



Housing Services

Housing Revenue Account Asset Management Strategy

2015 - 2020

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1 Executive Summary

- 1.1 The Asset Management Strategy (AMS) is one of three key strategic documents which shape the work of the Housing Service:
- **HRA Business Plan** - Provides the strategic financial and service planning framework for the Councils landlord role over the next 30 years. Contains a narrative section and a financial model section.
 - **Housing Strategy** - Provides a framework through which we assess local housing needs, and seek to meet them through the provision of affordable housing and/or support services for all tenures.
 - **Asset Management Strategy** - Provides a framework document for the maintenance and improvement of the Councils housing stock over the next 30 years. This includes disposal of poorly performing stock and acquisition of new stock to meet future needs.
- 1.2 All three documents are interlinked, and will be updated periodically in response to changes in local/national policy, and housing market conditions. Typically they plan in detail over a 5 year horizon, with forward projections provided over the next 30 years.
- 1.3 The financial details contained within the proposed AMS have been remodelled to take account of the rent increase implications of the Chancellors 8th July 2015 statement.
- 1.4 The AMS analyses the housing stock in nine geographical areas, and the system can break this down further by village/street/individual property if necessary.

The areas used are -

1. Coalville and Hugglescote;
2. Greenhill;
3. Ashby;
4. Whitwick and Thringstone;
5. Measham;
6. Oakthorpe and Donisthorpe;
7. Ibstock;
8. Castle Donington and Kegworth;
9. Appleby

These contain 37 separate villages/towns/estates.

- 1.5 The updated AMS represents a fundamental review of the 2012-15 Strategy, incorporating:
- The latest stock condition situation to 31 March 2015, incorporating £28m of decency investment in the past 3 years;
 - Current housing needs/demand, assessed from both waiting list preferences and actual bidding patterns through the choice based lettings system;
 - An assessment of future expenditure (capital and revenue) required to maintain and improve the condition of the Council's housing stock to the decent homes standard;
 - A provision for the completion of non-decency works to homes and to the external environment within the curtilage of homes, including outbuildings, garden walls, paths and fences;
 - An evaluation of the net present value of the housing stock, to identify areas or types of property, where the future income from rent will not sustain the level of investment required to maintain and improve the home over the next 30 years;
 - Use of the Chartered Institute of Housing's asset performance toolkit to carry out the assessment, which has been linked directly to our HRA business plan model;

1.6 Key outcomes from the revised AMS are:

- We have an estimated overall 30 year capital investment need for £110m, which includes £85m for decent homes works and £25m for other non decency improvements. If an annual inflation rate of 2.5% is applied to these costs, year on year from 2016, it equates to a projected need of £158m over the 30 year period;
- The HRA Business Plan model includes £195m (including 2.5% year on year inflation) to be available over the same 30 year period. This £195m is available in full;
- Most of the housing stock has a financially positive future, in terms of net present value. There are however, specific blocks of poorly performing stock, including some sheltered housing schemes, and some poorly performing individual properties. Those properties with a net present value of less than £5,000, or where there are wider and significant strategic reasons (e.g. estate or economic regeneration), will automatically trigger a management review of any future investment decision;
- Financial forecasts predict we have sufficient funds available to meet investment needs over the next 30 years, subject to some cash flow adjustments;

1.7 There are however, a number of caveats that need to be applied and need to therefore be incorporated into the ongoing management and development of the AMS;

- It is considered that the £25m estimation of the costs of non-decency investment is understated and this needs to be revisited on an area by area basis. It would be wise to consider a potential 30% (£8m) additional requirement;
- The year on year provision of an annual inflation rate of 2.5% is clearly not a scientific process and any higher rate of cost inflation during the next 30 years could significantly impact upon the sustainability of some of our housing stock;
- The inflation rate within the construction industry may differ to the general rate of inflation. The economic downturn from 2007-08 had a significant impact on the construction industry. The recent upturn has resulted in a shortage of labour, skills and materials that have significantly impacted upon capacity and subsequently resulted in a construction related inflation level that is estimated to have been in excess of 5% per annum more recently;
- The financial assumptions will be reviewed annually, and will include three case scenarios, reflecting a high, medium and low inflation rate projection, to ensure that the Strategy can be aligned accordingly to the broader economic climate as it develops;
- No provision has currently been made for an improvement standard above the decent homes requirements. It is anticipated that future tenants, will have aspirations above this very basic level. If we are to maintain demand in our housing stock this will have an additional financial cost that will need to be added;
- No provision has been made for investment in any environmental improvements outside the curtilage of homes, including footpaths, fencing, or parking. This will have an additional financial cost that will need to be added;
- No provision has been made for any re-design or building upgrades within individual properties, blocks of properties or to estates. To maintain the demand in our homes over the next 30 years we will certainly need to invest in this type of improvement work and this will have an additional financial cost that will need to be added.
- There will be some properties, blocks and/or parts of estates for which the broader investment and modernisation may not be practicable or financially viable, and a decommissioning, sale and new build or re-investment replacement programme may be more appropriate;

1.8 Key issues/decisions/choices arising from the AMS:

- It is projected to be financially viable to maintain decency and tackle the backlog of non-decency works within the curtilage of our properties over the next 30 years to all of our housing stock that currently has a positive net present value;

- There is however, little financial room for manoeuvre in respect of major refurbishment and redesign of blocks, schemes and estates without generating additional income and/or reducing some costs;
- There is scope to generate additional income from the decommissioning and disposal of poorly performing properties, sheltered schemes and/or garage sites and unused HRA land. Consideration should also be given to the future of individual properties in isolated locations for which demand may be low, and the cost of management and maintenance is relatively high;
- There is a demand for new build/acquisitions, and it is viable and would make a significant positive contribution to the overall net present value of the housing stock;
- Most corridor based sheltered housing schemes are unpopular, and we need to either invest in them to make them more attractive, or decommission them for general needs housing if practicable or redevelop them. Three schemes have already been decommissioned due to a lack of demand for this type of accommodation. The future of a further three will be reviewed by 31 December 2015 and the future of the remainder will be reviewed by 31 July 2016;
- It is proposed to decommission all communal garage and hardstanding parking areas by 31 March 2018, unless there is an exceptional set of local circumstances. The decommissioning programme is proposed as follows:
 - zero occupancy decommissioned as of 1 November 2015;
 - less than 25% occupancy by 31 March 2016
 - less than 50% occupancy by 1 October 2016
 - less than 75% occupancy by 31 March 2017
 - All remaining sites will be decommissioned by 31 March 2018 unless there is a proven demand that justifies retention.
- The decommissioning of communal garage and hardstanding sites will be undertaken alongside a review of overall parking provision on an area by area basis, and the need to potentially invest in other forms of parking provision will be incorporated within any subsequent decommissioning proposals;
- The options for each decommissioned scheme or site will be considered as follows:
 - Location and potential demand for general needs accommodation;
 - Investment need and re-design costs to utilise existing building and site for general needs accommodation;
 - Potential to demolish and utilise site for affordable housing, using one of the development models listed below:
 - RSL partner;
 - Development by external partner for NWLDC;
 - Joint venture model;
 - Developer led;
 - Design & Build;
 - Section 106;
 - Development by NWLDC direct
 - Potential to dispose of site for alternative private use and/or development.
- The key energy efficiency investment priorities under this Strategy are recommended to be:
 - Develop a minimum standard for the energy efficiency of our stock by 31 March 2016;
 - All properties to reach a minimum SAP 65 (Band D) by 2021 with interim annual targets;
 - Deliver a loft and cavity wall insulation programme by 31 March 2017. It is estimated that 1,800 properties require a loft insulation top up to 270mm, 400 properties require cavity wall insulation and 30 properties require external wall or internal insulation);
 - Deliver targeted investment programmes to address fuel poverty focusing on off gas areas and including investment in renewable energy where value for money / social benefit can be demonstrated;

- Replace all solid fuel and oil fired heating systems by 2025, prioritising off-gas areas;
- Continue to explore the potential to roll out a Solar PV programme to a potential maximum of 1,900 properties by 2017;
- Deliver targeted retrofit programme(s) for identified priority streets/estates (based on energy efficiency/heating costs/fuel poverty levels/vulnerability)
- Complete a thermal assessment of 1,000 previously clad properties including non-traditional properties by 31 March 2016.

1.9 The consultative process for approving the AMS has been as follows –

• Tenant and Leaseholder Consultation Forum	26 August 2015
• Housing Senior Management Team	02 September 2015
• Corporate Leadership Team	08 September 2015
• Strategy Group	15 September 2015
• Tenant and Leaseholder Consultation Forum	28 September 2015
• Policy Development Group	30 September 2015
• Cabinet	20 October 2015
• Tenant and Leaseholder Consultation Forum (Feedback)	26 October 2015
• Adoption and implementation	02 November 2015

2 Overview

- 2.1 Following the successful delivery of our 2012 – 2015 Asset Management Strategy, we are now embarking on an exciting programme of works to council homes and estates across North West Leicestershire covering the five year period between the current financial year, 2015-16 to 2020-21.
- 2.2 This Strategy provides the framework which will govern the repair, maintenance and investment in our portfolio of HRA assets and describes how this challenge will be delivered in line with our corporate objectives to ensure that people feel proud of their homes and safe in their communities.
- 2.3 Central to this strategy is our developing business model aimed to ensure that our investment decisions are always informed by a range of contributing factors that include:
- Current and future demand for accommodation;
 - Investment costs required to meet the expectations of tenants;
 - Estate and environmental impact;
 - External funding opportunities;
 - Maximising the effect of our investment on the local economy;
 - Minimising fuel poverty for our tenants;
 - Reducing carbon emissions.
- 2.4 As well as investing in our existing stock we anticipate that in the next five years and beyond we will also be undertaking significant activity in terms of:
- Decommissioning existing stock for which there is no demand or the necessary investment costs are prohibitive;
 - Regeneration of existing stock and estates;
 - Re-designation of existing stock to meet changing local demand;
 - Building and/or acquiring new council homes.
- 2.5 Through our Asset Management Strategy and supporting activity we also aim to invest significantly in the local economy in respect of employment, skills and training and we will specifically contribute to the following Council priorities:

Pride in Homes and Communities

- To enable residents feel safe in their community
- To enable residents live healthy active lifestyles
- To enable residents have pride in communities where they feel they belong

Value for Money

- To provide council services that people feel provide good value for money;
- To deliver key services that customers are happy with;
- To make people feel the Council is spending money well.

Business and Jobs

- To make the District a better place to invest, work and visit;
- To encourage businesses to locate in our District;
- To help people find suitable employment within the District.

Green Footprints Challenge

- To ensure residents and businesses are motivated to be greener;
- To ensure the Council demonstrates community leadership in being green.

3 Introduction

- 3.1 Within its HRA asset portfolio North West Leicestershire District Council owns 4,402 residential properties, 383 communal garages, 240 communal hard-standings and 7 shops (at 1 April 2015). This Strategy sets out how we will achieve our strategic aims to ensure that we invest wisely in this stock, having regard to the housing need of our local communities, maintenance of the Government's Decent Homes Standard and any developing local minimum housing standard, and future regeneration and development opportunities within the District. It is imperative that we maximise the use of all available funding streams, and take advantage of the opportunities presented as a result of self-financing.
- 3.2 The key objectives arising from this Strategy are:
- To maintain tenants homes in line with the Government's Decent Homes Standard and to develop an affordable local standard as determined by tenants;
 - To create successful and sustainable communities aligned to clearly determined plans for regeneration activity and future development in the District;
 - To tackle fuel poverty and improve energy efficiency and contribute to the wider environmental sustainability agenda;
 - To optimise the balance between planned and responsive revenue expenditure, and ensure that repairs and maintenance activity is planned to maximise the use of resources;
 - To deliver value for money and efficiency savings, where possible;
 - To achieve continuous improvement in property related services through effective performance management;
 - To promote Equality and Diversity through our investment plans;
 - To deliver the Council's new build and regeneration programmes.
- 3.3 This Strategy underpins the Council's overarching Housing Strategy and has been developed in conjunction with the latest 30-year HRA Business Plan. The Strategy prioritises investment options based on structural Stock Condition Data and future housing need in the District and takes into account the opportunities presented as a result of self-financing, and the indicative funds available for the financial years from 2015 to 2045.
- 3.4 Our approach to the management of our HRA assets will change and develop over the next five years. Traditionally, asset management has been predominantly based around the replacement of the key elements to homes at the end of their theoretical life (component lifecycles).
- 3.5 The future focus of our Asset Management Strategy is to move away from this approach and to determine our investment priorities to deliver more than just component renewal on a like for like basis, but to invest in the long term future of our homes and estates.
- 3.6 This approach will be based on not just the technical investment need but the outcomes of our investment for individual tenants, the wider community and the District as a whole. This will place tenants and the local community at the heart of our investment decisions and strengthen our focus on local employment, social enterprises, skills training and tackling fuel poverty and carbon emissions.
- 3.7 The four stages of our planning and investment model are briefly outlined below:

Diagnose

- Robust stock condition data;
- Housing needs and demand analysis;
- Housing management information;

- Net present value calculations;
- Research and intelligence;
- Corporate strategies.

Plan

- Community consultation;
- Funding opportunities;
- Delivery options;
- Procurement opportunities;
- New technology solutions.

Invest

- Deliver work programmes.

Learn

- Impact evaluation;
- Customer satisfaction and feedback.

3.8 Our investment priorities will however, initially focus on six key areas as highlighted below:

- Legislative & Safety;
- Decent Homes and maintaining decency;
- District wide energy efficiency;
- Estate improvement works programmes;
- Decommissioning re-design and regeneration;
- New build.

3.9 There are a number of other specific housing strategies and policies that flow from or feed into this HRA Asset Management Strategy:

- Housing Strategy;
- Resident Involvement Strategy;
- Allocations Policy and Local Lettings Plans;
- Repairs and Maintenance Policy (including voids lettable standard);
- Aids and Adaptations Policy;
- Cyclical and Programmed Maintenance Policies;
- Service Standards;
- Asbestos Management Plan;
- Fire Risk Assessment and Management Plan;
- Risk Management Policy;
- Disposals Policy;
- Acquisitions Policy;
- Housing Procurement Policy and Plan;
- Value for Money Strategy.

4 Resident Involvement

4.1 Tenants and Leaseholders are integral to the way we conduct our business. They are involved at every level of the organisation in consultative, scrutiny and decision making capacities. We work with them to ensure that the funds to maintain and improve the properties are appropriately prioritised.

4.2 Our Resident Involvement Team work closely with our tenants and leaseholders to ensure

effective and meaningful involvement. This Strategy compliments the Resident Involvement Strategy and the principles contained therein.

4.3 We will continue to pro-actively seek representational involvement of tenants and leaseholders through a variety of methods to provide the following:

- Views of the Housing service from a resident's perspective;
- Shaping policy review work;
- Contributing to procurement processes;
- Recommending and agreeing standards of service;
- Monitoring performance and continuous improvement activity.

4.4 When asked to prioritise investment options, tenants and leaseholders told us that the following areas were a priority to them:

- Security;
- Improving energy efficiency, reducing fuel poverty and carbon emissions;
- Providing modern facilities across our homes through investment in new kitchens and bathrooms;
- Investment in the wider neighbourhood environment;
- Social and economic outcomes of our investment programmes. Providing local jobs and training opportunities designed to recruit local people;
- Quality over cost to deliver a sustainable, long term future for the housing stock;
- New build.

4.5 Over the years tenants and leaseholders have emphasised that the Housing Service is of the highest priority and therefore consultation and engagement is paramount. We will continue to involve our tenants and leaseholders on the management and improvement of our services through:

- Tenants Repairs Working Group;
- Tenants and Leaseholders Consultation Forum;
- Star Surveys;
- Exit and new tenant surveys;
- Involvement in Value For Money Service Reviews;
- Mystery shopping by tenants;
- Tenant Inspectors.

4.6 Repairs Working Group

The role of the Repairs Working Group is to monitor the performance of all contractors and of the repairs and improvements services generally. The Group makes suggestions for improved ways of working and should be consulted on all appropriate policies.

The specific areas upon which they focus are:

Responsive Repairs and Voids

- Key performance indicators, and make proposals on areas where performance is not satisfactory;
- Customer satisfaction with the service as demonstrated by a range of surveys;
- Expenditure of budgets;
- Progress of any appropriate action plans.

Planned Maintenance

- Progress on current programmes;
- Future maintenance requirements;
- Future planned programmes.

Service Development

- Identify areas for improvement within current services to tenants;
- Examine proposals for service development;
- Make recommendations on action to remedy poor performance;
- Make recommendations on future performance targets;
- Assist the drive towards excellence in service delivery.

