

Asset Management Strategy Consultation Summary

1. Consultation Method

- 1.1. Consultation on the draft Asset Management Strategy took place over a ten week period with Brent Tenants and Leaseholders and borough residents more generally. A variety of different approaches were used:
 - a) A BHP talkback event for Brent tenants and leaseholders was held at the start of the consultation with a presentation and discussion groups. 80 residents attended.
 - b) An online consultation was conducted on Brent's website from 6 August to 4 October 2013. An email circular with a link to the survey was sent to all those on the Citizens Panel mailing list, to Registered Providers and to Voluntary and Community groups in the borough. 40 responses were received online.
 - c) A freepost postal survey was sent to all 12,500 Council tenants and leaseholders in mid-September (The survey form is appended below). 477 responses have been received.
 - d) A consultation event was held at the Civic Centre on 3rd October. Approximately 45 residents attended.
- 1.2. Each of these consultation methods asked residents for their views on the main strands of the draft asset management strategy
 - Stock Investment
 - Building New Homes and stock reform
 - Rent Policy

2. Consultation Responses

An outline of the consultation responses from the postal and online surveys and the consultation events are provided below.

3. Tenure and Property Type

- 3.1. Charts 1, 2 and 3 below show the responses by tenure and also by type of property where known.

Chart 1

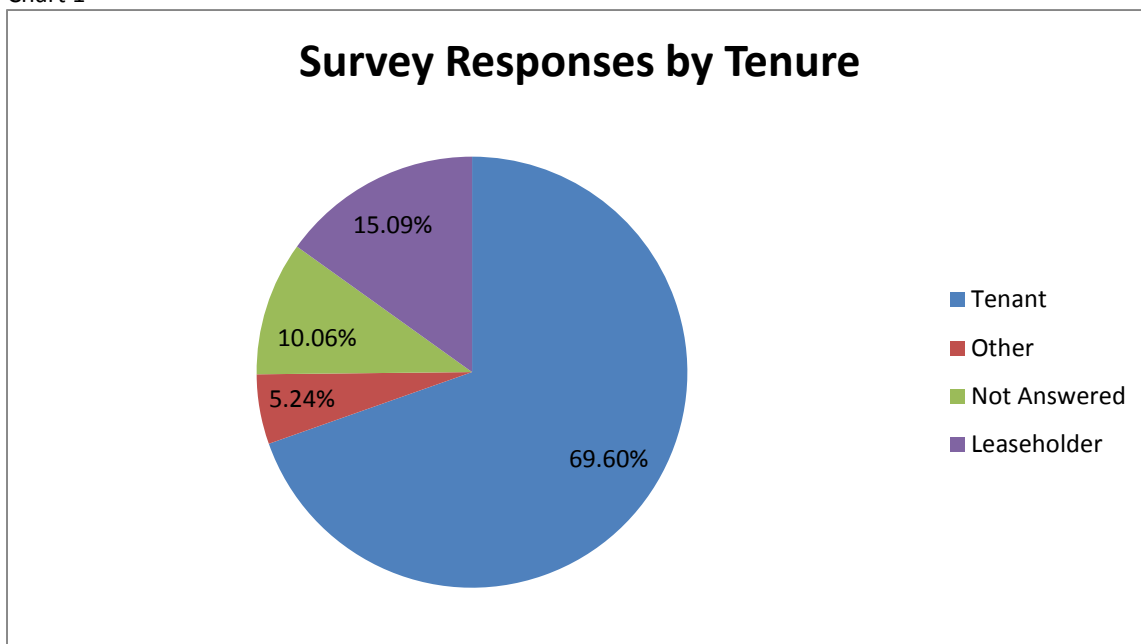


Chart 2

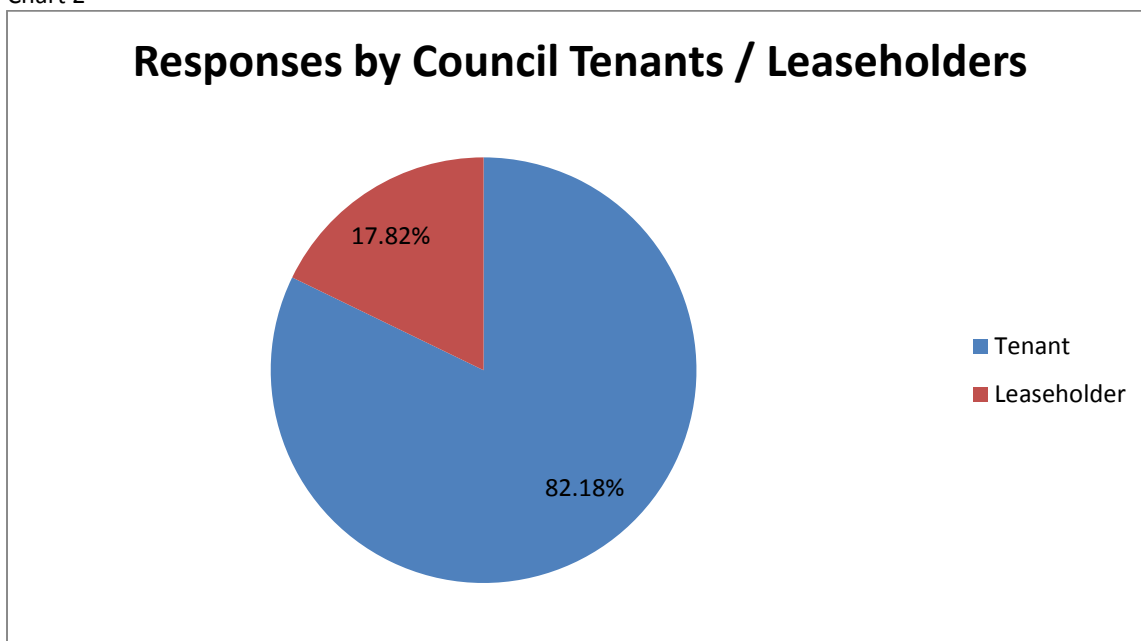
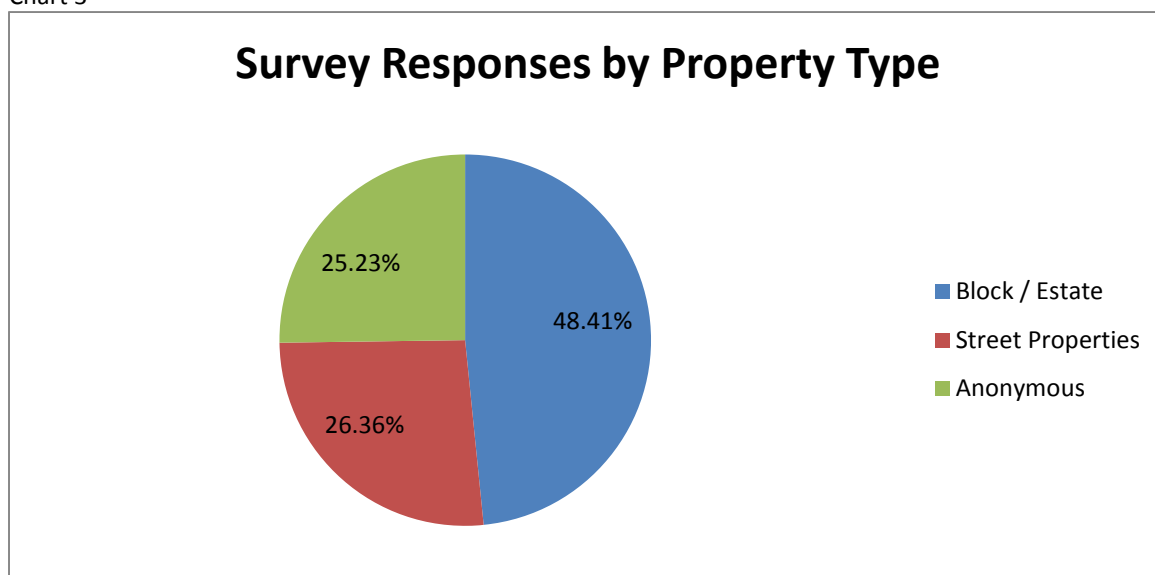


Chart 3

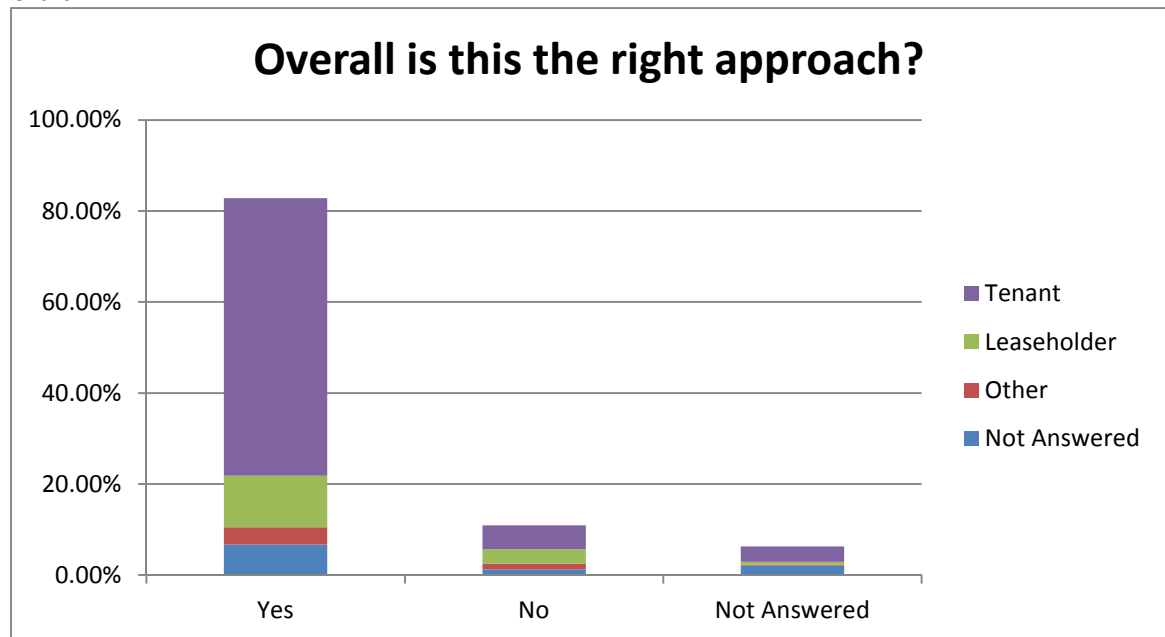


- 3.2. Chart 2 shows the proportional split of respondents that identified themselves as either Council tenants or leaseholders. The proportion of respondents that identified themselves as tenants (82%) is greater than their proportion across the Council housing stock (71%). Whilst the proportion of respondents that identifying themselves as leaseholders (15%) is lower than their respective proportion (28%) across the Council stock.

