Data Quality

The rating is based mainly on the floor level of the property but will look to incorporate more elements that support council policy such as widened openings, raised sockets, level access showers and push button doors.

Score Profile

At present this is a threshold score, but needs some consideration as to how to better integrate other accessibility issues. As housing needs vary and are typically tenant specific, this may be better indicated in the opportunity score, with the physical access assessed within this matrix.

Score	Threshold Amount	Notes
1		Ground Floor Flats
2		Houses
3		
4		
5		
6		External walkway access'
7		
8		First Floor Flats
9		
10		Flats above the first floor (2 nd 3 rd Floors)

Bids per Dwelling

How many bids a property receives from the tenants when the property is a proxy of the desirability of the dwelling to York tenants. The fewer bids received on a property, the less likely the property is to be let and therefore the asset is poorer than one with many more bids.

Data Source

North Yorkshire Home Choice Bid Database

The average bids per property are only to be apportioned by postcode for types similar in the locality. Averaged figures will not give significant enough resolution to define areas that are more or less desirable to the tenants.

Key Contact

Housing Development Coordinator – Andrew Bebbington – Andy.Bebbington@york.gov.uk

Data Quality

This uses actual data from the North Yorkshire home choice portal on bids per dwelling. The data is live and accurate but there are matching errors between the council's dataset and the separately held database. There is currently no standardised referencing system which we would have to work with our partners to bring together. As the bids are indicative, there is not need to move from a linear scale to identify the best and poorest assets.

Direct exchanges must be excluded as the nominal "1" bid would skew the properties ranking and the area average.

Score Profile

This is a linear score where data exists (the majority of dwellings do not have a score). Where data is not held on a property; an average score by postcode is calculated following bids on similar properties in that postcode area. For example 2 bed houses in that postcode area will be shared with other 2 bed houses, not standardised over 1 bed flats and 3 bed houses.

Score	Threshold Amount	Notes
1	250+	Maximum Bids
2	200-249	
3	150-199	
4	100-149	
5	50-99	
6	40-49	
7	30-39	
8	20-29	
9	10-19	
10	0-9	0 Bids

Days Void

The days void was the original reported data we were looking to establish tenants views on desirability; on reflection this is not as useful as frequency as the number of days can be for a variety of reasons and not necessarily in different periods, with the associated costs.

A key issue with the days void data is that a good asset, where a tenant is sitting for 30 years is ideal but as soon as it becomes void, assuming the tenant has refused work, it may need a full modernisation, refurbishment and all of the normal associated void costs. This takes time and will extend the days, however the asset must have been reasonably good or the tenant may not have stayed in the property for so long.

Data Source

Housing (Tenancy) Management System (Northgate Housing –SX3)

Properties that do not become void receive a score of 0 and then the average amount of void days (14) is used as a floor to see where excessive void days have occurred. This could be linked to key asset investment or major repairs to the property.

Key Contact

Business Support Officer – Ian Smithies – Ian.Smithies@york.gov.uk

Data Quality

The data is sound. Complications occur where the housing stock is rotated into temporary accommodation in order to supplement housing needs in that area. New build properties are added to the database on the proposed handover dates so are also mis-recorded within the database. Where data exists, the average figures were not sufficient to fill the gap as not every property has been void in the past. No gaps will be filled past actual data on this indicator.

Score Profile

This is scored on deviation from average, with the usual expected time, below 20 days scored as 1 (good asset score).

Score	Threshold Amount	Notes
1	1-20	Typical target range
2	19-28	
3	29-38	
4	39-48	
5	49-58	
6	59-68	
7	69-78	
8	79-88	
9	89-98	
10	99+	

Frequency of Void

The frequency that a property becomes void is a key indicator of desirability, but also or the associated cost of the property going through the void process on a more than average basis. A void property usually leads to repairs to the property, a period of no income and all of the associated officer time to re-let the property.