5 Partnership Working

5.1 We work with a number of other partners and organisations to deliver a wider positive impact on communities over and above the works delivered through the Capital Programme and Repairs and Maintenance.

Local external stakeholders include, but are not restricted to, the following organisations:

- Parish Councils;
- Leicestershire County Council;
- Other local social landlords;
- Police;
- Fire Service;
- Voluntary Groups and Agencies;
- Charitable Support;
- Local Primary Care Trust;
- Sure Start Children Centres;
- Citizens Advice Bureau;
- Tenants and Resident Groups throughout North West Leicestershire.

6 Our HRA Assets

- 6.1 North West Leicestershire is a predominantly rural district with an area covering 27,900 hectares (108 square miles) and council housing is available in each of the main towns and outlying villages. Ashby de la Zouch, Castle Donington and Coalville are the three main conurbations, with similar property type throughout.
- 6.2 The district shares borders with Hinckley and Bosworth, Charnwood, Rushcliffe, Erewash, South Derbyshire, Lichfield and North Warwickshire District Councils. It has grown rapidly in recent years and now comprises of over 37,000 homes of which we own and manage 4,402. The population of the district was 93,500 as at the 2011 Census, a growth of about 9,000 from the 2001 Census.
- 6.3 According to the 2011 Census the largest population was in Coalville (36,801 people) followed by Ashby de la Zouch (12,385), Castle Donington (6,350), Ibstock (5,961), Measham (5,200) and Kegworth (3,541).
- 6.4 The district is the 200th most deprived local authority in England (out of 354) but is the most deprived in Leicestershire (excluding Leicester City) with pockets of more severe deprivation concentrated in Coalville, Greenhill, Ibstock, and Measham.
- 6.5 Traditionally mining and extraction was the key employment sector in the area, prior to the closure of the majority of the pits in the 1980s and 1990s. This has been replaced by a more varied workforce including a rapidly developing logistics sector taking advantage of the districts excellent communications network with the M1 and the A42 in the district as well as East Midlands Airport. The A50 provides a link from the north of the District to Stoke on Trent and the north west of England, and in the south east to Leicester, whilst the newly dualled A453 provides a direct link to Nottingham. There are however, currently no passenger rail services in the district, and bus service provision is variable. Travel to work is dominated by the use of the car.
- 6.6 There are high concentrations of working age people in Coalville and Castle Donington, whilst older people are concentrated in the Measham/Appleby Magna area and younger people in Ashby de la Zouch and Ellistown.
- 6.7 The development of the National Forest in the district has served to not only enhance the environment for local people but to bring in tourist revenue and an enhanced reputation for the district.
- 6.8 The largest proportion of our council housing was built around the 1950's, with approximately half of the current stock built between 1945 and 1964. The majority of these homes were designed for families with some bungalows spread amongst the larger estates
- 6.9 Pre-war homes represent just under a fifth of our council housing stock and were designed to meet the needs of families, the majority of these homes are three-bed, semi-detached properties located in Coalville, Ashby, Whitwick, Thringstone, Ibstock, Ellistown, Measham and Castle Donington.
- 6.10 A significant number of non-traditional homes were built post war, using concrete and steel frame construction and some with timber cladding. The late 1960's/early 1970's saw continued building with again approximately a fifth of our current homes built during this period - mostly flats and bungalows for single people or the elderly. All but 6 of our newest homes were built in the 1970's onwards. The majority are flats and bungalows designed specifically with the elderly in mind.

- 6.11 Our HRA asset portfolio consists of 4,402 residential properties, 383 communal garages, 240 communal hard-standings and 7 shops (at 1 April 2015). These properties are spread across the District and can be found in forms ranging from substantial estates, predominantly of social housing, to numerous very small groups in every settlement, from ex-coalfield towns to attractive rural villages. All of the stock is low-rise.
- 6.12 Other significant issues surrounding the stock are the lack of mains gas infrastructure to some areas, preventing the installation of gas central heating systems, the low housing density of some estates and the general low levels of capital investment over a sustained period of time.

Property Type	No of Homes
Bedsits	88
1 Bedroom Flats	554
2 Bedroom Flats	346
3 Bedroom Flats	10
1 Bedroom House	1
2 Bedroom Houses	400
3 Bedroom Houses	2,041
4 Bedroom Houses	146
5 Bedroom Houses	5
1 Bedroom Bungalows	330
2 Bedroom Bungalows	474
3 Bedroom Bungalows	7
Total	4,402

7 Our Budgetary Provision and Investment Need

- 7.1 If we retain our current HRA asset portfolio the 30-year total investment requirement to maintain decency to each home using the Government's current Decent Homes Standard is estimated to be £84,454,823 (excluding an adjustment for inflation).
- 7.2 Over the same 30 year period the investment required to address failing elements within our homes, and their existing curtilages, that are not part of the Decent Homes Standard (fencing, walls, outbuildings, paths etc.) is estimated to be £25,421,990 (excluding an adjustment for inflation).
- 7.3 This gives a total 30 year investment need of £109,876,813 (excluding an adjustment for inflation). This investment requirement profiled against six five year investment cycles is highlighted in Table One below:

Table One

Investment	2015-20	2020-25	2025-30	2030-35	2035-40	2040-45	Total
Decency	11,232,787	14,201,226	11,973,210	16,910,835	12,865,165	17,311,600	84,454,823
Non-Decency	17,780,965	2,788,780	2,500,440	866,280	873,095	612,430	25,421,990
Total	29,013,752	16,990,006	14,473,650	17,777,115	13,738,260	17,924,030	109,876,813

- 7.4 Our HRA Business Plan has been revised following the Government's Budget Statement of 8 July 2015 statement, and over the same 30 year cycle, budgetary provision is sufficient to meet our projected investment needs without any additional borrowing requirements.

- 7.5 The budgetary provision is highlighted in Table Two below:

Table Two

Budget	2015-20	2020-25	2025-30	2030-35	2035-40	2040-45	Total
Decency	13,610,767	11,947,300	11,442,070	15,173,926	12,631,365	19,064,480	83,869,908
Non Decency	3,907,155	13,873,810	2,778,530	2,507,940	869,030	873,095	24,809,560
Planned	7,510,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	28,760,000
Total	25,027,922	30,071,110	18,470,600	21,931,866	17,750,395	24,187,575	137,439,468

- 7.6 We therefore have an estimated overall 30 year investment need for £110m, which includes £85m for decent homes works and £25m for other improvements. If an annual inflation rate of 2.5% is applied year on year to these costs it equates to a projected need of £135m.
- 7.7 The HRA Business Plan model indicates that this is affordable, with £137m currently predicted to be available over 30 years.
- 7.8 Whilst budgetary provision is available to maintain decency to our housing stock on an annual basis, delivery of the main bulk of the back-log non-decency work is budgeted for delivery during the period 2020-25.

7.9 This will enable decisions to be taken in respect of other investment requirements in terms of wider estate regeneration and re-design in areas where it may be more appropriate to undertake more broader investment programmes.

7.10 The annual and five year HRA Business Plan budgetary provision is broken down in Tables Three to Eight below:

Table Three – Cycle One

30 HRA BUSINESS PLAN	2015-16	2016-17	2017-18	2018-19	2019-20	5 Year Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
Decency Budget	£4,503,900	£2,046,215	£1,084,130	£3,712,926	£2,263,596	£13,610,767
Non Decency Budget	£0	£1,246,950	£727,955	£515,580	£1,416,670	£3,907,155
Planned Investment	£1,712,000	£1,449,500	£1,449,500	£1,449,500	£1,449,500	£7,510,000
Total	£6,215,900	£4,742,665	£3,261,585	£5,678,006	£5,129,766	£25,027,922

Table Four – Cycle Two

30 HRA BUSINESS PLAN	2020-21	2021-22	2022-23	2023-24	2024-25	5 Year Total
	Year 6	Year 7	Year 8	Year 9	Year 10	
Decency Budget	£722,250	£1,403,670	£1,470,745	£4,276,790	£4,073,845	£11,947,300
Non Decency Budget	£1,072,495	£7,181,360	£5,368,340	£97,635	£153,980	£13,873,810
Planned Investment	£850,000	£850,000	£850,000	£850,000	£850,000	£4,250,000
Total	£2,644,745	£9,435,030	£7,689,085	£5,224,425	£5,077,825	£30,071,110

Table Five – Cycle Three

30 HRA BUSINESS PLAN	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
	Year 11	Year 12	Year 13	Year 14	Year 15	
Decency Budget	£1,779,210	£1,314,871	£1,285,765	£3,398,064	£3,664,160	£11,442,070
Non Decency Budget	£14,230	£1,612,655	£1,042,695	£29,955	£78,995	£2,778,530
Planned Investment	£850,000	£850,000	£850,000	£850,000	£850,000	£4,250,000
Total	£2,643,440	£3,777,526	£3,178,460	£4,278,019	£4,593,155	£18,470,600

Table Six – Cycle Four

30 HRA BUSINESS PLAN	2030-31	2031-32	2032-33	2033-34	2034-35	5 Year Total
	Year 16	Year 17	Year 18	Year 19	Year 20	
Decency Budget	£1,803,027	£1,762,565	£1,345,394	£3,557,725	£6,705,215	£15,173,926
Non Decency Budget	£10,250	£1,158,555	£1,181,245	£111,300	£46,590	£2,507,940
Planned Investment	£850,000	£850,000	£850,000	£850,000	£850,000	£4,250,000
Total	£2,663,277	£3,771,120	£3,376,639	£4,519,025	£7,601,805	£21,931,866

Table Seven – Cycle Five

30 HRA BUSINESS PLAN	2035-36	2036-37	2037-38	2038-39	2039-40	5 Year Total
	Year 21	Year 22	Year 23	Year 24	Year 25	
Decency Budget	£4,819,130	£1,044,175	£784,590	£3,112,760	£2,870,710	£12,631,365
Non Decency Budget	£2,750	£343,405	£368,240	£118,250	£36,385	£869,030
Planned Investment	£850,000	£850,000	£850,000	£850,000	£850,000	£4,250,000
Total	£5,671,880	£2,237,580	£2,002,830	£4,081,010	£3,757,095	£17,750,395

Table Eight – Cycle Six

30 HRA BUSINESS PLAN	2040-41	2041-42	2042-43	2043-44	2044-45	5 Year Total
	Year 26	Year 27	Year 28	Year 29	Year 30	
Decency Budget	£1,543,190	£3,457,555	£1,880,950	£5,371,770	£6,811,015	£19,064,480
Non Decency Budget	£233,735	£188,190	£440,100	£8,670	£2,400	£873,095
Planned Investment	£850,000	£850,000	£850,000	£850,000	£850,000	£4,250,000
Total	£2,626,925	£4,495,745	£3,171,050	£6,230,440	£7,663,415	£24,187,575

8 Investment Profile

8.1 It is proposed that our future investment plans would be most effectively delivered aligned to nine locally recognised geographical areas within the District. These are focused around:

1. Coalville and Hugglescote;
2. Greenhill;
3. Ashby;
4. Whitwick and Thringstone;
5. Measham;
6. Oakthorpe and Donisthorpe;
7. Ibstock;
8. Castle Donington and Kegworth;
9. Appleby Magna.

8.2 There are 37 estates and villages contained within the 9 housing areas, ranging from the more urban settings of Ashby, Coalville, Greenhill and Castle Donington to more rural villages such as Coleorton, Long Whatton and Tonge.

8.3 The tables immediately below indicate the average Net Present Value per property over the next 30 years of the Council's housing stock in each of these estates and villages by street. Specific areas of poorly performing stock include some sheltered housing, and individual properties that have not yet benefited from any Decent Homes work. It is recommended that for any property or group of properties a Net Present Value of less than £5,000 should automatically trigger a review of any future investment decision.

The tables in the remainder of Section 8 indicate the investment need by street, estate/village and housing area. In each of these tables the columns reference time periods as follows: 1 = 2015-20, 2 = 2020-25, 3 = 2025-30, 4 = 2030-35 5 = 2035-40 and 6 = 2040-45.

Housing Area One – Coalville and Hugglescote

Coalville

ADDRESS	NPV
BARDON ROAD	-£7,567
CENTRAL COURT	£10,759
OXFORD STREET	£19,433
MARLBOROUGH FLATS	£23,012
BUCKINGHAM ROAD	£24,787
COLLEGE CLOSE	£25,507
BAKEWELL STREET	£25,610
BAKEWELL COURT	£25,633
HIGHFIELD STREET	£26,101
PARK ROAD	£26,822
WESTERN AVENUE	£27,039
MARGARET STREET	£28,655
BLACKWOOD	£28,732
NEW STREET	£31,009
MEADOW LANE	£31,370
SHARPLEY AVENUE	£31,977
QUEEN STREET	£33,443
KING STREET	£33,536
PRINCE STREET	£34,243
CHARLES STREET	£35,270
AVENUE ROAD	£35,609
WYGGESTON ROAD	£35,914
BROUGHTON STREET	£36,101
RAVENSTONE ROAD	£38,758

Hugglescote

ADDRESS	NPV
ST MARYS COURT	-£4,337
STATION ROAD	£8,574
FAIRFIELD COURT	£12,411
ST MARYS AVENUE	£19,147

Housing Area Two – Greenhill

Greenhill

ADDRESS	NPV
GREENACRE	-£33,550
WATERWORKS ROAD	-£6,906
WILLN CLOSE	£14,221
LINFORD CRESCENT	£14,607
VERDON CRESCENT	£16,251
BLACKBROOK COURT	£16,298
HAMILTON ROAD	£20,191

CLARKE ROAD	£22,006
GREENHILL ROAD	£22,199
CHARNBOROUGH ROAD	£24,310
BLACKBROOK DRIVE	£26,141
NORTHFIELD DRIVE	£27,365
HASLYN WALK	£27,626
WOODHOUSE ROAD	£28,571
GARENDON ROAD	£29,054
BRADGATE DRIVE	£29,173
SWITHLAND ROAD	£30,155
CROPSTON DRIVE	£30,220
SMITH CRESCENT	£30,519
ST IVES	£30,876
CHESTNUT GROVE	£31,176
HALLGATE	£32,507
PELDAR PLACE	£32,800
BEACON CRESCENT	£33,247
QUORN CRESCENT	£33,382
LONGCLIFFE ROAD	£35,874
ROWAN AVENUE	£36,473
MAPLEWELL	£36,897

Housing Area Three – Ashby

Ashby

ADDRESS	NPV
MORETON WALK	£15,103
GRIFFITH GARDENS	£18,572
MILL BANK	£18,923
HOOD COURT	£19,760
MUSSON DRIVE	£20,310
BRIDGE PLACE	£21,336
PITHIVIERS CLOSE	£24,439
CLARIDGE PLACE	£25,700
SMEDLEY CLOSE	£25,898
MOIRA ROAD	£25,944
WILFRED PLACE	£26,337
WESTFIELD TERRACE	£27,283
RIDGWAY ROAD	£27,358
ABBAY DRIVE	£32,514
INGLE DRIVE	£33,231
DERBY ROAD	£33,872
SMISBY ROAD	£34,371
BOWKER CRESCENT	£34,518
PRESTOP DRIVE	£34,778
ABBAY CLOSE	£34,955
WESTFIELD AVENUE	£35,162
ATKINSON ROAD	£35,453

BAKER AVENUE	£35,759
IVANHOE DRIVE	£36,192
NORTHFIELDS	£36,381
CLIFTON AVENUE	£38,065
HOLYWELL AVENUE	£38,237
TAMWORTH ROAD	£38,757
STALEY AVENUE	£39,282
BURTON ROAD	£39,412
KING GEORGE AVENUE	£40,537

Housing Area Four – Whitwick and Thringstone

Normanton Le Heath

ADDRESS	NPV
MAIN STREET	£30,804

Packington

ADDRESS	NPV
SPRING LANE	£38,572
NORMANTON ROAD	£40,926

Ravenstone

ADDRESS	NPV
JENNY LANE	£10,268
WASH LANE	£15,573
LEICESTER ROAD	£26,810
RAVENSLEA	£34,196

Thringstone

ADDRESS	NPV
KELSO COURT	£17,547
GRACEDIEU ROAD	£23,363
ELGIN WALK	£23,808
CLYDE COURT	£25,891
SHREWSBURY WALK	£27,052
MELROSE ROAD	£27,131
DALKEITH WALK	£28,018
LOUGHBOROUGH ROAD	£29,365
HENSONS LANE	£31,808
MAIN STREET	£35,046