4. Stock Investment

- 4.1. The postal survey explained the approach suggested for stock investment in the draft asset management strategy and asked three questions. The survey stated:
- 4.2. *'A higher level of investment in major repairs is planned that has been possible in recent year. A seven year programme across all council homes is proposed. This will focus on painting and repairs to the outside of your homes and window repair and replacement where it is needed. There will be a small amount of funding for environmental improvements for those estates in greater need.'*
- 4.3. Question 1 asked whether residents felt that the proposal was overall the right approach. Almost 83% of respondents answered yes that they agreed this was the overall right approach. The main comments received relating to this question were:
- It has been too long since the properties have been painted and maintained
 - It is important to maintain and invest to keep properties in good repair and looking good
 - Properties haven't been painted externally for many years

Chart 4



- 4.4. Proportionally a higher number of leaseholders at 21% said that this was not the right approach overall. Leaseholders commented that the main reason for this was the costs that leaseholders would incur.

- 4.5. Question 2 asked residents to rank types of repairs and improvements in order of priority with some interesting results. Chart 5 below shows the results received. Chart 6 shows weighted results where works stated as priority 1 were allocated 6 points and works stated as priority 6 were allocated 1 point.

Chart 5

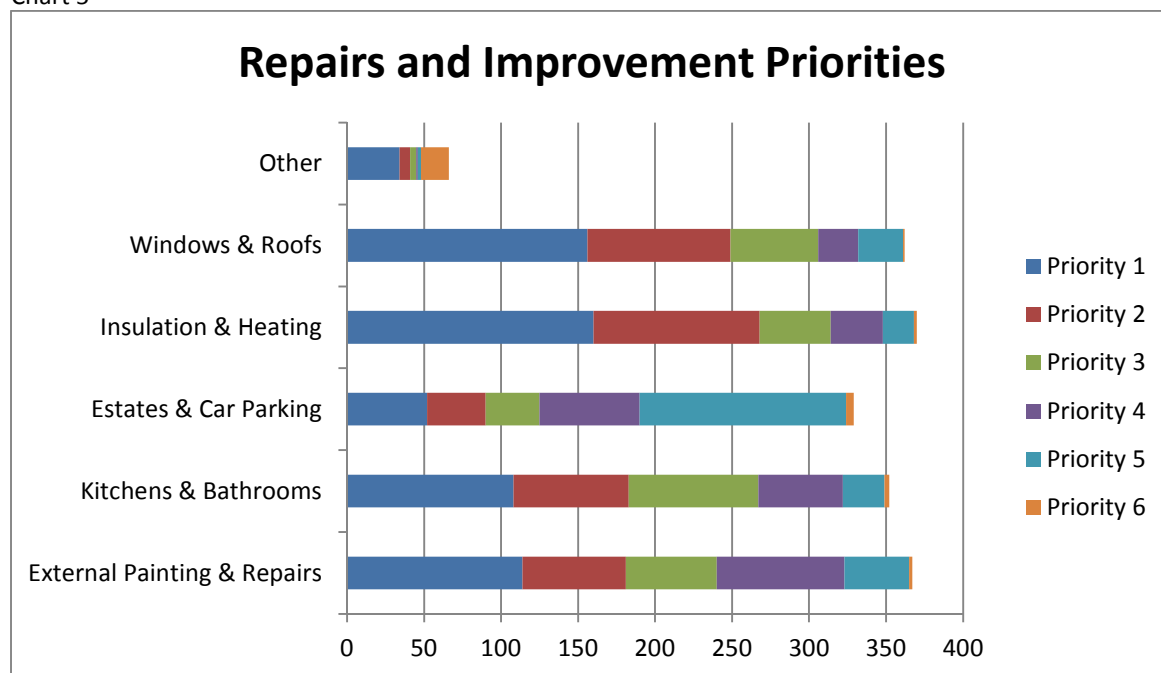
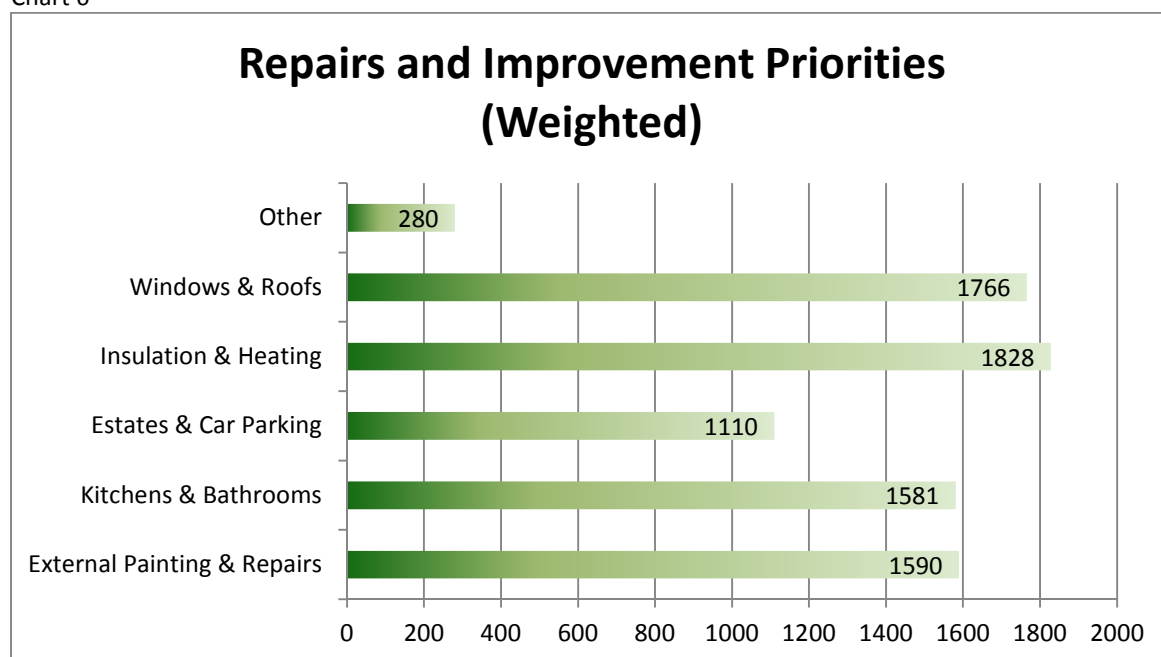


