



**Falkirk Council**  
**Housing Asset Management Plan**  
**2025-2026**





# Housing Asset Management Plan 2019-2024

## Update

The Housing Asset Management Plan 2019 to 2024 was due to be updated in 2025, covering the period 2025 to 2029. However, the Council's approach to asset management is set out in the Corporate Asset Management Strategy 2021 - 2026 which was approved by Council in May 2021. This sets out the actions and objectives for a consistent approach to all asset categories, recognising their differences, and to ensure that assets are managed effectively and efficiently to support service delivery, are fit for purpose and financially sustainable. Therefore, Housing Services will implement a Statement of Intent for an interim year, 2025, and will develop a new Housing Asset Management Strategy in 2026 to align with the Corporate Asset Management Strategy.

### **The Capital Strategy 2025 – 2030**

The Capital Strategy was approved in March 2025 and should be considered as part of a suite of plans which set out the vision and priorities of the Council and how these will be achieved. It must align to, for example:

- The Falkirk Plan
- The Council Plan
- Financial Strategy
- Corporate Asset Management Strategy

The Capital Strategy is clear that the cost of the Council's investment ambition and need is higher than the resources available. The constraints on both capital and revenue mean that improvements must be made to how investment is targeted. Borrowing is a finite resource and must be targeted towards assets that support the delivery of Council priorities. The Capital Strategy for 2025 to 2030 includes the impact of the Housing Investment Programme 2025/26 – 2029/30, which was approved by Council on 30 January 2025.

The Council's approach to asset management is set out in the Corporate Asset Management Strategy 2021 - 2026 and was approved by Council in May 2021. This sets out the actions and objectives for a consistent approach to all asset categories, recognising their differences, and to ensure that assets are managed effectively and efficiently to support service delivery, are fit for purpose and financially sustainable. The main asset categories considered by the strategy are:

- Property (including land)
- Roads, Bridges and other Infrastructure
- Open Space
- ICT
- Vehicle, Plant and Equipment
- Housing



This approach reinforces the essential linkages between asset management planning, capital planning and investment. The five-year 2025-2030 capital budget plan will see the introduction from Service focussed to Asset Category planning to align with the asset management strategy, ensuring investment is most appropriately prioritised and targeted in furthering the Council's strategic aims and objectives, its transformation agenda, and other statutory obligations. Asset management plans or equivalent strategies are in place for each of the asset classes.

The Housing Asset Management Plan sits under the Corporate Asset Management Plan as a sub asset class. It is therefore considered prudent that the existing HAMP remains valid until the new Corporate Asset Management Plan is approved. This will ensure the new Housing Asset Management Plan fully aligns with the approved corporate aims and objectives.

The existing Housing Asset Management Plan 2019-2024 is set within the context of the Local Housing Strategy. The Local Housing Strategy recognises that there is a need to increase the supply of housing to meet current needs and to improve the condition of the existing housing stock so that it can continue to play a useful role in meeting local need. However, it also recognises that whatever is done now will have an impact on both the environment and the quality of life of individuals and communities for many years to come. In this context and given the life span of well-built housing, there is a need to ensure sustainability and safeguard the environment both now and in the future. The 5-year Local Housing Strategy sets the strategic direction for:

- Tackling housing need and demand, and reducing homelessness
- Informs future investment in housing and related services across the Falkirk Council area.
- Sole overarching strategic document on housing, homelessness, housing support and fuel poverty.

There are seven priorities to be achieved. We value the impact of collaborative working with local communities and partners to achieve these priorities.

- Priority 1 – Increasing housing supply
- Priority 2 – Creating sustainable communities
- Priority 3 – Access to housing
- Priority 4 - Housing & Support for Vulnerable Groups
- Priority 5 - Tackling Fuel Poverty, Climate Change and Energy Efficiency
- Priority 6 - Improving Housing Conditions
- Priority 7 – Creating a Sustainable Private Rented Sector

The existing and future Housing Asset Management Plans and the Housing Investment Programme contribute to delivering Priorities 1, 2, 4, 5 & 6 above.



This HAMP recognises that the Council's assets are vital to the effective delivery of services within Falkirk and managing these assets requires structured and planned processes to ensure that assets:

- Are efficiently managed to meet current and future needs
- Contribute to a positive public perception of the Service
- Are regularly reviewed to ensure they are used effectively and deliver value for money
- Are regularly appraised to establish if they should be retained or whether alternative uses should be considered

### KEY OBJECTIVES

The Housing Asset Management Plan 2019-2024 recognises there is a need to increase the supply of housing to meet current needs and to improve the condition of the existing housing stock so that it can continue to play a useful role in meeting local need. However, it also recognises that whatever is done now will have an impact on both the environment and the quality of life of individuals and communities for many years to come. In this context and given the life span of well-built housing, there is a need to ensure sustainability and safeguard the environment both now and in the future.

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In order achieve this, we will continue to:

- Ensure all HRA asset investment and disposal decisions are based on thorough option appraisal and cost benefit appraisals
- Regularly monitoring the performance of HRA assets and setting out responsibilities for securing continuous improvement
- Collect, store and maintain HRA asset management information
- Ensure that only HRA assets that meets the Council's corporate objectives are retained: e.g. selling small strips of land that are considered surplus to operational requirements or disposing of non-operational property assets with high investment needs and low rental yields.
- Ensure the HRA asset portfolio is suitable for its current use and supports efficient and effective service delivery both now and in the future
- Ensure all HRA assets comply with relevant legislation



- Where possible, ensure HRA property assets are accessible for people with disabilities
- Meet the demand of an increasing population, linked to the LHS and making best use of available HRA assets
- Minimise the cost and consumption of resources
- Ensure that the HRA non-operational portfolio continues to generate sufficient revenue and encourages economic development and make recommendations for disposal, reconfiguration or retention
- Manage surplus HRA assets effectively

### INTERUM PLANS & PRIORITIES 2025-26 TO MAKE BETTER USE OF HRA ASSETS

During the interim period between the existing and new Housing Asset Management Plan, we will adopt a strategic approach to asset management and gather data to inform decisions regarding the sale of stock, reconfiguration of stock and retention and investment.

- **Reconfiguration of stock** This will include exploring conversions, extensions and reconfiguration of properties, such as using integral garage space to provide additional larger and accessible homes.
- **Remodelling or disposal of low demand stock:** This will identify low demand stock and make commendations on the most effect options for the making best long-term use of the assets.
- **Hard to Treat' properties:** Carry out a cost benefit analysis to establish whether to retain or dispose of assets. These properties are generally very expensive or difficult to improve.
- **Communal blocks in shared ownership;** This will consider options to dispose of stock in communal blocks where we are in minority ownership and/or where the planned investment is either blocked or investment work does not represent best value.
- **Review of non-domestic assets** This will seek to make recommendations on properties for sale, reconfiguration or retention with proceeds from sales being applied to reduce borrowing to benefit the HRA and aid future investment.
- **Complete the review of our lock up and garage sites.** This will explore where investment is required. This will also consider where alternative uses, or disposal of sites, is considered the option that represent best value.