Data Source

Housing (Tenancy) Management System (Northgate Housing – SX3)

Properties that do not become void receive a score of 0 and then the average amount of void (~1) in five years will receive a rating of 1. Any more than the average and the scale is skewed to pull out the most persistent void properties.

Key Contact

Business Support Officer – Ian Smithies – Ian.Smithies@york.gov.uk

Data Quality

The data is sound. Complications occur where the housing stock is rotated into temporary accommodation in order to supplement housing needs in that area. Where data exists, the average figures were not sufficient to fill the gap as not every property has been void in the past.

Score Profile

The score is calculated as a deviation from the average time a property becomes void. This is currently ~1 turnover in 5 years.

Score	Threshold Amount	Notes
1	1-9	Properties that have not become void will score 0
2	10-19	
3	20-29	
4	30-39	
5	40-49	
6	50-59	
7	60-69	
8	70-79	
9	80-99	
10	100+	

Strategic Housing Market Assessment

This indicator is to consider the housing need generally across the city in new build/ private and council properties

Data Sources

The Strategic Housing Market Assessment

This report forms part of the planning criteria for new build properties in the City. This measures the housing need profile in the city specifically. The report is dated, however the most recent report found there was a surplus of 1 and 2 bed houses and a shortage of 3 bed houses in the City.

Key Contacts

Housing Strategy Manager – Andy Kerr – Andy.Kerr@york.gov.uk

Data Quality

At the point of publication and still in planning terms, the document carries “materiality” having to be considered when building new houses in the City. The council cannot build to the current housing need but could use the city wide context to inform acquisition and disposal decisions based on SHMA data.

Score Profile

Scored on deviation from average, this is 0, or demand meeting supply

Score	Threshold Amount	Notes
1	-11	Most Desirable – Deficit
2	-4	
3		
4	-1	
5	0	
6		
7		
8	16	City of York’s least desirable
9		
10		Least Desirable - Surplus

Annex B – Non-traditional dwelling guide

British Iron and Steel Federation (BISF) housing

Westfield Ward, Acomb

Designed by Sir Frederick Gibbard and built in Britain from 1946. As built, these are tubular steel framed houses clad with steel sheeting and some concrete. The roof is also steel. BISF houses are mortgage-able as built and were designed as permanent structures. There are approximately 31,500 units in the UK.

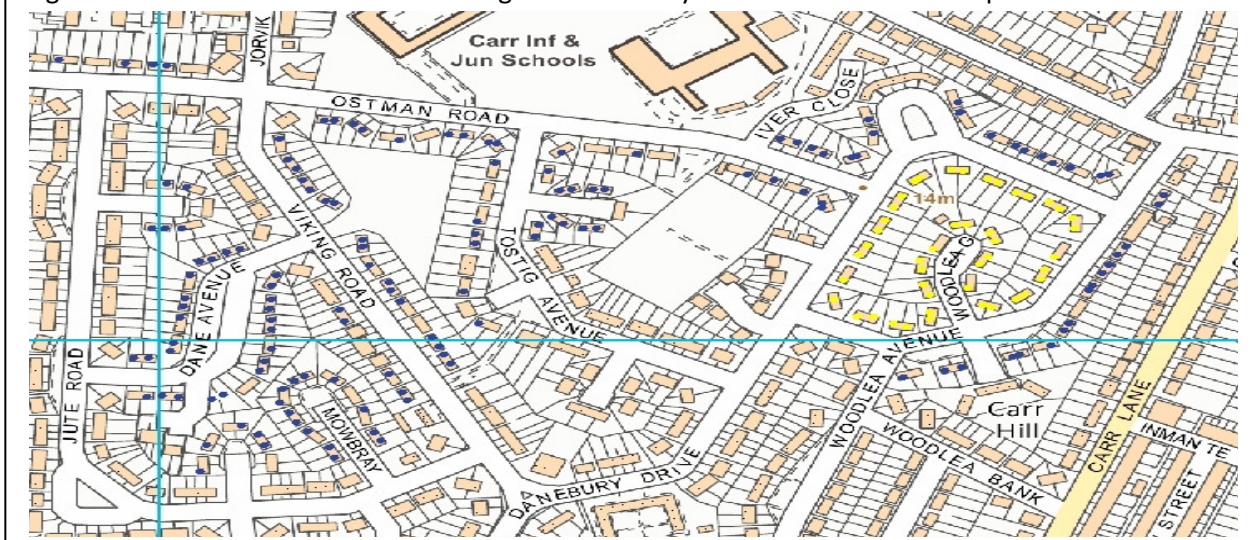
Figure 1 - An example of a BISF house on Danebury drive