Whitwick

ADDRESS	NPV
LEICESTER ROAD	£9,919
CHURCH LANE	£12,877
THE PINES	£15,258

HERMITAGE COURT	£15,380
BONCHURCH CLOSE	£15,551
PARK VIEW	£16,232
VICARAGE STREET	£18,424
BONCHURCH ROAD	£18,561
SMITH COURT	£20,398
SILVER STREET	£24,974
HOWE COURT	£25,047
TALBOT STREET	£26,500
ST BERNARDS ROAD	£28,113
BIRCH AVENUE	£29,406
HASTINGS AVENUE	£29,783
GEORGE STREET	£30,232
HOWE ROAD	£32,092
GREEN LANE	£32,779
HALL LANE	£33,761
HOLLY HAYES ROAD	£33,996
BEAUMONT ROAD	£34,377

Housing Area Five - Measham

Measham

ADDRESS	NPV
QUEENSWAY HOUSE	-£30,180
WOODFIELD	£21,712
DYSONS CLOSE	£22,263
RAVEN CLOSE	£26,213
WESLEY HILLMAN COURT	£26,292
BUZZARD CLOSE	£26,903
NORTH WALK	£27,020
RAILWAY TERRACE	£27,154
WHINCHAT COURT	£27,887
SISKIN CLOSE	£28,057
SKYLARK CLOSE	£29,464
PINTAIL COURT	£29,467
WIGEON DRIVE	£30,041
WILKES AVENUE	£30,305
PEREGRINE CLOSE	£30,405
EAGLE CLOSE	£30,935
MALLARD CLOSE	£30,979
PIPIT CLOSE	£31,458
NEW STREET	£32,440
HIGH STREET	£33,801

Housing Area Six – Oakthorpe and Donisthorpe

Albert Village

ADDRESS	NPV
THE CLOSE	£23,730
COVERT PLACE	£28,159
OCCUPATION ROAD	£37,088

Blackfordby

ADDRESS	NPV
BUTT LANE	£32,138
ELSTEAD LANE	£39,075
HEATH LANE	£34,668
NORTH CLOSE	£33,352
SOUTH CLOSE	£31,048
STRAWBERRY LANE	£27,845
WELL LANE	£37,003

Donisthorpe

ADDRESS	NPV
IVY CLOSE	£20,569
TALBOT PLACE	£23,591
ACRESFORD ROAD	£25,560
JUBILEE TERRACE	£27,137
NEW STREET	£28,761
RAMSCLIFF AVENUE	£31,904

Moira

WOULDS COURT	-£29,001
SYCAMORE DRIVE	-£2,969
CHERRY TREE COURT	£11,464
WOODLANDS WAY	£20,358
PINE COURT	£27,644
ELM GROVE	£28,158
SWEETHILL	£29,593
BLACKFORDBY LANE	£31,019
FIR TREE WALK	£32,778
WILLOW CLOSE	£33,507
ROWAN CLOSE	£34,188
ASHFIELD DRIVE	£34,981
CORONATION AVENUE	£36,714
NORRIS HILL	£36,867

Oakthorpe

ADDRESS	NPV
CHAPEL STREET	£21,238
MEASHAM ROAD	£28,123
SCHOOL STREET	£29,299
STRETTON VIEW	£29,774

Overseal

ADDRESS	NPV
SPRING COTTAGE	£34,434

Housing Area Seven – Ibstock

Ellistown

ADDRESS	NPV
IBSTOCK ROAD	£21,287
KENDAL ROAD	£21,899
ST CHRISTOPHERS ROAD	£27,413
KENDAL PLACE	£30,380
EAST CRESCENT	£32,726

Heather

ADDRESS	NPV
SPARKENHOE ESTATE	£31,380
ST JOHNS CLOSE	£37,006
RAVENSTONE ROAD	£40,578

Ibstock

ADDRESS	NPV
WESTGATE	-£31,904
MELBOURNE ROAD	£17,446
HINCKLEY ROAD	£18,089
WEST WALK	£19,863
CENTRAL AVENUE	£20,070
SPRINGFIELD CLOSE	£20,137
EAST WALK	£24,926
JACQUES STREET	£25,922
FAIRFIELD	£26,898
SUNNYSIDE ESTATE	£26,948
BERNARD CLOSE	£27,932
PENISTONE STREET	£28,176
DEEPDALE CLOSE	£28,391
CHURCH VIEW	£28,441
CURZON STREET	£28,463
CHAPEL STREET	£29,100
PRETORIA ROAD	£29,137

HARRATTS CLOSE	£30,204
SPRING ROAD	£31,389
ELIZABETH AVENUE	£32,284
MEADOW WALK	£33,507
GRANGE ROAD	£34,019
LEICESTER ROAD	£35,443
BROOKSIDE CRESCENT	£36,124

Housing Area Eight – Castle Donington and Kegworth

Belton

ADDRESS	NPV
MARKET PLACE	£27,342
THOMPSONS AVENUE	£33,840
REMPSTONE ROAD	£35,035
SADLERS WELLS	£35,527
PRESENTS LANE	£35,804
SCHOOL LANE	£38,444
CHURCH STREET	£39,395
TYLERS ROAD	£41,568

Breedon on the Hill

ADDRESS	NPV
THE CRESCENT	£30,620
ASHBY ROAD	£35,268
DOVECOTE	£40,736

Castle Donington

ADDRESS	NPV
WAKEFIELD COURT	£2,688
THE BIGGIN	£20,604
CHARNWOOD AVENUE	£23,842
HALLAM FIELDS	£23,982
PARK AVENUE	£26,253
BARROON	£29,390
CLAPGUN STREET	£30,598
EATON ROAD	£34,156
GARDEN CRESCENT	£34,854
BOSWORTH ROAD	£35,159
SHIELDS CRESCENT	£35,669
CEDAR ROAD	£36,042
ST EDWARDS ROAD	£36,356
HARVEY ROAD	£36,512
STARKIE AVENUE	£36,648
VICTORIA STREET	£36,945
HASTINGS STREET	£38,234
MOIRA DALE	£38,348

WINDMILL CLOSE	£38,355
STONEHILL	£39,223
EASTWAY	£39,800

Coleorton

ADDRESS	NPV
THE MOORLANDS	£21,034

Diseworth

ADDRESS	NPV
THE BOWLEY	£26,401
CLEMENTS GATE	£31,763
THE GREEN	£37,438
PAGE LANE	£38,479

Hemington

ADDRESS	NPV
LOCKINGTON LANE	£38,512
STATION ROAD	£38,800
MAIN STREET	£45,859

Kegworth

ADDRESS	NPV
NORMAN COURT	£9,150
JEFFARES CLOSE	£19,130
MOUNT PLEASANT FLATS	£23,510
WINSER COURT	£25,099
GARDEN ROW	£27,192
TOM'S COURT	£27,874
MOORE AVENUE	£29,345
ST ANDREWS RISE	£29,981
THOMAS ROAD	£32,901
KIRK AVENUE	£33,634
SIDELEY	£33,747
WHATTON ROAD	£33,921
WYVELLE CRESCENT	£34,944
MILL LANE	£36,119
QUEENS ROAD	£37,143
SUTTON ROAD	£38,547
BOROUGH STREET	£38,639
BULSTRODE PLACE	£40,271

Lockington

ADDRESS	NPV
HEMINGTON LANE	£39,683
DALEACRE AVENUE	£43,768

Long Whatton

ADDRESS	NPV
BARNFIELD CLOSE	£28,130
THE GREEN	£31,024
MAIN STREET	£31,186
SMITHY LANE	£33,530
HATHERN ROAD	£35,443

Newbold Coleorton

ADDRESS	NPV
WORTHINGTON LANE	£31,093
CLOUD HILL VIEW	£32,469

Osgathorpe

ADDRESS	NPV
MAIN STREET	£25,509
DAWSONS ROAD	£28,359
ASHBY ROAD	£35,175

Swannington

ADDRESS	NPV
WINDMILL VIEW	£31,765
FOAN HILL	£33,538
ST GEORGES HILL	£34,312

Tonge

ADDRESS	NPV
PETERS CLOSE	£33,732

Worthington

ADDRESS	NPV
ST MATTHEWS AVE	£28,307

Housing Area Nine – Appleby

Appleby Magna

ADDRESS	NPV
PARKFIELD CRESCENT	£24,531
MEASHAM ROAD	£35,130

Newton Burgoland

ADDRESS	NPV
THE GREEN	£8,439
DAMES LANE	£17,907
THE PINFOLD	£29,027

Snarestone

ADDRESS	NPV
MAIN STREET	£21,738
QUARRY LANE	£30,165
MEASHAM ROAD	£40,676

Swepstone

ADDRESS	NPV
MAIN STREET	£27,493

Housing Area One – Coalville and Hugglescote

8.4 This housing area consists of 385 properties located in Coalville and Hugglescote.

The total 30 year capital investment requirement is:

- Decency £6,902,682
- Non- Decency £2,481,525
- Total £9,384,207

The average investment need per property equates to £24,374 over the 30 year period.

COALVILLE: 274 Properties

	1	2	3	4	5	6	Totals
AVENUE ROAD	18,955	101,350	99,171	64,500	168,100	149,500	601,576
30 Properties	64,925	31,630	35,275	35,110	7,700	4,600	179,240
BAKEWELL COURT	7,335	68,540	67,270	89,200	27,200	54,200	313,745
17 Properties	23,840	11,800	6,075	7,750	0	0	49,465
BAKEWELL STREET	1,910	20,730	18,070	27,100	5,800	15,700	89,310
5 Properties	11,085	4,900	500	2,250	0	0	18,735
BARDON ROAD	2,025	5,175	1,200	0	0	10,200	18,600
1 Property	7,510	0	625	0	0	0	8,135
BLACKWOOD	58,020	20,100	9,100	70,690	4,100	35,490	197,500
10 Properties	36,850	2,550	2,300	300	1,200	4,900	48,100
BROUGHTON ST	24,840	35,320	45,440	66,690	142,900	86,100	401,290
23 Properties	78,655	12,350	24,825	17,690	7,900	2,550	143,970
BUCKINGHAM RD	0	7,200	74,100	0	19,500	0	100,800
6 Properties	5,615	11,180	4,200	4,500	1,320	0	26,815
CENTRAL COURT	89,720	28,400	36,840	77,700	19,350	231,700	483,710
29 Properties	202,940	14,470	40,400	24,500	109,660	21,000	412,970
CHARLES STREET	25,850	14,500	12,600	40,350	14,450	45,300	153,050
8 Properties	37,335	6,530	2,930	0	0	4,900	51,695
COLLEGE CLOSE	4,800	2,000	0	92,050	17,600	30,900	147,350

9 Properties	11,420	8,200	1,675	0	110	660	22,065
HIGHFIELD ST	0	6,900	0	10,700	1,500	14,200	33,300
2 Properties	10,070	1,500	250	0	0	2,000	13,820
KING STREET	14,100	28,865	14,650	12,800	44,100	40,800	153,315
9 Properties	18,755	2,100	25,705	750	0	0	47,310
MARGARET ST	33,885	72,550	19,431	58,100	31,400	94,750	310,116
18 Properties	29,985	22,820	14,740	3,700	0	0	71,245
MARLB'GH FL	20,520	41,600	20,100	24,400	55,840	30,600	193,060
9 Properties	8,735	13,530	13,185	1,500	0	300	37,250
MEADOW LANE	29,675	42,555	18,525	89,550	28,050	26,395	234,750
12 Properties	69,305	2,300	4,380	0	300	5,600	81,885
NEW STREET	2,600	19,750	6,400	11,400	4,100	10,700	54,950
23 Properties	7,560	900	5,150	0	0	1,350	14,960
OXFORD STREET	9,110	24,610	7,050	34,850	4,550	8,900	89,070
4 Properties	16,475	2,160	5,600	0	0	0	24,235
PARK ROAD	1,310	2,750	9,650	3,500	0	3,800	21,010
1 Property	525	0	3,160	910	750	0	5,345
PRINCE STREET	0	16,775	7,600	12,800	12,200	23,400	72,775
4 Properties	13,150	2,600	5,925	0	0	0	21,675
QUEEN STREET	16,200	34,050	31,890	0	21,200	77,300	180,640
9 Properties	29,860	3,750	13,800	1,450	750	0	49,610
RAVENSTONE RD	30,730	18,700	59,300	125,250	45,300	39,000	318,280
17 Properties	29,210	10,250	49,965	6,150	6,160	11,000	112,735
SHARPLEY AVE	61,850	72,250	40,570	40,150	32,500	102,750	350,070
17 Properties	54,945	9,400	21,045	2,150	0	0	87,540
WESTERN AVE	54,750	50,200	18,510	63,800	23,100	15,800	226,160
13 Properties	14,650	0	55,130	750	1,400	0	71,930
WYGGESTON RD	4,400	39,390	14,140	25,500	12,300	66,200	161,930
9 Properties	27,230	0	17,925	5,825	0	0	50,980

HUGGLESCOTE: 111 Properties

	1	2	3	4	5	6	Totals
FAIRFIELD COURT	162,000	4,800	128,675	136,500	63,725	107,100	602,800
36 Properties	83,345	23,285	70,065	250	117,000	10,600	304,545
ST MARYS AVENUE	4,500	379,650	106,800	351,050	85,000	95,350	1,022,350
50 Properties	237,080	78,575	1,125	0	0	0	316,780
ST MARYS COURT	74,200	0	21,350	123,950	55,525	43,000	318,025
19 Properties	39,230	7,785	44,550	0	76,000	23,000	190,565
STATION ROAD	2,300	13,950	0	8,700	15,800	12,400	53,150
6 Properties	14,900	675	250	0	0	2,100	17,925

8.5 In 2014-15 there were 41 void properties that became available in Coalville and 10 in Hugglescote that generated 2,233 and 29 bids respectively. Demand for this area is therefore extremely positive.

8.6 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Coalville	Hugglescote
1 Bed Bungalow	199	N/A
1 Bed Flat	520	18
2 Bed Bungalow	208	10
2 Bed Flat	200	1
2 Bed House	648	N/A
2 Bed Maisonette	25	N/A
3 Bed Bungalow	10	N/A
3 Bed House	376	N/A
3 Bed Maisonette	3	N/A
3 Bed Parlour House	21	N/A
Studio Flat	23	N/A
Total	2,233	29

Housing Area Two – Greenhill

8.7 This housing area consists of 704 properties located in Greenhill (including Linford and Verdon Crescents).

8.8 The total 30 year capital investment requirement is:

- Decency £14,852,136
- Non- Decency £3,530,685
- Total £18,382,821

8.9 The average investment need per property equates to £26,112 over the 30 year period.

GREENHILL: 704 properties

	1	2	3	4	5	6	Totals
BEACON CRESCENT	109,875	54,600	29,700	65,100	127,500	62,200	448,975
22 Properties	72,680	10,640	7,700	0	2,500	1,400	94,920
BLACKBROOK COURT	27,225	129,925	46,100	112,850	107,800	100,000	523,900
25 Properties	27,955	16,605	4,075	110	0	2,800	51,545
BLACKBROOK DRIVE	16,350	3,600	11,400	18,900	25,750	21,600	97,600
5 Properties	7,395	2,500	1,075	700	2,100	0	13,770
BRADGATE DRIVE	819,131	472,800	271,145	316,450	470,100	374,100	2,723,726

