



Comhairle Contae **Lú**
Louth County Council

Your Council

for Your

Community

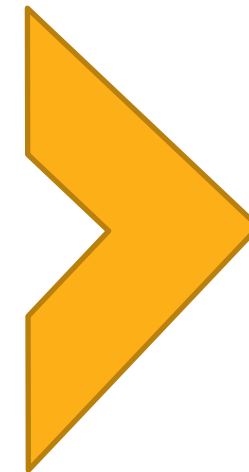
**Asset Management and
Financial Commitment
Local Authority Experience –
Joe McGuinness**



Context – “Bricks & Mortar”

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

Age (Years)	Percentage of Stock
<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 Local Authority Budget.
- Theorists would say Planned Maintenance should be funded from Internal Capital Receipts.
- Internal Capital receipts are bust!
- In some Local Authorities Rental Income can cross subsidise general services.
- Rental Income relative to maintenance cost.
- **(Average Maintenance Cost per annum €1,679 v. Average 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 – Proposed!

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



Delivered By

- Stock Survey (Initial, Sample or Rolling).
- Judged against Rental Standards Regulations
- Use a Standard Survey Template.
- Agreed national standards for works
- Agreed national standards for tenant responsibilities



Delivered by an 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 Authorities.



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Thank You

Go raibh maith agat

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