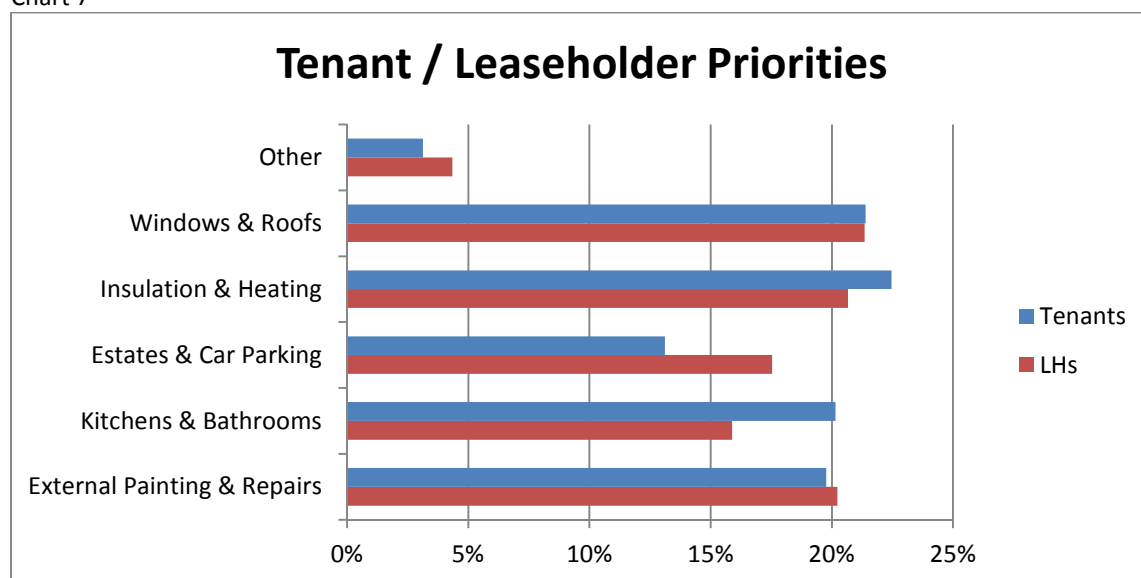
Chart 6



- 4.6. Residents ranked improving insulation and heating to reduce fuel bills as their highest priority followed by replacing windows and roofs when they are in poor repair. The lowest priority was improving estate and block grounds and car park areas. Surprisingly replacing kitchen and bathroom was ranked closely with painting and repairs to outside of homes despite the majority of kitchens and bathrooms having been replaced during Brent's Decent Homes Programme from 2003 to 2007.

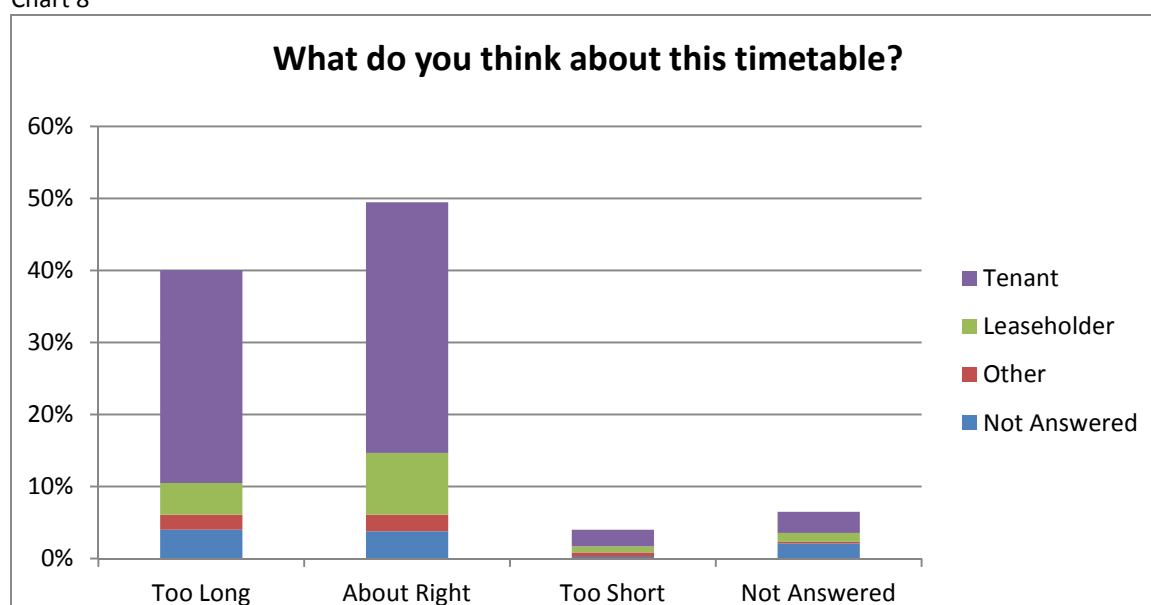
- 4.7. Chart 7 below shows weighted results separately for respondents that identified themselves as tenants or leaseholders. The results are shown as percentages. Overall there are no significant differences and leaseholders also recognise the value of improvements that would not affect them such as kitchens and bathrooms. The most noticeable differences are that leaseholders considered estate grounds and car parking a greater priority than tenants. Tenants considered kitchens and bathroom replacements a greater priority.