From 1996 to 2000 City of York Council have done major projects to refurbish the dwellings;

- External Wall Insulation & Render
- Roof Replaced – Lightweight Decra
- Windows Replaced

Figure 2 - Council Tenanted BISF Housing is identified by the blue dots on the map below



Howard Housing

Westfield Ward, Acomb

Designed by Sir Frederick Gibbard and promoted by John Howard & Company. The Howard construction is a Steel framed house with concrete prefabricated sections. They also contained asbestos cement in some of the cladding. There are approximately 1500 units in the UK.

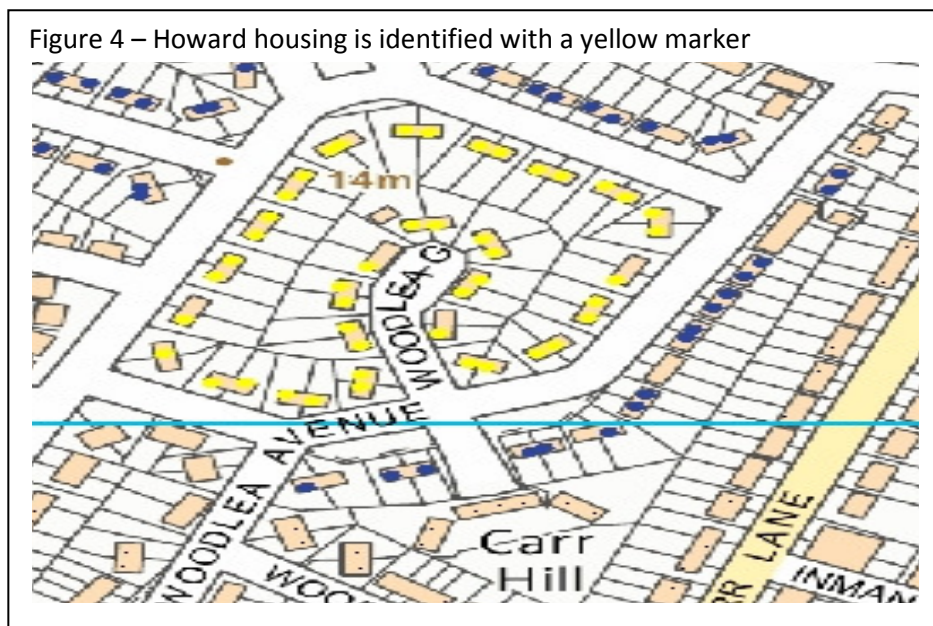
Figure 3 – An example of Howard Housing on Woodlea Grove



Around 2001, City of York has done major projects on Howard housing including:

- External Wall Insulation & Render
- Roof Replacement
- Window Replacement

Figure 4 – Howard housing is identified with a yellow marker



Spooner Housing

Dringhouses & Woodthorpe Ward

Spooner housing is timber framed construction but looks as traditional housing with brick/render external walls.