120 Properties	482,235	52,225	18,050	6,100	4,250	10,170	573,030
CHARNBOROUGH ROAD	33,056	25,350	6,900	31,600	14,350	29,900	141,156
7 Properties	25,610	0	2,475	400	2,260	3,500	34,245
CHESTNUT GROVE	62,498	30,690	45,440	82,800	32,900	62,600	316,928
16 Properties	58,485	6,045	3,600	1,500	0	7,700	77,330
CLARKE ROAD	83,545	93,700	22,800	79,800	93,500	87,600	460,945
20 Properties	80,380	825	1,975	0	0	1,400	84,580
CROPSTON DRIVE	231,565	315,225	136,450	301,250	52,250	255,200	1,291,940
56 Properties	255,600	12,390	29,900	6,705	220	630	305,445
GARENDON ROAD	155,800	62,025	50,800	95,650	98,500	104,550	567,325
25 Properties	102,060	1,800	4,415	600	0	2,800	111,675
GREENACRE	185,230	88,921	10,450	55,925	2,300	0	342,826
21 Properties	146,385	33,050	23,450	0	0	0	202,885
GREENHILL ROAD	6,250	21,700	2,000	6,500	0	14,600	51,050
3 Properties	22,685	750	250	0	0	0	23,685
HALLGATE	79,550	22,500	56,700	65,300	77,300	52,100	353,450
18 Properties	54,145	7,100	12,675	2,100	1,120	750	77,890
HAMILTON ROAD	48,920	93,740	79,465	66,785	42,100	82,500	413,510
24 Properties	83,015	700	2,125	0	1,700	7,900	95,440
HASLYN WALK	99,595	49,360	50,785	177,200	134,150	116,500	627,590
34 Properties	105,305	250	12,350	2,150	2,050	10,500	132,605
LINFORD CRESCENT	59,330	259,090	519,090	440,975	282,075	180,900	1,741,460
94 Properties	302,955	77,585	11,375	18,675	20,700	0	431,290
LONGCLIFFE ROAD	34,300	7,500	7,900	33,700	52,350	34,300	170,050
9 Properties	23,350	0	1,000	0	4,200	2,100	30,650
MAPLEWELL	27,525	4,800	27,300	12,900	79,950	191,250	343,725
19 Properties	88,780	6,900	7,175	750	12,650	13,350	129,605
NORTHFIELD DRIVE	168,734	91,520	63,170	293,380	42,240	200,100	859,144
42 Properties	197,765	7,400	8,800	1,900	0	25,200	241,065
PELDAR PLACE	45,409	34,800	19,500	95,800	42,850	34,400	272,759
14 Properties	67,690	10,030	6,100	2,400	400	8,200	94,820
QUORN CRESCENT	43,435	21,450	18,250	67,300	10,680	68,390	229,505
12 Properties	38,000	15,685	5,125	4,200	700	8,300	72,010
ROWAN AVENUE	51,485	21,400	24,500	78,000	25,500	30,100	230,985
12 Properties	51,890	5,500	1,950	5,790	0	3,500	68,630
SMITH CRESCENT	123,075	151,700	47,700	73,200	49,800	72,950	518,425
24 Properties	87,880	13,245	1,225	0	0	6,300	108,650
ST IVES	76,900	26,600	44,440	60,000	59,400	67,900	335,240
17 Properties	63,290	1,850	13,250	0	300	0	78,690
SWITHLAND ROAD	51,575	13,500	32,600	20,500	38,250	38,000	194,425
9 Properties	30,690	9,150	1,900	700	0	0	42,440
VERDON CRESCENT	12,445	112,410	301,050	261,900	88,500	75,100	851,405
42 Properties	129,435	43,715	15,810	5,000	11,550	3,300	208,810
WATERWORKS ROAD	600	30,765	1,200	1,765	4,400	18,800	57,530
3 Properties	11,990	3,050	825	400	0	0	16,265
WILLN CLOSE	111,750	13,525	23,200	68,100	85,500	85,850	387,925
17 Properties	43,740	700	1,975	140	0	0	46,555
WOODHOUSE ROAD	68,337	50,000	17,100	117,400	22,400	23,400	298,637
14 Properties	66,360	2,550	1,550	4,000	0	7,700	82,160

8.10 In 2014-15 there were 16 void properties that became available in Greenhill that generated 828 bids. Demand for this area is therefore extremely positive.

8.11 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Greenhill
1 Bed Bungalow	90
1 Bed Flat	41
2 Bed Bungalow	169
2 Bed Flat	14
2 Bed House	144
3 Bed House	300
3 Bed Parlour House	70
Total	828

Housing Area Three – Ashby

8.12 This housing area consists of 504 properties located in Ashby.

8.13 The total 30 year capital investment requirement is:

- Decency £10,671,016
- Non- Decency £3,394,410
- Total £14,065,426

8.14 The average investment need per property equates to £27,907 over the 30 year period.

ASHBY-DE-LA-ZOUCH: 504 Properties

	1	2	3	4	5	6	Totals
ABBEY CLOSE	114,790	54,520	46,900	108,800	94,600	97,800	517,410
25 Properties	109,265	30,615	15,975	4,500	750	2,600	163,705
ABBEY DRIVE	102,110	147,415	168,520	164,530	144,600	198,350	925,525
45 Properties	191,515	115,775	24,810	17,050	1,000	16,800	366,950
ATKINSON ROAD	21,315	10,825	12,950	12,550	7,600	19,200	84,440
5 Properties	24,260	7,100	1,075	0	0	2,100	34,535
BAKER AVENUE	32,780	157,745	58,170	47,900	90,960	74,550	462,105
20 Properties	102,385	21,110	17,140	3,895	9,100	300	153,930
BOWKER CRESCENT	10,335	11,500	0	0	6,500	14,100	42,435
2 Properties	10,060	1,400	1,625	0	0	0	13,085
BRIDGE PLACE	700	28,695	25,900	10,800	34,900	10,700	111,695
6 Properties	14,075	25,270	1,750	0	0	0	41,095
BURTON ROAD	17,710	36,960	57,325	26,800	32,500	47,500	218,795
11 Properties	46,470	20,240	6,125	0	9,450	0	82,285
CLARIDGE PLACE	14,800	15,600	22,000	146,600	188,300	102,700	490,000
27 Properties	43,135	0	2,625	0	4,500	0	50,260

CLIFTON AVENUE	4,700	21,400	8,400	9,400	53,650	47,050	144,600
7 Properties	32,360	11,105	10,850	5,545	3,000	0	62,860
DERBY ROAD	0	1,200	0	6,700	600	8,150	16,650
1 Property	2,355	0	125	0	0	750	3,230
GRIFFITH GARDENS	5,980	67,805	15,540	15,300	39,100	31,700	175,425
8 Properties	36,570	3,795	4,075	750	0	0	45,190
HOLYWELL AVENUE	14,750	34,700	15,300	51,100	100,800	105,350	322,000
16 Properties	66,005	31,770	11,575	4,910	9,000	3,340	126,600
HOOD COURT	26,245	7,325	71,030	134,010	112,800	163,100	514,510
31 Properties	91,565	32,775	61,000	14,250	93,000	40,950	333,540
INGLE DRIVE	69,910	31,920	77,885	118,700	47,500	91,300	437,215
22 Properties	104,300	38,605	14,575	2,150	0	17,330	176,960
IVANHOE DRIVE	36,165	14,685	13,900	63,100	67,550	48,900	244,300
13 Properties	87,900	17,210	8,725	0	400	9,100	123,335
KING GEORGE AVENUE	2,750	19,300	0	13,800	57,750	40,250	133,850
7 Properties	31,860	19,930	4,725	0	1,500	0	58,015
MILL BANK	66,545	169,905	41,341	61,500	120,900	163,300	623,491
26 Properties	135,830	17,540	12,160	3,180	1,720	700	171,130
MOIRA ROAD	0	1,200	9,200	0	21,455	6,250	38,105
2 Properties	9,825	3,200	2,100	1,200	700	700	17,725
MORETON WALK	44,310	97,780	10,600	33,800	40,200	39,050	265,740
11 Properties	55,510	500	625	710	0	0	57,345
MUSSON DRIVE	3,500	33,700	7,650	25,700	13,700	21,400	105,650
5 Properties	17,660	1,400	4,390	0	0	2,100	25,550
NORTHFIELDS	15,900	13,200	13,200	74,025	86,600	59,050	261,975
15 Properties	54,400	21,920	16,020	2,590	8,250	9,100	112,280
PITHIVIERS CLOSE	18,210	76,940	266,940	309,600	359,260	190,400	1,221,350
56 Properties	217,730	32,425	11,720	6,700	0	0	268,575
PRESTOP DRIVE	110,575	51,245	80,730	74,850	51,085	86,000	454,485
11 Properties	119,275	4,000	13,650	2,650	0	7,700	147,275
RIDGWAY ROAD	247,570	288,025	203,090	152,800	146,250	109,000	1,146,735
56 Properties	197,470	31,765	46,575	7,060	0	3,500	286,370
SMEDLEY CLOSE	44,400	79,650	36,150	59,200	65,700	25,700	310,800
16 Properties	84,540	2,150	11,880	0	700	0	99,270
SMISBY ROAD	0	1,200	1,200	105	15,400	25,000	42,905
2 Properties	7,220	5,100	375	1,500	1,500	400	16,095
STALEY AVENUE	40,810	83,870	53,800	69,500	183,620	50,200	481,800
28 Properties	69,370	3,000	84,500	7,655	3,500	750	168,775
TAMWORTH ROAD	3,500	4,450	7,635	0	2,300	2,300	20,185
1 Property	5,685	700	750	750	0	0	7,885
WESTFIELD AVENUE	51,125	46,800	85,625	83,250	32,200	79,500	378,500
20 Properties	97,555	4,000	15,600	750	660	13,300	131,865
WESTFIELD TERRACE	23,490	8,020	13,350	6,700	2,400	21,600	75,560
3 Properties	16,615	0	250	0	0	0	16,865
WILFRED PLACE	900	6,000	20,840	23,225	63,700	25,600	140,265
6 Properties	14,825	8,065	2,620	5,420	900	0	31,830

8.15 In 2014-15 there were 45 void properties that became available in Ashby that generated 1,959 bids. Demand for this area is therefore extremely positive.

8.16 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Ashby
1 Bed Bungalow	179
1 Bed Flat	142
1 Bed House	555
2 Bed Bungalow	260
2 Bed Flat	71
2 Bed House	346
3 Bed House	318
3 Bed Parlour House	63
4 Bed House	15
Total	1,959

Housing Area Four – Whitwick and Thringstone

8.17 This housing area consists of 587 properties located in Normanton Le Heath, Packington, Ravenstone, Thringstone and Whitwick.

8.18 The total 30 year capital investment requirement is:

- Decency £12,114,893
- Non- Decency £3,365,030
- Total £15,479,923

8.19 The average investment need per property equates to £26,371 over the 30 year period.

NORMANTON LE HEATH: 6 Properties

	1	2	3	4	5	6	Totals
MAIN STREET	31,700	19,200	12,175	24,000	9,000	17,200	113,275
6 Properties	32,665	1,650	3,625	0	0	0	37,940

PACKINGTON: 4 Properties

	1	2	3	4	5	6	Totals
NORMANTON ROAD	5,905	19,950	1,800	2,000	11,400	15,600	56,655
3 Properties	13,910	2,875	250	0	0	1,400	18,435
SPRING LANE	3,010	4,700	0	10,950	0	4,500	23,160
1 Property	6,825	0	425	0	0	0	7,250

RAVENSTONE: 59 Properties

	1	2	3	4	5	6	Totals
JENNY LANE	10,685	12,800	1,200	27,500	3,700	11,100	66,985
4 Properties	26,945	900	375	0	0	0	28,220
LEICESTER ROAD	8,525	25,665	4,400	0	4,800	45,100	88,490
2 Properties	26,785	6,800	5,875	0	0	400	39,860
RAVENSLEA	192,915	136,400	33,925	190,500	118,850	242,825	915,415
48 Properties	208,520	22,500	6,930	2,835	1,900	18,500	261,185

WASH LANE	17,260	10,700	15,770	23,700	4,100	15,300	86,830
5 Properties	34,585	475	2,205	2,300	0	0	39,565

THRINGSTONE: 199 Properties

	1	2	3	4	5	6	Totals
CLYDE COURT	26,500	99,000	27,050	42,200	13,800	43,900	252,450
12 Properties	51,535	17,680	1,250	3,000	0	0	73,465
DALKEITH WALK	20,630	91,050	31,170	37,900	19,300	33,100	233,150
12 Properties	50,950	7,175	2,470	4,750	0	0	65,345
ELGIN WALK	15,150	57,600	20,500	31,800	7,600	28,500	161,150
8 Properties	39,170	0	375	0	0	0	39,545
GRACEDIEU ROAD	22,440	3,600	9,000	6,900	17,700	46,500	106,140
6 Properties	18,675	10,700	625	0	0	0	30,000
HENSONS LANE	57,875	125,270	63,100	177,750	59,200	128,250	611,445
31 Properties	239,965	30,020	16,685	1,900	0	0	288,570
KELSO COURT	31,535	53,805	29,900	80,625	57,900	68,700	322,465
18 Properties	33,420	1,935	3,825	325	0	0	39,506
LOUGHBOROUGH ROAD	90,940	115,545	56,312	127,500	154,850	67,200	612,347
32 Properties	138,815	18,075	2,700	110	1,350	0	161,050
MAIN STREET	9,300	9,900	11,240	30,575	40,350	44,875	146,240
8 Properties	30,220	7,005	6,750	1,320	550	150	45,995
MELROSE ROAD	55,605	513,300	101,750	205,600	72,400	127,000	1,075,655
50 Properties	280,160	11,410	6,300	6,750	0	0	304,620
SHREWSBURY WALK	41,145	166,700	39,335	81,200	27,300	69,400	425,080
22 Properties	93,220	500	2,125	2,250	400	0	98,495

WHITWICK: 319 Properties

	1	2	3	4	5	6	Totals
BEAUMONT ROAD	74,205	36,640	39,430	107,160	98,700	79,700	435,835
20 Properties	90,385	17,750	9,750	4,200	1,980	0	124,065
BIRCH AVENUE	30,050	26,000	6,640	600	25,150	13,900	102,340
5 Properties	28,085	5,260	1,375	3,000	3,000	0	40,720
BONCHURCH CLOSE	10,820	52,920	89,100	143,950	31,600	77,050	405,440
23 Properties	85,105	8,200	2,000	9,200	700	0	105,205
BONCHURCH ROAD	3,320	33,685	14,300	23,600	4,600	19,000	98,505
6 Properties	9,335	2,320	2,480	6,300	2,100	0	22,535
CHURCH LANE	30,800	59,925	7,900	61,350	15,925	69,000	244,900
11 Properties	43,665	1,680	8,970	0	2,640	3,520	60,475
GEORGE STREET	77,345	78,965	52,275	97,080	45,975	124,100	475,740
26 Properties	102,195	40,645	11,345	5,095	775	8,795	168,850
GREEN LANE	3,350	1,200	3,250	0	7,400	2,200	17,400
1 Property	3,140	0	825	0	0	400	4,365
HALL LANE	64,890	53,940	76,895	52,385	127,500	139,955	515,565
27 Properties	108,955	36,135	13,040	4,630	800	3,020	166,580
HASTINGS AVENUE	35,855	22,715	42,600	30,950	13,300	40,800	186,220
9 Properties	26,240	6,690	2,745	700	110	0	36,485
HERMITAGE COURT	23,570	33,900	56,610	60,065	94,100	45,400	313,645
19 Properties	29,370	350	21,360	2,980	0	2,000	56,060
HOLLY HAYES ROAD	74,080	17,325	31,570	69,050	7,100	75,850	274,975
13 Properties	71,285	6,130	7,185	6,250	0	1,690	92,540
HOWE COURT	60,450	61,200	38,800	155,150	22,400	91,275	429,275

23 Properties	55,035	2,870	25,065	0	0	0	82,970
HOWE ROAD	4,450	3,850	2,000	13,400	3,100	7,625	34,425
2 Properties	4,040	0	250	0	0	0	4,290
LEICESTER ROAD	13,125	32,065	28,945	45,775	49,500	36,500	205,910
10 Properties	43,590	6,770	850	1,460	0	4,000	56,670
PARK VIEW	20,631	0	0	80,900	82,150	335,600	519,281
31 Properties	157,870	46,500	38,615	93,000	0	0	335,985
SILVER STREET	11,800	16,300	23,500	16,100	63,400	21,900	153,000
8 Properties	22,450	5,670	750	0	0	0	28,870
SMITH COURT	132,700	15,000	32,200	6,500	7,300	53,400	247,100
14 Properties	30,115	315	2,265	0	0	0	32,695
ST BERNARDS ROAD	156,810	46,155	64,260	215,350	27,600	150,000	660,175
31 Properties	134,240	35,560	13,400	3,750	1,060	600	188,610
TALBOT STREET	18,700	7,200	420	6,400	41,200	35,500	109,420
6 Properties	22,980	4,800	2,795	0	400	1,510	32,485
THE PINES	13,480	42,105	124,100	165,000	36,900	95,700	477,285
27 Properties	100,590	10,765	2,725	0	0	0	114,080
VICARAGE STREET	540	11,200	12,900	18,500	37,300	24,400	104,840
6 Properties	24,065	4,110	3,275	0	0	0	31,450

8.20 In 2014-15 there were 4 void properties that became available in Ravenstone, 48 in Thringstone and 8 in Whitwick that generated 78, 287 and 343 bids respectively. Demand for this area is therefore extremely positive.