Chart 7



- 4.8. Question 3 asked specifically about the timetable of seven years. 49% of respondents felt that the timetable was about right. 39% respondents felt that the timetable was too long.
- 4.9. The majority of leaseholders felt the timetable was about right at 57% and 29% felt it was too long; whilst 42% of tenants felt it was too long and 44% that it was about right.

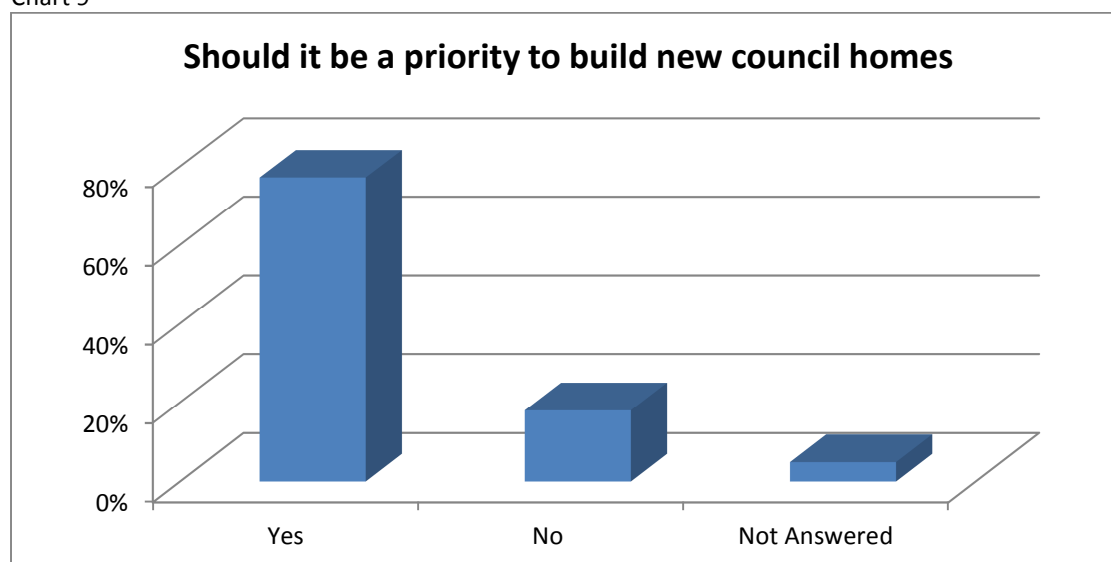
Chart 8



5. Stock Reform & Building New Homes

- 5.1. The postal survey explained the approach suggested for stock reform and building new homes in the draft asset management strategy and asked five questions about this (questions 4-8). The survey stated
- 5.2. *'It is suggested that the building of new council housing, and in particular larger family homes, should be a priority. This could include building a small number of new homes on existing estates and rebuilding some existing council housing to provide more and better homes. Some vacant smaller homes and those with high maintenance costs could be sold to provide funds to build larger family homes which are in short supply.'*
- 5.3. Question 4 asked residents if they agreed that it should be a priority to build more council homes. 78% of respondents felt that it was a priority.

