

APPENDIX B.2

Housing Asset Management Strategy 2025 - 2030

Asset Feasibility Study Template

This feasibility study template will be completed for identified poorly performing properties. It sets out the principles and process that will be applied in each case to comprehensively review and recommend options for each asset, in alignment with the Asset Management Strategy.

Each business case will be presented to an Assessment Panel made up of the Head of Finance, a representative for the Borough Solicitor and the Head of Asset Strategy and Valuation. This will ensure that any asset review and subsequent recommendation is:

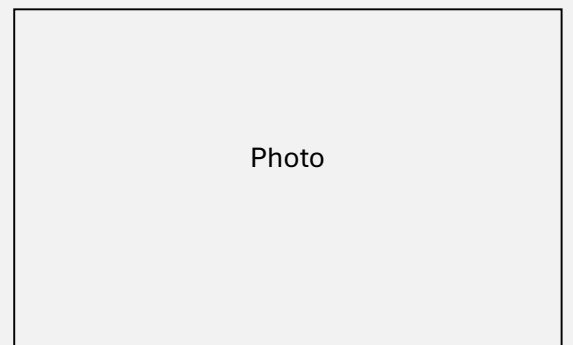
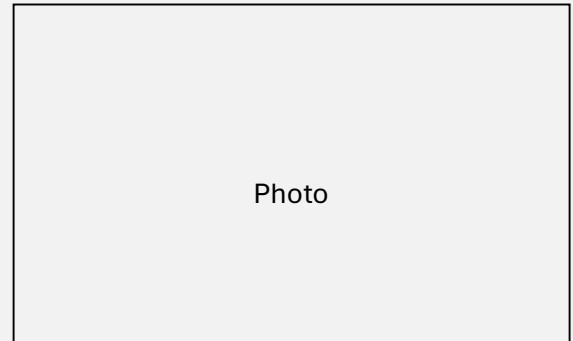
- securing best consideration for the Council
- compliant with statutory requirements/terms of consent (supported by external counsel advice where required)
- achieves best value and is economically advantageous for the Council

It will follow relevant the governance arrangements as set out in the Housing Asset Management Strategy.

Asset Feasibility Study

Property Address

Ward	<i>Ward the property is in</i>
Entire Site Considered	<i>Description of the full site, e.g., 2 Terrace Town Houses and Adjoining End of Terrace Town House.</i>
Site Details	<i>Detail of site, including list of residential units and bed-size, and any commercial units</i>
LBC Tenure	<i>LBC ownership of the address e.g., freehold only, leasehold and freehold</i>
Occupancy	<i>The resident make-up of the property, e.g., no. Camden tenants and leaseholders</i>
APEM Score	<i>The overall score of this property based on evaluation via the Asset Performance Model</i>
Avoided Investment	<i>The estimated value of avoided investment by releasing the property</i>
Valuation (LSH)	<i>The value of the property, as determined by an external survey</i>
Disposal Type	<i>The interest proposed to be released, e.g., the Entire Freehold Interest.</i>



1. Summary

This section will provide a summary of how the property meets the principles of the Asset Management Strategy and contributes to its key aims, including the recommendation, key reasons, impacts on residents and how it meets the overall aims of the AMS.

2. Property Description

This section will provide an overview of:

- *The property size and layout of units, including residential and/or commercial*
- *Building composition and age*
- *Location and surrounding area, including proximity wider community amenities*
- *General suitability as social housing stock*
- *The estimated value of the property, as determined by an external survey*

3. Property Performance

This section will provide a detailed view of the current and forecasted property performance, drawing on detailed surveys from external consultants, input from LBC repair teams, and wider condition performance data.

This will include:

- *The scope and value of immediate investment needs to retain the property in Council ownership for social, affordable housing or temporary accommodation and to retain commercial units (where applicable)*
- *The level of ongoing underlying risk, e.g., structural issues or subsidence, damp and mould*
- *An outline of future condition requirements*
- *An overview of the energy performance of the property and estimated investment required to support LBC sustainability commitments*
- *Any other factors relevant to ongoing property performance and financial viability*

4. Financial information

This section will provide a summary of the full 30-year life cycle cost assessment of the property against expected rental income, as well as any other relevant financial considerations. This section will also provide comparative data to understand the lifecycle costs compared with other similar size and type of properties in the housing stock.

*E.g., Based on the 30-year assessment of this property, including all forecasted rental income and investment requirements, the net income estimated to be **£X.XXM**. In comparison, sale of the property would achieve a potential capital receipt of **£XXM** for funding towards the capital works programme.*

5. Options Available

This section will detail the options available for the future of this property, including how the investment need and/or scope of the property aligns with the principles of the Asset Management Strategy, and the Quality Homes programme in particular

This will include detailed assessment of the property against the following four options:

- 1. Retain the property*
- 2. Transfer to Camden Living or use as Temporary Accommodation*
- 3. Invest and Sell*
- 4. Sell in current state*

6. Resident Impacts

This section will outline tenant impacts and proposed actions to mitigate this. It will also detail how a sale would change of the make up of the overall property and any impacts on the remaining tenants/leaseholders.

7. Recommendation

This section will outline the recommended option and summary of reasons.

8. Assessment Panel Comments

This section will be completed by the Assessment Panel and include comments from Legal, Finance and Property representatives and provide a record of support for the recommended option or reasons for supporting an alternative option.