8.21 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Ravenstone	Thringstone	Whitwick
1 Bed Bungalow	N/A	46	11
1 Bed Flat	N/A	62	110
2 Bed Bungalow	N/A	N/A	41
2 Bed Flat	N/A	103	29
2 Bed House	55	N/A	26
3 Bed House	N/A	76	91
3 Bed Parlour House	23	N/A	35
Total	78	287	343

Housing Area Five – Measham

8.22 This housing area consists of 333 properties located in Measham.

8.23 The total 30 year capital investment requirement is:

- Decency £6,907,476
- Non- Decency £1,833,825
- Total £8,741,301

8.24 The average investment need per property equates to £26,250 over the 30 year period.

MEASHAM: 333 Properties

	1	2	3	4	5	6	Totals
BUZZARD CLOSE	8,145	46,025	163,250	77,900	51,600	33,200	380,120
19 Properties	41,235	14,650	40,175	350	400	0	96,810
DYSONS CLOSE	168,710	408,875	255,160	399,420	166,700	370,700	1,769,565
93 Properties	404,610	37,000	27,840	10,880	4,900	18,510	503,740
EAGLE CLOSE	8,055	63,925	248,550	119,300	54,600	47,100	541,530
25 Properties	44,180	13,100	65,680	1,500	800	0	125,260
HIGH STREET	3,150	14,230	9,675	8,650	9,700	15,300	60,705
3 Properties	7,110	3,550	6,450	0	250	750	18,110
MALLARD CLOSE	2,400	33,975	78,900	53,100	23,500	15,700	207,575
10 Properties	13,040	7,100	30,500	1,150	400	0	52,190
NEW STREET	49,235	82,186	41,580	109,400	64,600	136,800	483,801
18 Properties	55,020	25,375	45,330	3,000	2,750	0	131,475
NORTH WALK	15,010	34,800	5,110	32,150	9,600	47,450	144,120
7 Properties	34,090	2,050	12,845	750	375	800	50,910
PEREGRINE CLOSE	0	38,000	84,800	53,600	24,000	24,600	225,000
10 Properties	15,525	11,150	29,755	0	0	0	56,430
PINTAIL COURT	0	14,675	28,900	38,800	13,300	3,400	99,075
6 Properties	7,490	2,780	4,415	0	0	0	14,685
PIPIT CLOSE	0	15,525	71,700	18,100	14,700	32,500	152,525
8 Properties	9,745	7,975	10,250	750	0	0	28,720
QUEENSWAY HOUSE	107,405	64,770	18,900	22,700	14,000	2,200	229,975
14 Properties	76,690	12,275	54,500	0	0	0	143,465
RAILWAY TERRACE	5,625	3,625	10,100	28,000	7,400	19,600	74,350
4 Properties	19,250	0	500	0	1,800	0	21,550
RAVEN CLOSE	0	15,550	40,000	36,300	16,400	17,400	125,650
6 Properties	8,405	8,100	12,100	0	400	0	29,005
SISKIN CLOSE	0	33,275	83,450	45,000	16,000	9,100	186,825
9 Properties	5,900	9,400	27,425	0	1,170	0	43,895
SKYLARK CLOSE	25,900	22,175	78,475	38,400	19,100	12,100	196,150
11 Properties	10,410	6,475	19,025	750	400	0	37,060
WESLEY HILLMAN CT	25,350	6,850	10,000	39,200	8,000	14,400	103,800
6 Properties	14,355	5,775	875	1,320	0	0	22,325
WHINCHAT COURT	0	20,325	48,900	65,700	18,600	11,800	165,325
10 Properties	21,195	5,650	5,350	0	0	0	32,195
WIGEON DRIVE	0	43,525	110,825	65,600	38,400	22,200	280,550
15 Properties	33,415	6,500	21,650	0	400	0	61,965
WILKES AVENUE	181,735	157,250	82,385	95,400	66,900	241,000	824,670
42 Properties	216,690	9,620	6,100	775	1,900	16,400	251,485

WOODFIELD	45,625	98,500	18,400	60,700	15,600	67,100	305,925
17 Properties	88,225	1,050	11,075	0	11,900	300	112,550

8.25 In 2014-15 there were 35 void properties that became available in Measham that generated 238 bids. Demand for this area is therefore extremely positive.

8.26 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Measham
1 Bed Flat	56
2 Bed Bungalow	13
2 Bed Flat	73
2 Bed House	13
3 Bed House	57
3 Bed Parlour House	19
4 Bed House	6
Studio Flat	1
Total	238

Housing Area Six – Oakthorpe and Donisthorpe

8.27 This housing area consists of 509 properties located in Albert Village, Blackfordby, Donisthorpe, Moira, Oakthorpe and Overseal.

8.28 The total 30 year capital investment requirement is:

- Decency £10,562,463
- Non- Decency £3,354,000
- Total £13,916,463

8.29 The average investment need per property equates to £27,340 over the 30 year period.

ALBERT VILLAGE: 46 Properties							
	1	2	3	4	5	6	Totals
COVERT PLACE	28,340	36,100	152,455	180,350	59,400	91,850	548,495
23 Properties	93,805	3,000	4,175	2,000	0	0	102,980
OCCUPATION ROAD	1,950	6,050	31,400	11,000	23,600	27,600	101,600
6 Properties	23,875	2,350	1,775	4,450	2,275	0	34,725
THE CLOSE	45,500	67,100	34,700	110,750	17,900	28,900	304,850
17 Properties	70,105	12,175	10,655	600	0	0	93,535

BLACKFORDBY: 40 Properties

	1	2	3	4	5	6	Totals
BUTT LANE	29,575	28,450	3,600	13,500	3,100	28,100	106,325
5 Properties	32,405	2,800	2,675	0	0	2,100	39,980
ELSTEAD LANE	240	0	5,575	4,250	1,500	10,700	22,265
1 Property	4,025	1,750	250	0	0	0	6,025
HEATH LANE	53,565	13,770	13,300	28,750	7,800	69,800	189,985
7 Properties	46,765	4,125	4,150	0	2,250	0	57,290
NORTH CLOSE	36,375	23,600	49,150	15,000	6,000	57,500	187,625
9 Properties	48,775	350	1,900	0	0	2,800	53,825
SOUTH CLOSE	22,785	55,635	71,300	23,600	14,200	28,200	215,720
10 Properties	37,010	0	725	1,800	0	1,400	40,935
STRAWBERRY LANE	350	20,610	54,155	8,700	27,900	41,800	153,515
7 Properties	33,580	3,500	2,475	750	0	0	40,305
WELL LANE	7,750	4,450	600	0	900	10,700	24,400
1 Property	5,965	0	125	0	0	0	6,090

DONISTHORPE: 84 Properties

	1	2	3	4	5	6	Totals
ACRESFORD ROAD	18,550	8,965	10,300	31,220	18,000	16,400	103,435
5 Properties	14,170	15,250	725	600	400	700	31,845
IVY CLOSE	8,300	10,200	39,000	137,200	18,400	49,500	262,600
15 Properties	57,560	18,675	5,400	3,750	1,200	0	86,585
JUBILEE TERRACE	4,802	37,140	15,404	10,600	13,800	14,800	96,546
6 Properties	22,495	4,200	2,345	4,400	0	0	33,440
NEW STREET	4,778	20,265	6,500	18,150	6,400	6,300	62,393
3 Properties	14,375	350	475	0	0	0	15,200
RAMSCLIFF AVENUE	216,050	137,230	275,650	195,825	56,800	162,130	1,043,685
52 Properties	291,735	15,825	41,395	14,300	1,450	3,800	368,505
TALBOT PLACE	37,725	5,330	6,925	23,650	12,300	16,800	102,730
3 Properties	37,880	0	975	750	1,100	2,100	42,805

MOIRA: 245 Properties

	1	2	3	4	5	6	Totals
ASHFIELD DRIVE	1,890	46,200	16,800	86,000	23,950	44,000	218,840
10 Properties	51,475	700	3,025	110	0	700	56,010
BLACKFORDBY LANE	40,980	57,132	110,725	80,025	55,200	150,700	494,762
25 Properties	153,625	5,605	9,980	0	0	2,200	171,410
CHERRY TREE COURT	910	54,830	66,975	95,050	8,700	273,900	500,365
30 Properties	98,820	2,000	16,250	4,500	0	0	121,570
CORONATION AVE	4,400	133,900	47,700	40,500	33,500	54,500	314,500
18 Properties	151,070	8,450	10,950	0	400	0	170,870
ELM GROVE	57,580	39,200	46,800	40,300	161,325	233,750	578,955
26 Properties	84,210	8,835	5,100	2,100	6,600	0	106,845
FIR TREE WALK	0	15,400	2,400	49,420	2,400	15,300	84,920
4 Properties	19,080	700	500	0	0	0	20,280
NORRIS HILL	17,100	479,700	88,600	123,000	40,750	247,700	996,850
55 Properties	462,560	29,020	25,780	1,875	0	1,300	520,535
PINE COURT	8,245	35,845	55,025	70,350	22,400	47,900	239,765
12 Properties	18,550	350	4,850	1,800	0	0	25,550
ROWAN CLOSE	1,200	21,900	7,700	32,500	2,400	14,900	80,600

4 Properties	21,250	0	725	0	0	0	21,975
SWEETHILL	9,000	3,000	40,860	23,800	54,000	105,300	235,960
14 Properties	74,670	0	1,975	10,500	0	9,800	96,945
SYCAMORE DRIVE	0	6,005	19,500	4,500	13,700	2,000	45,705
2 Properties	4,700	7,085	250	0	0	0	12,035
WILLOW CLOSE	4,200	51,500	27,900	136,700	5,400	57,300	283,000
14 Properties	68,730	0	1,125	0	0	0	69,855
WOODLANDS WAY	23,890	48,455	106,245	35,250	88,700	56,800	359,340
14 Properties	60,195	13,675	3,425	2,100	0	0	79,395
WOULDS COURT	46,700	2,975	163,835	28,725	4,600	0	246,835
17 Properties	109,050	500	25,000	0	0	0	134,550

OAKTHORPE: 86 Properties

	1	2	3	4	5	6	Totals
CHAPEL STREET	12,170	38,450	66,300	44,450	9,450	58,700	229,520
14 Properties	76,230	125	1,750	1,500	1,000	2,400	83,005
MEASHAM ROAD	67,925	17,310	71,477	45,500	166,450	94,800	463,420
22 Properties	106,960	6,425	57,675	4,800	1,400	300	177,560
SCHOOL STREET	43,095	13,795	27,850	21,900	92,100	59,900	258,640
14 Properties	84,760	10,525	14,200	400	800	1,500	112,185
STRETTON VIEW	62,850	87,325	56,500	329,600	34,600	63,300	634,175
36 Properties	182,550	12,095	16,350	45,575	9,200	770	266,540

OVERSEAL: 8 Properties

	1	2	3	4	5	6	Totals
SPRING COTTAGE	5,700	4,970	31,300	39,020	3,000	49,290	133,280
8 Properties	38,870	1,315	11,180	750	700	0	52,815

8.30 In 2014-15 there were 3 void properties that became available in Albert Village, 2 in Blackfordby, 11 in Donisthorpe, 10 in Moira and 5 in Oakthorpe. These generated 80, 32, 124, 195 and 170 bids respectively. Demand for this area is therefore extremely positive.

8.31 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Albert Village	Blackfordby	Donisthorpe	Moira	Oakthorpe
1 Bed Flat	1	N/A	N/A	18	5
2 Bed Bungalow	5	N/A	N/A	N/A	N/A
2 Bed Flat	N/A	N/A	N/A	5	N/A
2 Bed House	N/A	N/A	19	56	59
2 Bed Maisonette	N/A	N/A	N/A	20	N/A
3 Bed House	74	17	62	96	68
3 Bed Parlour House	N/A	15	N/A	N/A	N/A

5 Bed House	N/A	N/A	N/A	N/A	1
Studio Flat	N/A	N/A	43	N/A	37
Total	80	32	124	195	170

Housing Area Seven – Ibstock

8.32 This housing area consists of 442 properties located in Ellistown, Heather and Ibstock.

8.33 The total 30 year capital investment requirement is:

- Decency £9,351,212
- Non- Decency £2,738,805
- Total £12,090,017

8.34 The average investment need per property equates to £27,352 over the 30 year period.

ELLISTOWN: 61 Properties

	1	2	3	4	5	6	Totals
EAST CRESCENT	53,840	132,510	23,850	88,900	80,500	185,500	565,100
27 Properties	118,525	27,000	16,500	19,650	400	4,800	186,875
IBSTOCK ROAD	15,200	18,500	17,275	41,100	12,000	16,700	120,775
7 Properties	26,180	235	125	0	0	0	26,540
KENDAL PLACE	1,800	2,000	6,450	8,900	10,265	4,475	33,890
2 Properties	4,980	0	125	0	700	0	5,805
KENDAL ROAD	6,000	11,750	6,700	11,300	35,110	6,950	77,810
4 Properties	10,830	125	2,100	0	700	0	13,755
ST CHRISTOPHERS RD	29,300	71,200	47,650	47,200	109,600	96,700	401,650
21 Properties	85,240	38,495	13,775	18,700	9,450	1,400	167,060

HEATHER: 27 Properties

	1	2	3	4	5	6	Totals
RAVENSTONE ROAD	9,160	13,500	16,070	6,780	17,900	12,300	75,710
4 Properties	18,160	2,550	125	750	0	3,200	25,785
SPARKENHOE ESTATE	48,385	24,972	11,080	31,400	100,100	98,900	314,837
16 Properties	86,270	5,270	2,475	3,100	11,800	0	108,915
ST JOHNS CLOSE	6,220	22,335	14,050	37,900	5,400	34,950	120,855
7 Properties	20,085	3,100	4,500	0	700	3,400	31,785

IBSTOCK: 354 Properties

	1	2	3	4	5	6	Totals
BERNARD CLOSE	14,475	150,250	34,550	20,600	66,500	108,150	394,525
18 Properties	69,915	5,870	12,050	7,600	0	0	95,435
BROOKSIDE CRESCENT	9,350	16,735	100,800	38,580	61,800	41,300	268,565
12 Properties	85,030	7,600	1,275	0	0	0	93,905
CENTRAL AVENUE	70,475	75,700	39,700	71,300	160,750	279,850	697,775
34 Properties	75,405	24,705	9,135	0	0	700	109,945
CHAPEL STREET	1,705	17,065	39,690	15,775	94,700	74,700	243,635
13 Properties	36,195	5,300	6,825	3,025	0	0	51,345
CHURCH VIEW	41,120	132,720	143,795	235,650	133,300	183,450	870,035

41 Properties	225,055	2,250	14,075	17,200	0	1,400	259,980
CURZON STREET	5,775	15,400	32,350	48,850	36,900	38,350	177,625
7 Properties	38,085	4,750	4,450	6,200	0	0	53,485
DEEPDALE CLOSE	15,800	42,385	134,235	157,800	167,500	62,600	580,320
24 Properties	144,900	9,750	2,000	18,060	0	0	174,710
EAST WALK	9,800	13,700	2,500	6,500	17,325	17,350	67,175
3 Properties	4,700	4,830	125	0	0	0	9,655
ELIZABETH AVENUE	47,540	62,100	4,200	18,900	49,700	43,300	225,740
12 Properties	72,045	1,800	1,625	2,900	6,600	0	84,970
FAIRFIELD	81,525	69,075	113,300	64,100	62,400	51,700	442,100
20 Properties	95,670	21,875	1,000	0	0	0	118,545
GRANGE ROAD	9,875	6,650	9,650	6,400	9,050	2,000	43,625
2 Properties	10,450	0	0	0	0	0	10,450
HARRATTS CLOSE	17,590	2,400	8,900	93,000	12,700	14,900	149,490
7 Properties	15,265	1,200	4,825	0	0	0	21,290
HINCKLEY ROAD	2,350	4,560	6,400	4,600	0	4,850	22,760
1 Property	8,900	700	750	0	0	0	10,350
JACQUES STREET	70,990	152,300	64,770	56,700	104,900	84,700	534,360
28 Properties	172,295	7,075	8,325	2,770	0	14,700	205,165
LEICESTER ROAD	47,690	87,920	27,700	90,060	100,990	119,800	474,160
23 Properties	99,485	5,950	12,675	1,400	11,250	0	130,760
MEADOW WALK	1,140	0	5,720	12,200	0	3,500	22,560
1 Property	8,020	0	0	0	0	0	8,020
MELBOURNE ROAD	18,000	2,400	9,650	12,950	16,100	10,425	69,525
2 Properties	6,295	1,250	455	500	0	0	8,500
PENISTONE STREET	1,875	4,450	0	0	6,500	6,300	19,125
1 Property	6,550	750	250	750	0	700	9,000
PRETORIA ROAD	28,215	84,620	54,060	74,165	31,900	41,450	314,410
13 Properties	92,925	4,800	4,045	1,500	1,200	2,800	107,270
SPRING ROAD	20,100	18,650	7,650	20,450	3,100	21,300	91,250
4 Properties	22,440	700	250	2,100	0	0	25,490
SPRINGFIELD CLOSE	3,000	56,045	158,820	60,550	164,210	50,100	492,725
22 Properties	142,570	12,960	2,975	14,750	0	350	173,605
SUNNYSIDE ESTATE	87,420	65,800	91,785	164,900	213,500	23,500	646,905
34 Properties	166,530	3,600	2,800	18,750	18,200	4,200	214,080
WEST WALK	60,800	88,100	48,200	38,800	79,800	73,975	389,675
21 Properties	48,070	27,995	970	2,100	820	0	79,955
WESTGATE	12,400	83,500	12,000	58,800	0	0	166,700
10 Properties	113,975	900	1,500	0	0	0	116,375

8.35 In 2014-15 there were 4 void properties that became available in Ellistown, 1 in Heather and 12 in Ibstock. These generated 210, 14 and 807 bids respectively. Demand for this area is therefore extremely positive.

