

Title: Camden Housing Investment and Asset Management Strategies, Capital Works Programme

Information/Discussion Report: Information

Recommendations: The DMC is asked to note the report

Report Summary: This report provides details on the Council's Housing Investment Strategy, Housing Asset Management Strategy, and Housing Capital Programme.

1. Background

- 1.1 We Make Camden is our joint vision for the borough, developed in partnership with our community. Its ambition is that everyone in Camden should have a place they call home Camden should be a green, clean, vibrant, accessible, and sustainable place with everyone empowered to contribute to tackling the climate emergency.
- 1.2 The strategies appendix set out how the Council will meet this ambition for the homes it owns and manages. It will also contribute greatly to the delivery of the Estates Mission as it will consider the investment needed and the options available to either reduce investment need or generate resources for investment.
- 1.3 The Way We Work is the Council's response to We Make Camden and the development and delivery of the Housing Investment Strategy is closely aligned to the housing and repairs transformation programme which looks at how services and outcomes can be improved for residents.

2 The Ambition

- 2.1 The Council's ambition is to be an excellent social landlord that places its tenants at the top of its priorities and provides quality housing that meets, and where possible, exceeds regulatory requirements.
- 2.2 We aim to deliver services to residents that are easy to access and are underpinned by open and transparent communication. This ambition includes

work to make our estates more pleasant places to live, and our homes much more energy efficient, and ultimately zero-carbon.

- 2.3 The Council is also committed to increasing the supply of good quality, energy efficient, family-friendly homes through its Community Investment Programme, through its Registered Provider Camden Living, and through its acquisition programmes.
- 2.4 This report responds to two key challenges which the Council faces:
 - 2.4.1 an urgent need to address the local housing crisis through the development and acquisition of good quality homes,
 - 2.4.2 and a significant shortfall in its finances to maintain its existing portfolio to the necessary standards to ensure regulatory compliance and the safety of residents.
- 2.5 These are not independent challenges; and it is therefore essential that the Council takes a holistic approach in its response.
- 2.6 Within this context the report sets out the Council's Housing Investment Strategy and how it will add to and adapt its housing stock through the Community Investment Programme, Camden Living and acquisition programmes.
- 2.7 To support the ambitions of the Housing Investment Strategy (Appendix A), the report also details a 5-year investment strategy for the Council's current homes, to improve their quality and make sure residents are safe, warm and dry.
- 2.8 The strategy responds to significant change nationally in social housing regulation, especially the Social Housing (Regulation) Act 2023 and Building Safety Act 2022 and embeds their requirements in the specific context of Camden. It details investment priorities, funding arrangements and the proposed capital works to be delivered.
- 2.9 The report also considers the outcomes for residents and how some of the Council's homes are not at the standard they should be, either because of how they are built or because of the investment they need.
- 2.10 The report was presented to Cabinet because it has significant implications for investment in the Council's homes across all wards, requires the allocation of significant capital budgets, and recommends an active approach to managing the Council's housing stock, which is focused on securing better homes for Council residents and actively addressing poor quality or high-cost homes.

Report Ends