Figure 5 – Showing a spooner type property on Leven Road



City of York has done the following work since 2000:

- New Roof
- New Windows

Figure 6 – The spooner properties are indicated with a green dot



Dennis Wildes

Hull Road, Tang Hall

Dennis Wilde properties have a skeleton steel frame. On the ground floor, a near traditional narrow cavity wall and on the upper floor a very narrow block cavity with hanging tiles or render finish

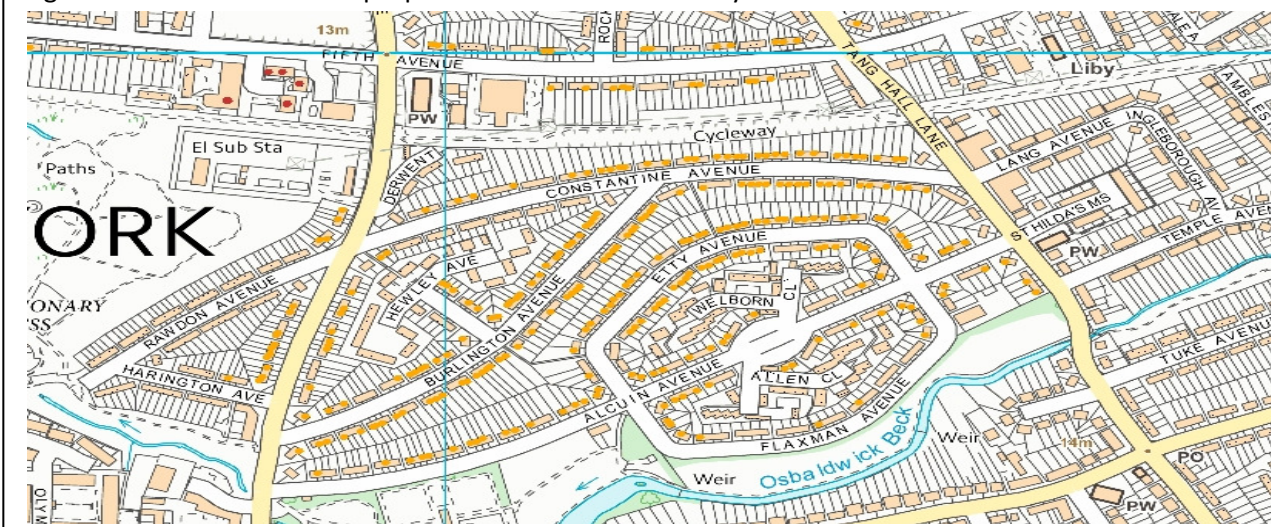
Figure 7 – Showing a Dennis Wilde Property on Burlington Avenue



City of York has completed the following work since 2000

- Cavity sections filled
- Some external rendering with thermal board
- Some damp issues remediated on eaves
- Vertical tiles on Etty and Fifth Avenue removed and rendered

Figure 8 – The Dennis Wilde properties are identified with a yellow dot



Orlit

Heworth

Erwin Katona designed the precast Reinforced concrete housing, with 85000 units built in the UK. They are built with a concrete column structure and faced with concrete slab. Interlocking slabs form the internal face. Orlits are reinforced concrete so have steel within the precast sections. Over time the concrete and steel joins can degrade and fail.

As built the Orlits are deemed defective (Housing Defects Act 1984)

Figure 9 – An Orlit property



City of York have done major work on the Orlit Housing since 2011, including:

- Structural Repairs
- New Windows
- New Roof
- Reinforced & Lowered Chimneys
- Cavity Wall Insulation

Figure 10 – The green dot show the location of the Orlit Properties



Airey Housing

Bishopthorpe

Developed by Sir Edwin Airey, Airey houses are constructed with Pre-Cast Reinforced concrete columns and ship-lapped concrete wall panels. Airey's were designed as permanent housing. Around 26000 units were built in the UK.

Figure 11 – Airey houses in Derwentthorpe as built (top) and post 2014 conversion (bottom)



City of York in 2014 refurbished the Airey homes significantly to make them as traditional:

- Internal breeze block wrapped around existing concrete column frame
- New Windows & Doors
- External Brick around existing envelope and Cavity introduced
- New Roof
- Cavity Wall and loft insulation