8.36 The bidding analysis for 2014-15 is broken down in the table below:

Property Type	Ellistown	Heather	Ibstock
1 Bed Bungalow	N/A	N/A	1
1 Bed Flat	24	N/A	62
1 Bed House	N/A	N/A	144
2 Bed Bungalow	37	N/A	362
2 Bed Flat	12	8	37
2 Bed House	134	N/A	69
3 Bed House	3	N/A	106
3 Bed Parlour House	N/A	N/A	26
4 Bed House	N/A	6	N/A
Total	210	14	807

Housing Area Eight – Castle Donington

8.37 This housing area consists of 700 properties located in Belton, Breedon on the Hill, Castle Donington, Coleorton, Diseworth, Hemington, Kegworth, Lockington, Long Whatton, New Coleorton, Osgathorpe, Swannington, Tongue and Worthington.

8.38 The total 30 year capital investment requirement is:

- Decency £13,610,579
- Non- Decency £3,817,180
- Total £17,427,759

8.39 The average investment need per property equates to £24,896 over the 30 year period.

BELTON: 34 Properties

	1	2	3	4	5	6	Totals
CHURCH STREET	12,800	11,200	6,700	19,500	23,800	59,450	133,450
6 Properties	11,225	9,280	3,425	0	0	0	23,930
Average Net Present Value per property:							
MARKET PLACE	2,070	3,400	12,400	6,400	5,100	5,100	34,470
2 Properties	5,525	2,200	125	0	0	0	7,850
PRESENTS LANE	9,340	17,900	7,700	11,330	2,800	39,150	88,220
4 Properties	17,550	7,775	1,525	0	0	600	27,450
REMPSTONE ROAD	15,300	29,400	23,100	1,200	56,200	72,750	197,950
10 Properties	62,255	5,050	21,850	1,025	400	50	90,630
SADLERS WELLS	20,225	1,500	12,800	8,800	16,700	26,200	86,225
4 Properties	7,300	16,210	8,325	1,300	0	1,400	34,535
SCHOOL LANE	8,260	0	6,020	6,400	10,950	32,750	64,380
3 Properties	9,700	13,535	1,650	1,150	0	0	26,035
THOMPSONS AVE	14,850	15,200	4,200	0	30,450	46,900	111,600

4 Properties	16,570	5,210	3,050	5,500	0	0	30,330
TYLERS ROAD	2,220	1,200	0	0	10,350	5,100	18,870
1 Property	5,725	750	125	0	0	0	6,600

BREEDON ON THE HILL: 16 Properties

	1	2	3	4	5	6	Totals
ASHBY ROAD	27,485	2,300	3,250	2,500	300	8,700	44,535
2 Properties	8,450	5,085	0	0	0	300	13,835
DOVECOTE	13,390	0	16,250	13,000	4,800	10,600	58,040
3 Properties	20,630	0	250	750	2,100	0	23,730
THE CRESCENT	38,965	38,300	12,620	58,300	8,095	52,400	208,680
11 Properties	34,935	8,240	4,600	750	0	6,900	55,425

CASTLE DONINGTON: 290 Properties

	1	2	3	4	5	6	Totals
BARROON	9,200	15,225	81,400	73,750	46,400	22,750	248,725
12 Properties	25,195	17,735	15,225	700	1,190	0	60,045
BOSWORTH ROAD	226,588	87,905	66,500	126,100	102,850	183,250	793,193
41 Properties	136,545	9,200	11,725	0	28,800	1,400	187,670
CEDAR ROAD	9,283	7,670	22,750	13,100	2,700	3,800	59,303
3 Properties	2,660	4,850	800	0	0	2,100	10,410
CHARNWOOD AVENUE	7,750	11,185	27,600	18,600	14,300	18,800	98,235
6 Properties	21,665	6,160	7,980	3,600	3,850	0	43,255
CLAPGUN STREET	4,000	12,700	15,200	12,800	8,500	15,200	68,400
4 Properties	250	15,120	10,650	2,000	0	0	28,020
EASTWAY	10,590	19,400	7,850	10,250	15,800	16,000	78,890
4 Properties	18,505	1,400	1,525	1,500	750	700	24,380
EATON ROAD	15,900	15,435	12,305	1,200	23,700	10,900	79,440
4 Properties	17,775	5,340	750	400	0	2,800	27,065
GARDEN CRESCENT	88,169	76,875	47,465	50,600	40,200	65,900	369,209
19 Properties	90,885	31,140	11,550	750	0	5,600	139,925
HALLAM FIELDS	26,185	93,000	18,800	27,700	32,100	69,200	266,985
14 Properties	39,820	10,150	1,925	0	0	0	51,895
HARVEY ROAD	40,910	60,900	1,200	27,900	39,600	37,600	208,110
9 Properties	32,295	8,610	1,100	0	400	0	42,405
HASTINGS STREET	39,978	51,475	38,950	36,870	29,600	50,850	247,723
13 Properties	41,445	11,830	1,425	2,300	8,610	0	65,610
MOIRA DALE	35,000	77,680	99,600	50,800	145,150	109,200	517,430
29 Properties	140,995	9,550	9,700	13,450	7,500	17,500	198,695
PARK AVENUE	74,360	23,770	12,750	59,600	30,000	50,150	250,630
13 Properties	36,420	1,680	4,525	0	7,700	0	50,325
SHIELDS CRESCENT	282,414	86,670	60,050	175,500	138,100	166,500	909,234
48 Properties	141,540	21,600	8,125	28,325	3,750	0	203,340
ST EDWARDS ROAD	30,200	32,650	25,100	1,200	11,300	12,500	112,950
5 Properties	15,895	1,450	125	0	0	0	17,470
STARKIE AVENUE	26,297	18,650	22,300	35,100	46,800	41,700	190,847
10 Properties	39,595	5,375	1,000	4,800	2,100		52,870
STONEHILL	0	31,725	22,450	23,500	22,800	15,000	115,475
5 Properties	22,720	1,950	950	400	3,400	0	29,420
THE BIGGIN	72,475	147,100	38,700	49,000	119,100	100,200	526,575
24 Properties	62,875	19,855	9,100	0	500	0	92,330

VICTORIA STREET	1,425	1,200	3,250	0	6,800	5,400	18,075
1 Property	1,850	1,750	875	0	0	0	4,475
WAKEFIELD COURT	47,800	84,150	11,500	153,800	40,500	47,000	384,750
22 Properties	131,700	25,500	24,170	25,700	90,000	0	297,070
WINDMILL CLOSE	18,390	17,000	5,650	6,800	15,700	22,000	85,540
4 Properties	17,635	700	950	0	0	0	19,285

COLEORTON: 32 Properties

	1	2	3	4	5	6	Totals
THE MOORLANDS	151,435	123,545	49,449	153,750	60,735	165,600	704,514
32 Properties	177,405	9,825	13,775	2,250	0	0	203,255

DISEWORTH: 22 Properties

	1	2	3	4	5	6	Totals
CLEMENTS GATE	8,875	29,400	9,100	28,045	29,650	37,825	142,895
7 Properties	55,490	1,100	3,300	0	850	0	60,740
PAGE LANE	5,500	4,700	15,400	34,950	2,300	24,400	87,250
5 Properties	25,505	6,700	1,325	3,750	0	2,800	40,080
THE BOWLEY	21,770	23,280	11,725	900	20,400	56,700	134,775
6 Properties	16,840	2,870	1,700	0	0	0	21,410
THE GREEN	12,675	10,300	18,340	24,550	5,000	23,200	94,065
4 Properties	19,825	0	250	1,500	0	2,800	24,375

HEMINGTON: 18 Properties

	1	2	3	4	5	6	Totals
LOCKINGTON LANE	12,150	22,650	5,650	4,750	14,100	28,300	87,600
5 Properties	31,910	3,385	1,550	0	1,450	2,100	40,395
MAIN STREET	600	29,580	33,075	40,850	16,300	40,400	160,805
8 Properties	46,435	6,350	5,025	0	750	0	58,560
STATION ROAD	8,000	10,400	19,900	9,650	0	35,600	83,550
5 Properties	17,485	9,660	375	4,250	3,000	0	34,770

KEGWORTH: 139 Properties

	1	2	3	4	5	6	Totals
BOROUGH STREET	6,250	0	1,235	0	0	13,450	20,935
1 Property	4,800	700	125	750	0	300	6,675
BULSTRODE PLACE	3,500	6,300	7,800	0	2,900	0	20,500
1 Property	4,055	700	0	750	0	0	5,505
GARDEN ROW	3,500	2,205	3,825	18,100	5,300	4,400	37,330
2 Properties	5,295	5,070	0	0	0	0	10,365
JEFFARES CLOSE	18,950	57,050	42,250	21,550	27,400	46,400	213,600
10 Properties	23,710	11,075	5,950	2,100	0	0	42,835
KIRK AVENUE	18,825	2,345	3,600	10,935	25,850	52,950	114,505
5 Properties	22,470	2,950	1,125	0	0	0	26,545
MILL LANE	39,380	16,545	31,100	9,900	11,950	167,150	276,025
12 Properties	56,475	15,025	2,750	0	800	4,100	79,150
MOORE AVENUE	24,450	2,640	1,200	15,800	17,400	26,400	87,890
4 Properties	20,180	2,275	4,225	700	400	0	27,780
MOUNT PLEASANT FL	19,665	42,070	38,525	14,800	18,975	44,100	178,135
13 Properties	36,265	350	250	0	0	0	36,865

NORMAN COURT	100,200	51,725	37,300	147,625	95,600	115,900	548,350
31 Properties	61,070	7,210	3,340	6,460	0	0	78,080
QUEENS ROAD	24,850	11,550	5,650	19,300	4,100	21,900	87,350
4 Properties	16,645	6,000	600	0	0	0	23,245
SIDELEY	420	9,700	7,700	0	8,700	15,700	42,220
2 Properties	7,850	3,605	1,025	0	400	0	12,880
ST ANDREWS RISE	11,305	5,250	10,870	14,400	300	23,250	65,375
3 Properties	12,890	1,120	250	0	0	0	14,260
SUTTON ROAD	4,600	32,100	13,500	13,300	8,800	15,550	87,850
5 Properties	26,775	7,080	1,625	750	0	0	36,230
THOMAS ROAD	46,165	111,830	86,140	59,240	48,450	55,300	407,125
22 Properties	109,870	33,630	16,930	1,550	3,950	0	165,930
TOM'S COURT	5,040	27,145	12,900	20,400	14,300	55,800	135,585
8 Properties	21,590	2,575	11,570	0	0	0	35,735
WHATTON ROAD	27,765	10,100	17,600	20,700	3,100	19,700	98,965
5 Properties	16,350	7,560	725	400	0	700	25,735
WINSER COURT	8,800	21,250	8,625	15,250	17,500	25,600	97,025
6 Properties	26,330	1,225	725	0	2,200	0	30,480
WYVELLE CRESCENT	34,740	11,150	20,700	22,200	10,000	12,600	111,390
5 Properties	19,810	4,700	1,350	400	400	700	27,360

LOCKINGTON: 4 Properties

	1	2	3	4	5	6	Totals
DALEACRE AVENUE	0	0	2,400	8,900	0	22,000	33,300
2 Properties	8,575	5,140	850	0	1,500	1,400	17,465
HEMINGTON LANE	0	0	2,400	8,900	0	22,000	33,300
2 Properties	9,300	8,025	3,200	0	1,500	1,400	23,425

LONG WHATTON: 21 Properties

	1	2	3	4	5	6	Totals
BARNFIELD CLOSE	5,850	69,250	62,500	43,400	17,100	65,400	263,500
12 Properties	55,735	14,285	9,290	0	0	0	79,310
HATHERN ROAD	5,926	15,575	1,800	0	6,800	8,300	38,401
2 Properties	15,660	750	125	0	0	0	16,535
MAIN STREET	24,325	33,175	22,460	6,400	10,050	5,800	102,210
1 Property	30,550	6,065	3,720	2,825	3,400	0	46,560
SMITHY LANE	16,015	18,500	4,620	12,900	8,050	19,600	79,685
4 Properties	20,860	4,385	125	750	1,200	0	27,320
THE GREEN	7,365	29,310	600	2,900	12,300	2,200	54,675
2 Properties	17,360	2,610	875	0	0	0	20,845

NEWBOLD COLEORTON: 16 Properties

	1	2	3	4	5	6	Totals
CLOUD HILL VIEW	69,465	14,340	16,560	22,750	22,500	22,400	168,015
7 Properties	37,535	825	675	2,700	900	0	42,635
WORTHINGTON LANE	45,565	8,350	25,435	6,500	59,450	64,860	210,160
9 Properties	47,740	2,275	1,425	1,500	300	0	53,240

OSGATHORPE: 19 Properties

	1	2	3	4	5	6	Totals
ASHBY ROAD	29,050	15,900	7,700	26,000	7,200	48,450	134,300

6 Properties	51,775	2,100	625	0	0	600	55,100
DAWSONS ROAD	24,425	89,925	4,755	5,900	4,400	11,000	140,405
7 Properties	33,195	9,575	1,450	2,700	0	0	46,920
MAIN STREET	10,950	32,450	1,525	51,500	3,100	28,400	127,925
6 Properties	43,635	0	625	750	0	0	45,010

SWANNINGTON: 26 Properties

	1	2	3	4	5	6	Totals
FOAN HILL	13,475	18,650	19,600	14,100	6,000	53,000	124,825
7 Properties	15,605	16,365	4,530	3,300	2,250	510	42,560
ST GEORGES HILL	41,170	48,800	26,490	27,220	14,620	143,800	302,100
13 Properties	89,095	4,650	2,675	2,250	0	0	98,670
WINDMILL VIEW	38,700	22,900	0	600	18,600	35,350	116,150
6 Properties	26,680	2,400	0	0	0	300	29,380

TONGE: 3 Properties

	1	2	3	4	5	6	Totals
PETERS CLOSE	12,125	5,700	14,050	17,200	300	8,300	57,675
3 Properties	13,705	600	250	0	0	2,100	16,655

WORTHINGTON: 60 Properties

	1	2	3	4	5	6	Totals
ST MATTHEWS AVENUE	155,635	117,100	136,200	188,900	279,100	90,300	967,235
60 Properties	301,190	46,150	17,510	400	0	32,200	397,450

8.40 In 2014-15 there were 2 void properties that became available in Belton, 28 in Castle Donington, 2 in Coleorton, 1 in Diseworth, 1 in Hemington, 9 in Kegworth and 3 in Long Whatton. These generated 35, 299, 60, 30, 10, 175 and 93 bids respectively. Demand for this area is therefore extremely positive.

8.41 The bidding analysis for 2014-15 is broken down in the table below:

	Belton	Castle Donington	Coleorton	Diseworth	Hemington	Kegworth	Long Whatton
1 Bed Bungalow	N/A	N/A	N/A	N/A	N/A	14	N/A
1 Bed Flat	N/A	82	20	N/A	N/A	85	N/A
1 Bed Maisonette	N/A	4	N/A	N/A	N/A	N/A	N/A
2 Bed Bungalow	N/A	60	N/A	N/A	N/A	N/A	1
2 Bed Flat	9	22	N/A	N/A	N/A	39	N/A
2 Bed House	N/A	39	N/A	17	N/A	N/A	N/A
3 Bed House	12	82	35	9	10	37	92
3 Bed Parlour House	14	N/A	N/A	4	N/A	N/A	N/A
4 Bed House	N/A	9	N/A	N/A	N/A	N/A	N/A

5 Bed House	N/A	1	N/A	N/A	N/A	N/A	N/A
Studio Flat	N/A	N/A	5	N/A	N/A	N/A	N/A
Total	35	299	60	30	10	175	93

Housing Area Nine

8.42 This housing area consists of 82 properties located in Appleby Magna, Newton Burgoland, Snarestone and Swepestone.

8.43 The total 30 year capital investment requirement is:

- Decency £1,669,016
- Non- Decency £503,190
- Total £2,172,206

8.44 The average investment need per property equates to £26,490 over the 30 year period.

APPLEBY MAGNA (44 Properties)

	1	2	3	4	5	6	Totals
MEASHAM ROAD	36,930	14,400	15,010	28,000	38,900	62,940	196,180
9 Properties	52,040	825	1,050	3,750	0	3,500	61,165
PARKFIELD CRESCENT	82,586	92,850	146,250	129,550	133,300	132,850	717,386
35 Properties	116,600	34,370	7,245	9,580	0	3,325	171,120

NEWTON BURGOLAND: 20 Properties

	1	2	3	4	5	6	Totals
DAMES LANE	10,995	19,290	19,700	8,700	8,600	7,950	75,235
4 Properties	18,130	6,930	1,250	0	3,610	0	29,920
THE GREEN	8,130	44,930	6,400	13,700	6,700	21,800	101,660
6 Properties	15,870	14,900	4,250	0	0	0	35,020
THE PINFOLD	33,190	14,100	21,345	60,185	20,100	42,300	191,220
10 Properties	44,685	1,800	7,250	2,250	400	7,000	63,385

SNARESTONE: 10 Properties

	1	2	3	4	5	6	Totals
MAIN STREET	14,740	29,850	5,950	41,000	11,250	28,100	130,890
6 Properties	42,405	9,880	1,225	0	0	0	53,510
MEASHAM ROAD	2,695	2,400	0	7,000	5,550	2,300	19,945
1 Property	1,650	4,465	7,075	400	0	700	14,290
QUARRY LANE	13,975	11,995	7,600	10,600	2,700	21,300	68,170
3 Properties	19,850	2,055	1,250	1,500	0	700	25,355

SWEPESTONE: 8 Properties

	1	2	3	4	5	6	Totals
MAIN STREET	15,755	42,410	19,415	37,200	3,200	28,350	146,330
8 Properties	34,820	12,705	1,900	0	0	0	49,425

8.45 In 2014-15 there was 3 void properties that became available in Appleby Magna and 2 in Newtown Burgoland. These were directly matched but it is perceived that demand for this area is extremely positive.

