

What is it and what does it do?

- Active Asset Management is ensuring that our homes are affordable and attractive to tenants and are financially viable in the medium to long term.
- There are 3 factors used to assist with the medium to long term options appraisal of assets;
 - ❖ Financial performance – understand the worth of the properties to the business plan now and in the future
 - ❖ Social performance – consider the extent to which properties assist the landlord to deliver its social housing objectives
 - ❖ Market performance – consider the impact of the external housing market and the risks and opportunities that presents for asset management
- Enables landlords to have a good understanding of the performance of assets to make informed property decisions accordingly



Brentwood 2025

Where everyone matters

www.brentwood.gov.uk



What do we need?

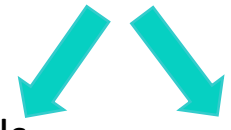
Accurate stock condition data - this is an essential baseline



30-year investment programme



Asset performance (Net present value / asset modelling)



Options appraisals

Asset Management strategy



Fabric first approach

How it is all funded

££££ - INVESTMENT DECISIONS



Brentwood 2025

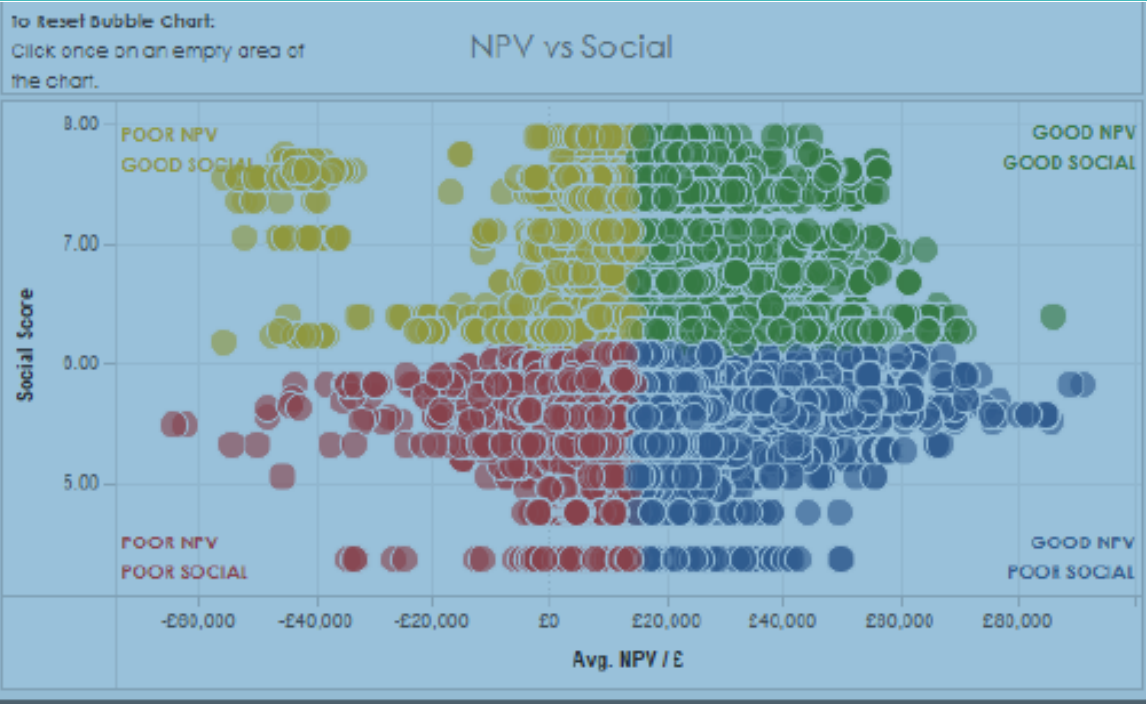
Where everyone matters

www.brentwood.gov.uk



BRENTWOOD
BOROUGH COUNCIL

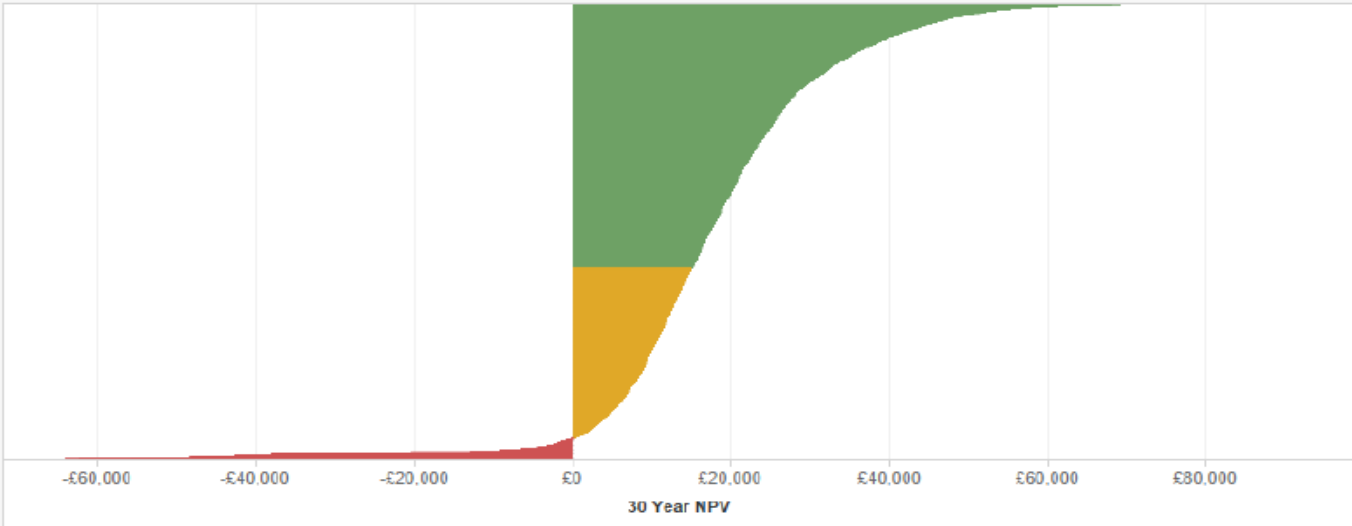
Examples of reports



Social objectives results compared with Net Present Value

30 Year Net Present Value example

Performance	Tenanted Units	% Units	Total NPV	NPV Per Unit
Poor	873	4.37%	-£12,261,140	-£14,045
Marginal	7,430	37.15%	£68,831,599	£9,264
Good	11,697	58.49%	£317,667,817	£27,158
Grand Total	20,000	100.00%	£374,238,276	£18,712



Net present value (NPV) is a financial calculation that is used to help assess the 'worth' of each asset to the business plan over the long term



Brentwood 2025

Where everyone matters

www.brentwood.gov.uk



What could the options appraisal be?

- Do nothing
- Investment in block – whole property solutions
- Re provision of assets - change of use/tenure
- Infill development
- Disposal
- Demolition and regeneration



Brentwood 2025

Where everyone matters

www.brentwood.gov.uk