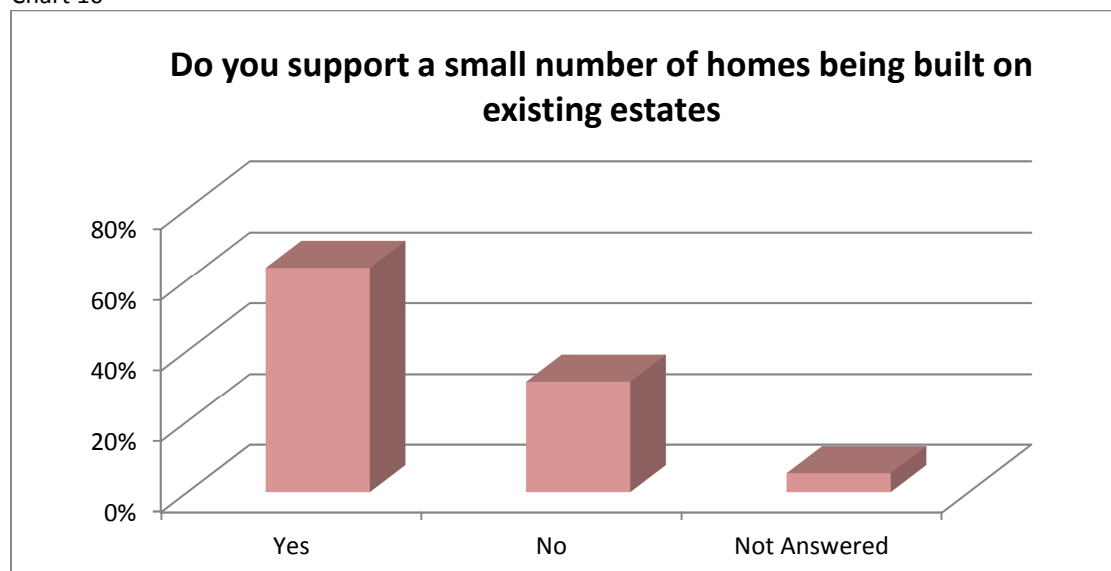
Chart 9



- 5.4. A number of respondents that said yes to question 4 commented the as follows:
- There is a shortage of housing. Not enough for demand.
 - There aren't enough Council homes
 - New homes are needed because of increasing population
 - Small homes are needed for downsizing
- 5.5. A number of respondents that said no to question 4 commented as follows:
- Brent should spend the money on existing housing
 - Existing estates and the borough was too overcrowded
 - Infrastructure cannot cope
 - Already a lack of open space

- 5.6. Question 5 asked residents if they supported a small number of new homes being built on existing estates where there was land available. 65% of respondents supported this proposal. Both respondents that replied Yes and No asked where this land was and requested further information.

Chart 10



- 5.7. A number of respondents that said yes to question 5 commented as follows:

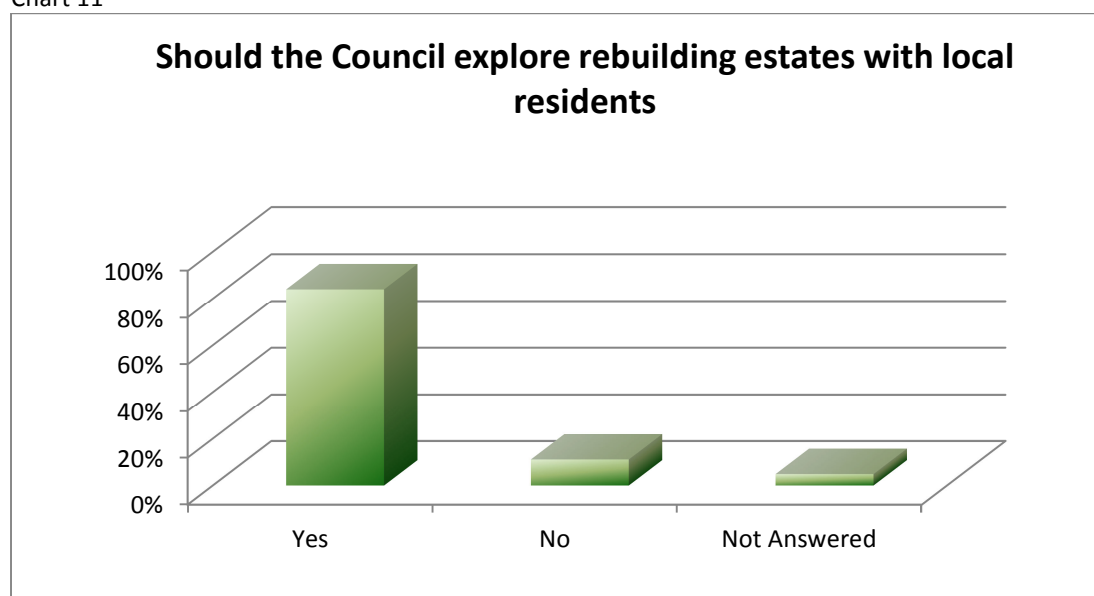
- If land is available and supported by community
- If it does not lead to overcrowding
- To reduce the waiting list
- More Council homes are needed
- Green spaces and playgrounds are important
- To help ease overcrowding

- 5.8. A number of respondents that said no to question 5 commented as follows:

- Estates will become overcrowded & lead to crime / ASB
- Local infrastructure is struggling to cope with population increase
- There is not enough green space. It is important and must be retained
- Should utilise other land that is available

- 5.9. Question 6 asked residents if the Council should in consultation with local residents explore rebuilding some estates to provide more and better quality homes. 84% of respondents said yes to this proposal.

Chart 11



- 5.10. A number of respondents that said yes to question 6 commented as follows:

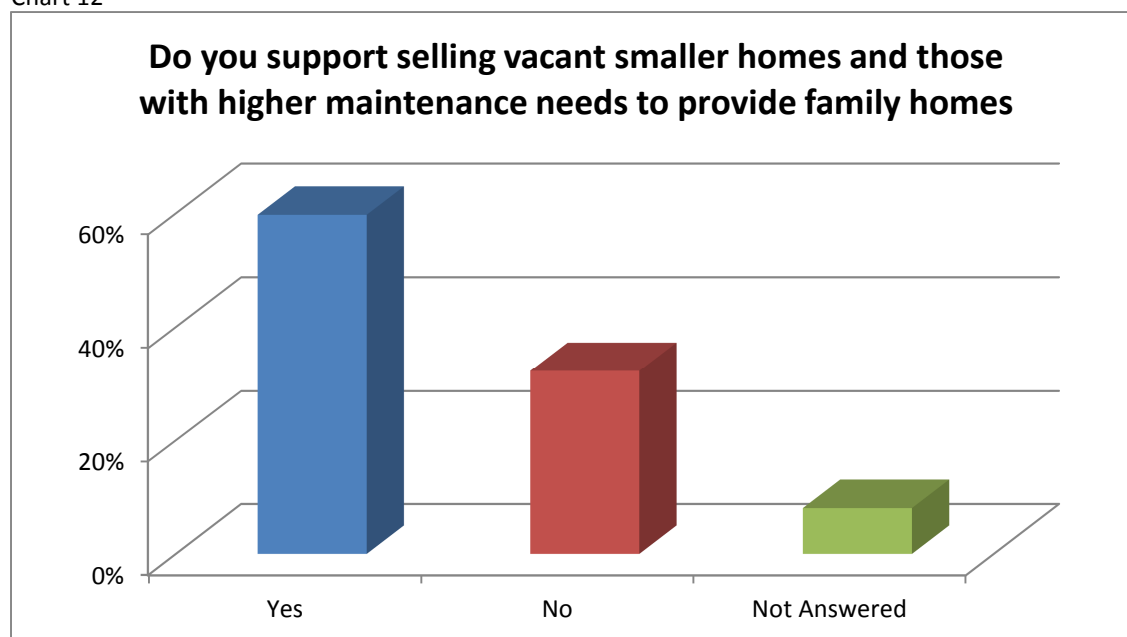
- If land is available and supported by community
- If it does not lead to overcrowding
- To reduce the waiting list
- More Council homes are needed
- Green spaces and playgrounds are important
- To help ease overcrowding

- 5.11. A number of respondents that said no to question 6 commented as follows:

- Would like to know the areas under consideration
- Overcrowding on estate is a problem
- New developments are too dense
- Existing housing should be modernised

- 5.12. Question 7 asked residents if residents would support the sale of some vacant smaller homes and those with high maintenance needs to provide funding for more family homes. 60% of respondents said yes to this proposal.

Chart 12



5.13. A number of respondents that said yes to question 7 commented as follows:

- Larger homes are needed as people are on the waiting list for years
- Smaller homes are needed, There is also a shortage of these
- This will help to finance new Council homes
- As long as the money is used to build new Council homes

5.14. A number of respondents that said no to question 7 commented as follows:

- Smaller homes are needed, There is also a shortage of these
- Why are smaller homes vacant?
- There will be more single and older tenants so smaller homes will be needed

5.15. Question 8 asked residents to prioritise what types of homes the Council should build. Chart 13 shows the results received. Chart 14 shows weighted results where the type of homes ranked as priority 1 were allocated 5 points and works stated as priority 5 were allocated 1 point.

Chart 13

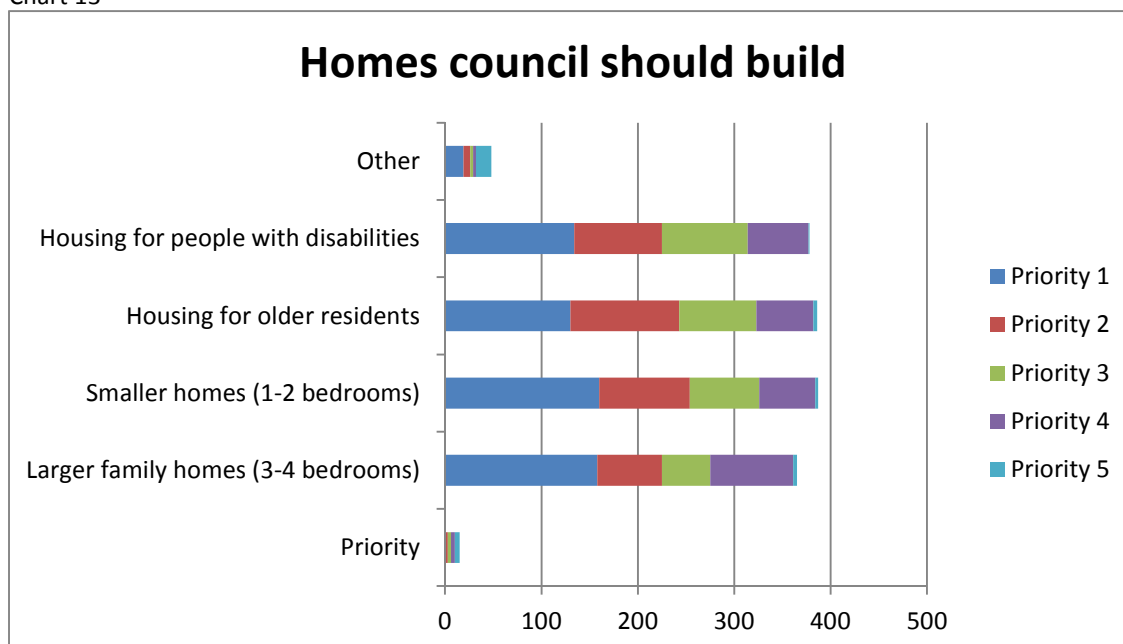
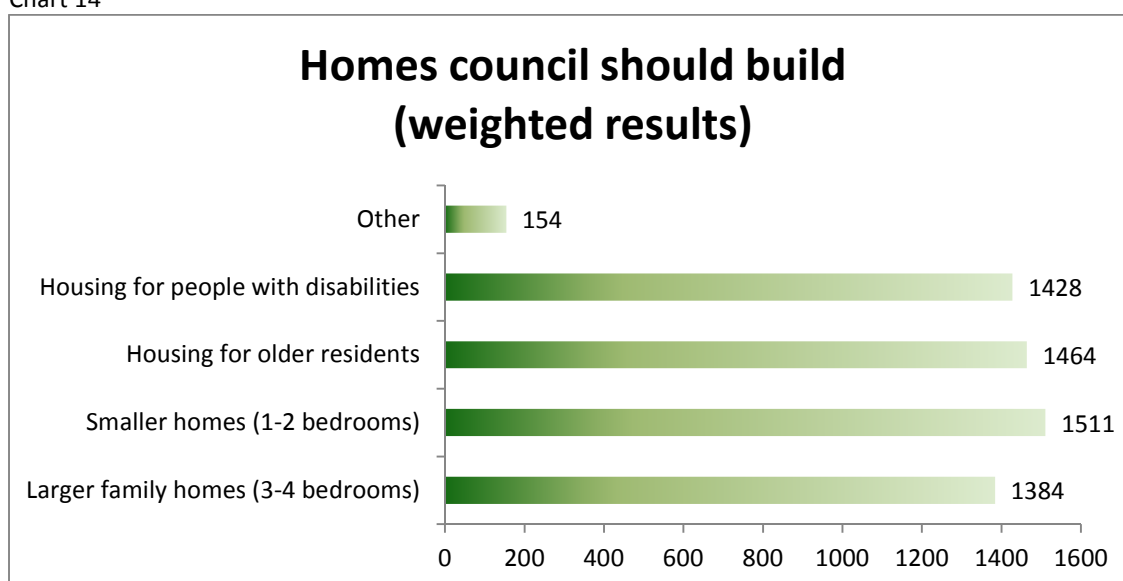