8.46 The bidding analysis for 2014-15 is broken down in the table below:

	Appleby Magna	Newton Burgoland
1 Bed Bungalow	4	N/A
3 Bed House	N/A	11
Studio Flat	N/A	9
Total	4	20

9 Sheltered Housing Schemes

- 9.1 Our housing stock includes 15 schemes, consisting of 334 properties, that provide sheltered housing accommodation. There are 11 schemes that are traditional corridor based blocks and 4 that are non traditional, in that the properties do not form part of a block based on corridor access.
- 9.2 The combined 30 year investment need for the 15 schemes is £8,666,422, of which £6,946,707 is for the traditional schemes and £1,719,715 for the non traditional.
- 9.3 Demand for the traditional corridor based blocks varies significantly on an area by area basis and three of these schemes, at Greenacre in Greenhill, Westgate in Ibstock and Woulds Court in Moira, have already been decommissioned because of a lack of demand for this type of housing.
- 9.4 These three schemes currently have a combined 30 year investment need of £1,210,171 for which budgetary provision including inflation exists within the 30 HRA Business Plan. Subject to the outcome of the consultation this financial provision can be removed or re-allocated accordingly.
- 9.5 It is anticipated that redevelopment of the Greenacre site will commence, following consultation, in the financial year 2015-16, with Westgate and Woulds Court to be potentially redeveloped in 2016-17.
- 9.6 The table below provides a summary of the investment needs and the potential disposal value (capital receipt) where known, of each of the 11 corridor schemes. As the Strategy develops the projected costs of affordable new build developments on each site, as applicable, will be incorporated.

Sheltered Scheme		Av. Property Net Present Value	A	B	C	D	E
			Current Investment Need	Potential Re-Design Costs	Potential Total Investment	Potential Capital Receipt from Disposal	Investment v Disposal Differential (swing)
1	Greenacre	-£33,550	£545,711	£250,000	£795,711	£550,000	£1,345,711
2	Westgate	-£31,904	£283,075	£250,000	£533,075	£600,000	£1,133,075
3	Woulds Court	-£29,001	£381,385	£300,000	£681,385	£410,000	£1,091,385
4	Queensway	-£30,180	£373,440	£250,000	£623,440	£595,000	£1,218,440
5	St Mary's Ct.	-£4,377	£508,590	£300,000	£808,590	£820,000	£1,628,590
6	Wakefield Ct.	£2,688	£720,735	£150,000	£870,735	£660,000	£1,530,735
7	Norman Court	£9,150	£626,430	£100,000	£726,430	£1,450,000	£2,176,430
8	Central Court	£10,759	£896,680	£300,000	£1,196,680	Not Known	£1,196,680
9	Fairfield Court	£12,411	£907,345	£200,000	£1,107,345	Not Known	£1,107,345
10	Park View	£16,232	£855,266	£200,000	£1,055,266	Not Known	£1,055,266
11	Hood Court	£19,760	£848,050	£200,000	£1,048,050	Not Known	£1,048,050
Totals		N/A	£6,946,707	£2,500,000	£9,446,707	£5,085,000	£14,531,707

Key

Column A: Indicates the known investment need over the next 30 years to achieve and maintain decency to these properties in their current format. These costs are included in the current 30 year HRA Business Plan.

Column B: Indicates the basic potential redesign costs to modernise and improve the layout of the blocks. These costs are not included in the current 30 year HRA Business Plan and this expenditure would only be required if a need was determined to undertake this work to maintain the viability of the shemes and/or blocks.

Column C: Indicates the combined potential investment costs of columns A and B.

Column D: Indicates the potential capital receipt (where known) from disposing of the site for alternative development.

Column E: Indicates the potential financial differential (gain) between retaining each scheme and investing in it, and decommissioning and disposing of the site.

- 9.7 In addition to the three schemes that have already been de-commissioned due to a lack of demand for this type of accommodation, the future of a further three will be reviewed by 31 December 2015 due to a significant doubt about their viability:

This is primarily based on continuing low demand and the current occupancy levels as outlined below:

- Queensway House in Measham (58% vacancy rate);
- Wakefield Court in Castle Donington (50% vacancy rate);
- St. Mary's Court in Hugglescote (33% vacancy rate).

The future of the remaining five schemes will be reviewed by 31 July 2016.

9.8 The options for each decommissioned scheme will be considered as follows:

- Location and potential demand for general needs accommodation;
- Investment need and re-design costs to utilise existing building and site for general needs accommodation;
- Potential to demolish and utilise site for affordable housing, using one of the development models listed below:
 - RSL partner;
 - Development by external partner for NWLDC:
 - Joint venture model
 - Developer led
 - Design & Build
 - Section 106
 - Development by NWLDC direct
 - Potential to dispose of site for alternative private use and/or development.

9.9 The finalisation of options for decommissioned schemes will be as follows:

Greenacre

- Consultation is currently taking place with local residents about the potential development of this site to deliver new affordable homes to rent (1 and 2 bedroom properties of general needs accommodation).
- A decision will be sought by 31 October 2015 on proposals for any new development.

Westgate and Woulds Court

- A review of the preferred options for these sites will be completed by 31 December 2015 and 31 March 2016 respectively. There is potential for the review of Woulds Court to be linked to a broader assessment of surrounding properties, including Cherry Tree Court which was recently re-designated as general needs accommodation due to historic low demand.

Future

- It is recommended that proposals for the future use of decommissioned schemes are undertaken alongside the decommissioning review itself. If this is not feasible, the proposals should be completed no more than four months after the decommissioning decision has been taken, unless there are exceptional circumstances. This is to minimise the period of time buildings and sites remain empty, thus reducing potential blight, and to reduce the associated uncertainty within local communities whilst future determination is outstanding.

10 Garage Sites

10.1 It is proposed to formally decommission all garage and hardstanding sites as follows:

- zero occupancy as of 1 November 2015;

- less than 25% occupancy by 31 March 2016
- less than 50% occupancy by 1 October 2015
- less than 75% occupancy by 31 March 2017

10.2 All remaining garage and hardstanding sites will be decommissioned by 31 March 2018 unless there is a proven demand that justifies retention.

10.3 The decommissioning of communal garage and hardstanding sites will be undertaken alongside a review of overall parking provision on an area by area basis, and the need to potentially invest in other forms of parking provision will be incorporated within any subsequent decommissioning proposals.

11 General Investment Priorities

11.1 Our first priority is to ensure that our homes and our tenants are safe, by ensuring that they meet all health and safety requirements as defined by law. This includes:

- Annual gas and solid fuel servicing;
- Asbestos removal works;
- Fire risk assessments and fire safety works;
- Electrical testing;
- Water hygiene;
- Lift replacement and maintenance works;
- Door entry replacement and maintenance works.

Asbestos Management

11.2 An Asbestos Management Plan (AMP), is being developed which will include Policy and Procedures to demonstrate how we will comply with current legislation and will be reviewed annually.

11.3 The AMP notes how we will comply with legislative matters relating to managing and adopting safe working practices for the properties within our management under the following legislation:

- Health and Safety at Work Act 1974 (Sections 2, 3 and 4)
- Management of Health and Safety at Work Regulations 1999 (Regulation 3)
- Control of Asbestos Regulations (CAR) 2006 (Regulation 4).

11.4 The age of the housing stock indicates that asbestos is a common building component within the properties.

11.5 Asbestos information leaflets are available for tenants and the database interacts and informs our Contractors, DLO and Capital Partner. Our Contractors, Partner and workforce are trained in identification, sampling and relevant treatment techniques. Our policy to date has been to leave materials containing asbestos in situ where it is undamaged and poses no immediate threat to health and safety, or to encapsulate it for added protection.

Fire Risk Assessments

11.6 There are forty seven sites within the HRA asset portfolio that have been subjected to a Fire Risk assessment in partnership with either the Leicestershire or Derbyshire Fires Services.

11.7 These assessments were all undertaken during the fourth quarter of the financial year 2012-13 and each resulted in a list of works required categorised on the basis of a high,

medium or low priority.

11.8 It is proposed as part of this Asset Management Strategy that any outstanding work will be packaged into a planned programme of work and completed during the financial year 2015-16. A programme of planned Fire Risk Assessments will be implemented for each site bi-annually thereafter commencing in April 2016.

11.9 Sections to be inserted on approach to electrical testing, water hygiene, Lift replacement and maintenance works and door entry replacement and maintenance works.
Decent Homes and maintaining decency

11.10 For 2015-16 the Council has determined that an interim improvement programme will be put in place for Council tenants homes. This has an ambition to maintain its housing stock to a minimum of the Government's Decent Homes Standard, whilst we consult about the aspirations and priorities of tenants to develop a "local improvement standard" to guide the 2016-17 programme and beyond. To achieve this during the financial year 2015-16 requires planned improvement work to be undertaken to 590 properties. Based on the costs for similar work delivered during the financial year 2014-15 by the Council's contractor partners, Kier and Lovell, it was estimated that this work would cost the Council £4.28m. As a consequence, budgetary provision has been made available within the Council's 2015-16 capital programme accordingly. This budget was approved by the Council on 24 February 2015.

11.11 A Decent Homes Investment Programme (DHIP) for 2015-16 of £4.28m, is almost a third of the size of the annual DHIP delivered over the last 3 years, and as a consequence procuring the most effective service delivery model at the most competitive price is a new challenge for both the Council and its contractor partners.

11.12 This year will also see a different geographical profile to the work being completed. In previous years improvement works were evenly distributed across the district. This was possible because of the high volume of properties being worked on, and the three year nature of the programme. For 2015-16 onwards the geographical split of work will be dictated by the improvement needs of the properties only, which will mean some areas will not see any improvement work. This is the most cost effective way of ensuring that homes are maintained at the Decent Homes standard.

11.13 The table below shows the breakdown of the 2015 – 16 Decent Homes Improvement Programme in respect of properties and key component upgrades:

	Bathroom	Boiler	Central Heating System	Kitchen	Wiring	Consumer units	External Doors (BACK)	Flat Entrance Doors	Windows	External Wall Finishes	Total Properties
Kier	37	112	49	44	43	53	19	3	104	162	226
Lovell	44	145	81	61	93	100	34	7	210	255	364
	81	257	130	105	136	153	53	10	314	417	590

12 Energy Efficiency and Affordable Warmth

12.1 The Council is committed to taking a strategic approach to improving energy efficiency and addressing fuel poverty in order to provide tenants with homes which can be heated to comfortable levels at an affordable cost. Delivery of this objective is the basis for a Housing Energy Strategy which is currently under development and due for approval in December 2015.

12.2 The vision of this Strategy is that our tenants will benefit from warm homes that meet a minimum standard of energy efficiency and which can be heated comfortably without excessive cost. We will seek out opportunities for tenants to benefit from low cost energy provided from renewable sources or innovations in energy efficient technology.

12.3 The outcomes of this Strategy will be that:

- Tenants' homes meet and exceed national targets for energy efficiency;
- Tenants can afford to heat their homes to a comfortable level;
- Tenants are encouraged and supported to reduce energy costs;
- External funding is secured to deliver energy efficient improvements and projects;
- Opportunities to co-ordinate and collaborate with internal and external partners are exploited in order to make the best use of resources;
- Renewable technology is used where practicable to supply tenants with low cost energy;
- Improving the energy efficiency of our stock is incorporated into our day to day business;
- Renewable Heat Incentive and Feed in Tariff payments are maximised and used to further improve the energy efficiency of tenants' homes.

12.4 The national fuel poverty strategy for England, "Cutting the Cost of Keeping Warm" was published in March 2015 and includes a target to ensure that as many fuel poor homes as is reasonably practicable achieve a minimum energy efficiency rating of Band C, by 2030 with interim targets of Band E by 2020 and band D by 2025.

12.5 The average SAP rating for our properties is currently 63, equivalent to an EPC band D. The average SAP rating for Local Authority properties (English Housing Survey 2013/2014) is 65. We currently have 1,679 properties that are below SAP 65.

12.6 A technical review of renewable energy potential for the district as a whole for 2020 to 2030 indicates that there is a potential for over 255MW of electricity and 217MW of heat in 2020 from all sources, including small scale generation. The greatest potential is from wind energy (up to 80% of the total), with solar Photovoltaic the other main source.

12.7 The key energy efficiency investment priorities under this Strategy are shown below:

- Develop a minimum standard for the energy efficiency of stock;
- All properties to reach minimum SAP 65 (band D) by 2021 with interim annual targets;
- Deliver loft and cavity insulation programme by 31 March 2017. It is estimated that 1,800 properties require loft insulation top up to 270mm, 400 properties require cavity wall insulation and 30 properties require external wall or internal insulation);
- Deliver targeted investment programmes to address fuel poverty focusing on off gas areas and including investment in renewable energy where value for money / social benefit can be demonstrated (792 properties - 250 electrically heated, 540 solid fuel heated and 3 oil heated)
- Continue to explore the potential to roll out a Solar PV programme to a potential maximum of 1,900 properties;
- Deliver targeted retrofit programme(s) for identified priority streets/estates (based on energy efficiency/heating costs/fuel poverty levels/vulnerability)

- Complete thermal assessment of 1,000 previously clad properties including non-traditional properties.

12.8 The key tasks required during 2015/2016 in order to deliver these objectives are as follows:

- Refinement of systems for capture, storage and analysis of energy efficiency data
- Agreement of Energy Strategy with detailed action plan
- Review of renewable technology pilot programme and recommendations
- Identification of priority estates for targeted fuel poverty programme
- Investigation of heat network opportunities

12.9 The Council has been working with the Energy Saving Trust since 2013 to identify opportunities to improve energy efficiency through retrofit and use of renewable technologies. A renewable technology pilot programme will complete in December 2015, the results of which will inform the 2016/2017 planned investment programme.

12.10 The following technologies have been installed as part of the pilot:

- Solar Thermal – providing hot water
- Solar Photovoltaic – providing electricity
- Biomass Boiler – providing central heating and hot water
- Air Source Heat Pump (ASHP)– providing central heating and hot water

13 Solid Fuel Heating

13.1 We have 471 properties across the District that have solid fuel heating systems. It is anticipated that over the next 20 - 30 years all of these will need to be replaced as a result of changing expectations of our tenants and prospective tenants.

13.2 There are areas of the District where the existence of solid fuel properties are based on the individual choice of the existing tenants to retain this type of heating. This is usually linked to a heating allowance associated with employment history within the mining industry.

13.3 There are however, 331 solid fuel and 3 oil fired properties grouped in villages that are not connected to the main national gas network (off gas), which as a result of changing customer expectations may effectively become unlettable over the next 30 years if an alternative heating source is not provided.

13.4 Provided demand exists, it is proposed that a longer term solution for these properties is developed and that these solid fuel and oil fired heating systems are replaced on a programmed basis with appropriate renewable technology. This programme will be developed during the financial year 2015-16 based on the outcome of the Green and Decent Pilot.

13.5 The table below indicates the Net Present Value of these properties, with a comparative NPV gap rating to 'non solid fuel' properties in the area. The current NPVs would indicate that all are sustainable.

