



Irish Council
for Social Housing

Finance for Development & Delivery

ICSH Biennial Finance & Development Conference 2018

25th & 26th October 2018, Lyrath Hotel, Kilkenny



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Asset Management and Financial Commitment Local Authority Experience

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Louth County Council



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Context – “Bricks & Mortar”

National Stock of 130,000 (106,000 houses: 24,000 flats)

Age	Years
<10%	19%
10-20%	19%
20-40%	29%
40-60%	16%



**64% between
10-60 years**

No history of Systematic Planned Maintenance



Context – “Financial Reality”

- Housing is one Programme Group in a LA Budget.
- Planned Maintenance should be funded from Internal Capital Receipts.
- Rental Income can cross subsidise general services.
- Rental Income relative to maintenance cost.

(Average Maintenance Cost per annum €1,679 v. Rental Income of €2,665 – 157%)



Louth Experience

- Planned Maintenance previously done by estimate (typically windows & doors).
- Changed to Conditional Survey with grading across aspects of property
- ICT Challenge
- Difficulty in getting access to properties
- Challenge of analysing the data collected into Works Programmes



Work Prioritisation

Challenge in agreeing works and timeframes.

- Rewiring.
- Gutters / Fascia.
- Kitchen replacement.
- Bathroom replacement.

Most of this work done currently at void time as opposed to in a planned programmed manner.



Funding Options to Consider

- Internal Capital Receipts.
- Finance by Loan.
- Charging the Tenants.
- Direct Funding by the Exchequer.



Potential Model

- Utilise existing void funding (Plus!!).
- Convert this into support for Asset Management Plans.
- Each Housing Authority to prepare these Plans.



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- Stock Survey (Initial, Sample & Rolling).
- Judged against Rental Standards.
- Use a Standard Survey Template.



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ICT Solution that:

- Records consistently
- Plans and costs works programmes.
- Offers the opportunity to provide KPIs.



Asset Management Plans

Asset Management Plans provide an opportunity to:

- Logically invest in own stock.
- Manage expectations of our Tenants and Public Representatives.
- Measure Performance of Housing Authority.



Thank You.



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