Chart 14



5.16. There is very little difference between the four main options.

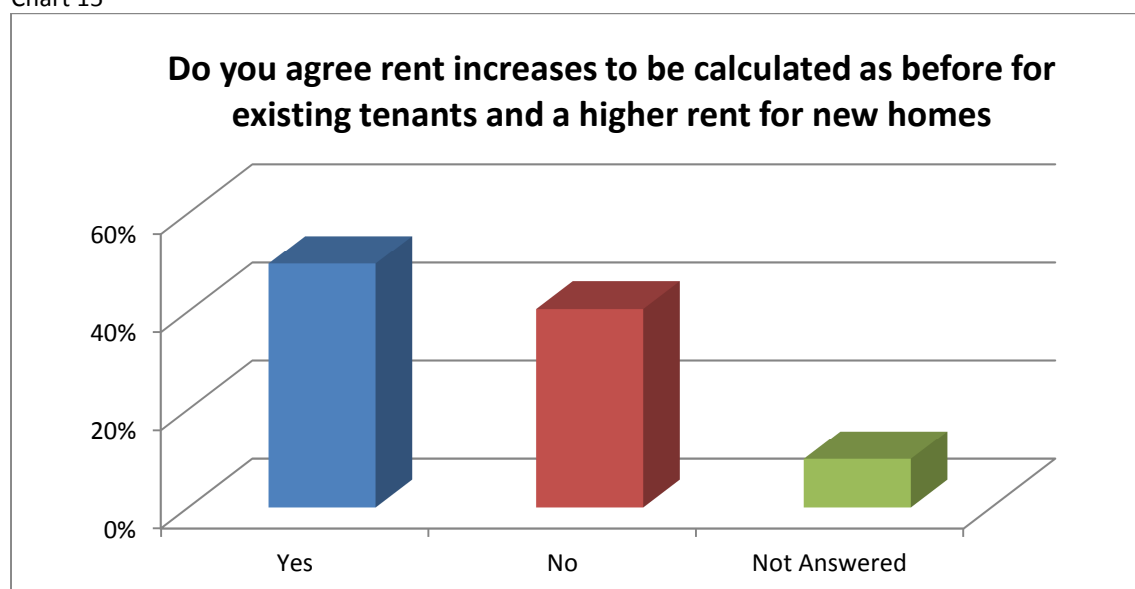
6. Rent Policy

6.1. The postal survey explained the approach suggested to rent policy in the draft asset management strategy and asked one question about this. The survey stated:

6.2. *'The proposed investment in existing and new homes depends upon rental income. For existing tenants, rent increases will continue to be calculated over the next 5 years as they have been in recent years. For new homes rents will be set at a higher level to help fund them.'*

- 6.3. Question 9 asked residents if they agreed with this overall approach. The response was mixed with 50% responding Yes and 40% responding No. 10% did not answer the question.

Chart 15



- 6.4. A number of respondents that said yes to question 9 commented as follows:
- People living in new homes should pay more rent
 - Rents should be affordable for low wage earners
 - Rent is already too high
 - New properties will have lower running costs so tenants can afford higher rent
 - As long as it is reasonable everyone should bear some of the cost
- 6.5. A number of respondents that said no to question 9 commented as follows:
- Rent is already too high. People are struggling to pay. Ages are not increasing.
 - Rents must be affordable for low wage earners
 - People living in new homes should pay more rent
 - New homes become part of the stock for everybody so rent should be uniform.
 - New build homes should be affordable