13.6 It should however, be noted that many of these properties are also of non-traditional construction, and therefore any investment would be linked to the review of these properties outlined in the next section.

Road	Estate/Village	Av NPV	Area NPV	NPV Difference	Ranking by NPV 'Gap'	No. of Properties
Cloud Hill View	Newbold Coleorton	£24,323	£34,027	-£9,704	1	7
Ashby Road	Breedon on the Hill	£24,915	£33,160	-£8,245	2	2
Jubilee Terrace	Donisthorpe	£20,954	£29,098	-£8,144	3	6
The Close	Albert Village	£22,974	£30,741	-£7,767	4	17
Dawson Road	Osgathorpe	£24,811	£32,503	-£7,692	5	7
The Moorlands	Coleorton	£18,364	£25,666	-£7,302	6	17
Worthington Lane	Newbold Coleorton	£26,868	£34,027	-£7,159	7	9
Spring Cottages	Overseal	£27,795	£34,827	-£7,032	8	8
St Matthews Ave	Worthington	£22,970	£29,572	-£6,602	9	59
Dovecote	Breedon on the Hill	£27,705	£33,160	-£5,455	10	3
Ashby Road	Osgathorpe	£27,489	£32,503	-£5,014	11	6
School Street	Oakthorpe	£24,975	£28,550	-£3,575	12	14
The Crescent	Breedon on the Hill	£30,140	£33,160	-£3,020	13	11
Ramscliffe Ave	Donisthorpe	£26,174	£29,098	-£2,924	14	52
Stretton View	Oakthorpe	£25,785	£28,550	-£2,765	15	36
Covert Place	Albert Village	£28,004	£30,741	-£2,737	16	23
Measham Rd	Oakthorpe	£26,919	£28,550	-£1,631	17	22

New Street	Measham	£25,877	£27,317	-£1,440	18	18
Acresford Rd	Donisthorpe	£28,285	£29,098	-£813	19	5
Peters Close	Tongue	£27,270	£27,270	£0	20	3
Occupation Rd	Albert Village	£32,077	£30,741	+£1,336	21	6
Total						331

14 Estate Improvement Works Programmes

14.1 We currently have no meaningful data in respect of investment needs to any communal elements or land outside the curtilage of individual properties. As a consequence the £143m investment need excludes any associated costs.

Decommissioning re-design and regeneration

14.2 In support of the existing approach to asset management, the opportunity to invest in regeneration, including substantial refurbishment, demolition and new build are included within the Strategy.

14.3 In order to bring lasting benefits to neighbourhoods and communities, the approach to regeneration is framed around the need to maximise the use of Capital funding and Council assets, in terms of land currently used for housing and other purposes, and the need to provide long-term housing stock that meets the future needs of the District. This will be integrated into the investment options for existing stock that has limited life spans

14.4 Key to this approach is to evaluate the cost of delivering Decent Homes and other capital works, requiring higher levels of investment compared on a site by site approach, allowing the option to regenerate these properties instead of improving them.

14.5 This new approach to the strategic provision of affordable housing within the District provides the opportunity to provide additional support financially and numerically to the Council's existing stock by maximising the value of existing assets, investing in new land and assets to supplement new development and manage non-Council stock, delivering income for investment elsewhere.

14.6 Evaluation of other Council-owned land and assets will be undertaken 2015-16 , with the vision of producing a range of regeneration options across the District, which will be attractive to external partners and make best use of all available funding. Other schemes are being considered and regeneration possibilities now form a standard part of the approach to investment decisions where repairs and structural issues arise within the stock or where land becomes under-used/available for consideration.

14.7 In addition to external funding options, the opportunities presented as part of the move to HRA self-financing, and the development of a 30-year HRA Business Plan, to incorporate regeneration options and linked to the initiatives to stimulate housing provision and create local employment and business growth.

15 Acquisitions and Disposal

15.1 Unless there are exceptional circumstances, the Council will only acquire land or

property for one or more of the following reasons:

- its contribution towards the provision of the Council's services and/or delivery of corporate aims
- for economic development purposes
- to provide affordable housing
- revenue income generation
- strategic acquisition for regeneration, development or redevelopment purposes
- to improve performance of any investment portfolio

15.2 Criteria against which any decisions are made in respect of an acquisition will include, where appropriate:

- price
- condition of property / land
- planning policy
- development constraints
- availability (in terms of timing)
- nature of tenure being offered (freehold or leasehold)
- occupational tenancies/vacant possession
- locational advantages (where a strategic acquisition is under consideration)
- return on investment (where a revenue generating asset is being considered)
- Restrictive covenants/easements etc
- Costs in-use for premises for Operational purposes
- Cost to build, adapt or improve any premises and other costs relevant to the purpose
- Meeting the Council's strategic priorities as outlined in the Local Plan, HRA Business Plan, Asset Management Strategy and/or other Strategies
- Conditions around the spending of any commuted sums (in lieu of a s106 agreement) for acquisitions

15.3 When a suitable property or site has been identified, a financial/feasibility appraisal will be carried out to establish the financial/budgetary implications of acquiring the asset at the quoted asking price. This will take into account the following matters, where appropriate:

- the capital cost of acquisition and relevant expenditure
- the opportunity cost of acquisition
- any revenue, or potential revenue, generated from the asset, both short and long term
- availability of external funding sources
- internal resourcing required
- development procurement options including joint ventures
- risk assessment
- the cost, in asset management terms, of owning the property or site, including:
 - immediate maintenance/refurbishment requirements
 - demolition costs, if appropriate
 - adaptation requirements
 - ongoing maintenance/life cycle costs
 - national non-domestic rates including empty rates liability
 - insurance
 - Council Tax
 - the overall effect of the expenditure on the Council's budgetary position.

15.4 Unless there are exceptional circumstances, the Council will only dispose of HRA land or property to increase capital receipts to support the HRA Asset Management Strategy, if the disposal will benefit one or more of the following:

- The overall investment in the Council's existing HRA stock and assets to maintain good quality homes;
- Strategic housing regeneration, development or redevelopment ;
- Investment in new build and/or acquisitions of good quality affordable housing;
- Environmental improvements to housing estates;
- Improved provision of housing or other Council services and/or delivery of corporate aims;
- Corporate economic development purposes;
- Revenue or capital income generation;
- To improve performance of any investment portfolio.

15.5 Criteria against which any decisions are made in respect of a disposal will include, where appropriate:

- The condition of the property, associated land and other related asset and the costs of refurbishment and/or maintenance required over a five year period to achieve and maintain the required quality standard;
- The supply of such property within the HRA asset portfolio and the current and future demand for such property from existing and potential customers within the local community;
- Any housing management, Council or associated community issues that impact upon the decision to retain or dispose of the asset;
- Planning policy;
- Development constraints;
- Availability (in terms of timing);
- Locational advantages (where a strategic disposal is under consideration)
- The financial return on disposal (where a revenue generating asset is being considered);
- Restrictive covenants/easements etc;
- Meeting the Council's strategic priorities as outlined in the Local Plan, HRA Business Plan, Asset Management Strategy and/or other Strategies;
- Conditions around the spending of any income generated from disposal..

15.6 Where a number of potentially suitable properties and/or assets exist for disposal , robust comparisons will be made to establish an appropriate means for disposal prioritisation based on the current marketplace and any other associated factors.

16 Data Management and Planning

16.1 Accurate data together with the software and hardware to collate, store, manipulate and analyse it will be the foundation of our asset management decisions. Some investment need is anticipated to support this key requirement in the form of software and hardware developments together with human resources to establish the data sets ready for future use.

16.2 Over the life of this Strategy, data will be developed and maintained to support the following outcomes:

- Comprehensive and robust stock condition information across our full portfolio of HRA assets including homes, their outbuildings and curtilages, HRA shops, communal pathways, roads, fencing, garages, parking areas and land;
- The development of value profiles that identify our stock in terms of both property and land values and rental values in order to maximise the use of our assets to provide an acceptable rate of return to the Council;
- To establish regular sustainable scheme and asset reviews to enable proactive

decisions to be made about the management, investment and disposal of our existing assets and to provide important feedback that can be utilised for future new build and acquisition decisions;

- To review lettings data in order to understand more closely the factors which help to generate stable and sustainable lettings and areas of low and high demand in order to inform future development, acquisition and disposal programmes;
- To conduct a periodic market review, focussing on earnings, employment, property values, project values, social impacts and other local factors to support growth and development decisions and inform our rolling business planning process;
- To continue to use the Decent Homes Standard in conjunction with any developing local standard as our baseline measure of the quality of homes we offer;
- To adopt EPC level D as our baseline measure of energy performance for our portfolio of homes;
- To identify those homes that do not meet our standards and put plans in place to address any shortfall over a agreed programme period;
- To work with our partners and customers to manage ancillary estate management costs through careful design and opportunities for community self management;
- To ensure any disposal decisions are made with a full understanding of tenure mix and any site specific issues are accounted for;
- To ensure that we maintain current up to date stock condition data which will inform all asset management decisions;
- To effectively use asset data relating to value in order to effect changes in tenure and ownership which respond to the market and optimise the value of the assets held;
- To use data to identify opportunities for special investment and improvement that may be supported by disposal proceeds;
- To develop a programme of disposals which support new development, manage maintenance costs and maintain the overall health of our property portfolio;
- To manage our external partners' expectations in order to retain positive working relationships and foster understanding of our approach to managed growth;

17 Repairs and Maintenance Services

- 17.1 The responsive repairs service to the housing stock is currently delivered by the Council's Direct Labour Organisation, the Internal Repairs Team (IRT), who undertake 80% of repairs and an external support contractor, GPurchase, who undertake 20% of repairs.
- 17.2 Cyclical maintenance for gas and solid fuel servicing and installations, aids and adaptations, and major planned improvements work are all also currently outsourced, along with a range of specialist support to provide services, including scaffolding, drainage works and asbestos removal.
- 17.3 A Value for Money review of the IRT is being undertaken in 2015-16 to determine whether it is possible to expand the in-house service to undertake more of this work through the local labour force.
- 17.4 The outcome of this review will inform any planned phasing of internal expansion over the next five years as external contracts end.
- 17.5 Our performance in repairing and re-letting empty homes will be a key priority for the period of this Asset Management Strategy, but will be a particular focus during the financial year 2015-16. During 2015-16 we will implement the following actions to significantly improve service delivery in this area:
- Improved lettable standard
 - Process re-engineering, including management under a single structure
 - Delivery of all works to each void by a single contractor

- Prioritisation of investment in properties for which there is a clear and known demand
- Clear performance management framework

18 Value for Money

18.1 Our Business Plan requires us to deliver efficiencies, maximising the use of available funding to maintain Decent Homes aligned with ongoing planned repairs as well as regeneration and development.

18.2 It is imperative that any investment in the housing stock in the short-term can deliver sustainable housing into the future and, therefore, considers any regeneration and development opportunities as they arise.

18.3 Delivery of efficiencies is essential, but this must consider quality and service delivery to our tenants. In order to demonstrate value for money in our repairs and investment services, we will deliver the Value for Money (VFM) Strategy, Annual Efficiency Statement and Value Assurance Policy by:

- Reducing inputs (money, people and assets) for the same outputs;
- Reducing prices (procurement, labour costs) for the same outputs;
- Providing greater outputs on improved quality (extra service, productivity) for the same inputs;
- Attaining proportionally more outputs or improved quality in return for an increase in resources;
- Value Assurance – VFM in services: Challenge, Contestability and Competition.

18.4 We will ensure that:

- Our costs compare to others providing similar services through robust benchmarking with a range of benchmarking groups
- Our Internal Repairs Team (DLO) is run as a Trading Account and is subject to ongoing improvement
- An effective Procurement Strategy is in place and we reduce commissioning and procurement costs.

19 Procurement

19.1 Through our procurement activity we also aim to invest significantly in the local economy in respect of employment, skills and training

Our key procurement objectives are:

- To improve the level of procurement skills, and raise the profile of procurement within the Housing Service;
- To improve the control of expenditure;
- To mitigate business risk through the use of modern and appropriate procurement methods for supplies, works and services;
- To reduce administrative waste in the procurement process by ensuring continuity of approach and that internal resources are fit for purpose;
- To align procurement with the needs of our customers and our business aims;
- To deliver Value for Money via efficient, effective and transparent procedures.

19.2 Through our procurement activities we will:

- Achieve VFM and efficiency savings, delivering cashable gains through excellent procurement;

- Utilise modern procurement methods and partnerships to achieve demonstrable value for money and deliver outcomes that meet the needs of users and/or the community, including the promotion of social value;
- Disseminate best practice procurement techniques and act as a catalyst for change;
- Acknowledge risk and identify options in order to procure in the most appropriate and cost effective way for the works, goods or services being procured;
- Proactively involve service users and tenants at all stages of the procurement and service design / delivery process, so that they are fully informed and able to effectively influence service standards;
- Ensure that our contractors and consultants are committed to equality and diversity within their own service provision;
- Utilise effective “open-book cost management”, where appropriate, that is linked to service improvement and the generation of savings, which provides suitable incentives for partner contractors whilst maintaining appropriate controls and protections for the Council;
- Promote and extend the use of e-procurement methods (including the use of e-tendering techniques) where practical.

Our approach will support the delivery of annual efficiency gains, and in particular:

- Business process improvements and collaboration initiatives between public sector organisations, including an increased use of technology;
- Smarter procurement and enhancing competition;
- Better asset management;
- Increasing the productivity of front-line services, the effectiveness of support services and the efficiency of all transactional services.

19.3 There are a number of bodies promoting various forms of combined purchasing activity. We will review arrangements available from organisations like Procurement for Housing (PfH), Efficiency East Midlands (EEM) and the Eastern Shires Purchasing Organisation (ESPO) and will use consortia where it is identified as appropriate to the Council and its tenants.

19.4 We are currently revising our Asset Management Strategy to consider how we will invest in our housing stock and estates over the next 5 years. This investment and maintenance programme is in excess of £50 million and a key strategic objective of the Council is to maximise the benefits this can provide for the local economy in respect of employment, skills and training.

19.5 We are therefore undertaking a comprehensive review of our Internal Repairs Team and our use of external contractors during 2015-16 to consider whether we will be able to undertake more of this work through our local workforce and/or other local SMEs.

19.6 This review will include looking at every aspect of our maintenance and investment services to determine the best delivery model and business case for each service, including any legal and/or procurement requirements.

20 Staffing and Resources

20.1 A restructure and reorganisation of both the Repairs and Planned Investment Teams is being proposed to support the delivery of this Strategy. These proposals will be subject to an accompanying report to Corporate Leadership Team for consideration.

20.2 If approved the proposals will be inserted into this section ahead of submission of the Strategy to Cabinet for approval.

21 Performance Management Framework

21.1 Internal Monitoring

Our performance is monitored internally at four levels within the organisation against agreed Performance Indicators and Personal Targets and Competencies.

- Housing Portfolio Holder, Cabinet and Elected Members;
- Corporate Leadership Team;
- Housing Senior Management Team;
- Team Manager, Team Leaders and Supervisors.

21.2 External Monitoring

External monitoring is an independent and key part of our performance regime and will be undertaken primarily by our tenants through

- Tenant and Leaseholder Consultative Forum;
- Repairs Working Group;
- Tenant Scrutiny Panel;
- Tenants and Residents Associations;
- Star Survey;
- Service specific customer satisfaction surveys;
- Complaints.

21.3 The Asset Management Strategy will be supported by a comprehensive Communications Plan that will be delivered in line with the Corporate Communications Strategy. The Communications Plan will tailor positive communication messages about the Strategy using the most appropriate media – including In Touch, media releases, website, information leaflets, posters and supporting one to one meetings.

21.4 Key Performance Indicators (KPIs) demonstrating how we will measure the successful delivery of this Strategy will be developed in consultation with tenants but are likely to include those in the table below:

- Tenant satisfaction with the condition of their home;
- Tenant satisfaction with their neighbourhood as a place to live;
- The percentage of estates meeting tenant standard;
- The percentage of homes meeting decency standard;
- The percentage of blocks meeting tenants standard;
- The percentage of tenants satisfied with planned investment works;
- The percentage of tenants satisfied with their most recent responsive repair;
- The percentage of tenants satisfied with gas servicing;
- The percentage of dwellings with a valid gas safety certificate;
- The percentage of emergency repairs completed within target time;
- The percentage of urgent repairs completed within target time;
- The percentage of routine repairs completed within target time;
- The percentage of all responsive repairs completed within target time;
- The percentage of repairs completed at the first visit;
- Appointments kept as a percentage of appointments made;
- Appointments made as a percentage of appointable repairs;
- The number of empty homes and proportion of the stock;
- The average time taken to relet empty homes;
- The average SAP rating of homes;
- The number and percentage of homes achieving a SAP rating of 65.