## Asset Strategies

### Tables

<table>
<thead>
<tr>
<th>Measures</th>
<th>Asset Strategy 1 New Build Property</th>
<th>Asset Strategy 2 Retain Property</th>
<th>Asset Strategy 3 Redevelop 8 + years</th>
<th>Asset Strategy 4 Redevelop 3 – 7 years</th>
<th>Asset Strategy 5 Redevelop 2 – 3 years</th>
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<tbody>
<tr>
<td>Homestar Rating</td>
<td>Asset strategy - draft standard</td>
<td>No active programme to improve towards a higher Homestar rating</td>
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<td>TRC PQS</td>
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### Strategies

#### Maintenance Strategy

- **Appendix 2 Asset Strategies**
- **Trees and Hedges**
- **Patio / Decking**
- **Path**
- **Driveway**
- **Fences**

#### Average Condition Grade

- **Average Condition Grade Target 1 & 2 (first 5 years), Current Condition 1.0**
- **Average Condition Grade Target 1 & 2 (first 5 years), Current Condition 2.2**
- **Average Condition Grade Target 1 & 2 (first 5 years), Current Condition 2.4**
- **Average Condition Grade Target 1 & 2 (first 5 years), Current Condition 2.5**

#### Average Component Condition Grade

- **50% components CG 2 or above**
- **50% components CG 4 or above**
- **50% components CG 6 or above**
- **50% components CG 8 or above**

#### TRC Property Quality Standard

- **Quality standards - draft PQS Target (first 5 years)**
- **Meets TRC Property Quality Standards (PQS) Target**
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### Annual Maintenance

- **Annual Maintenance**
- **Annual Planned Maintenance**
- **Investigate cost effective solutions with a 10 year investment return**
- **Investigate cost effective solutions with a 7 year investment return**
- **Investigate cost effective solutions with a 2 year investment return**

### Grounds

- **Fences**
- **Driveway**
- **Path**
- **Patio / Decking**
- **Trees and Hedges**
- **Lawns**

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### Exterior Paint
- Prevent from deterioration into Condition grade 1. Repainting likely in 10 years
  - Exterior painting only shows minor wear and tear. Prevent from deterioration into Condition grade 3. Repainting likely in 6 years

### Cladding
- Maintain under warranty. TRC will complete a house wash on an as required basis.
- Wall constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 32 years.
- Cladding constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 28 years.

### Roof
- Roof constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 29 years.
- New roof likely in 10 years, to replace due to wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 15 years.

### Gutter
- Prevent from deterioration into Condition grade 2. Replacement likely in 15 years.
- Gutters to be checked during annual tenancy inspection and added to routine programme to clean.
- Gutter to be checked during annual tenancy inspection and added to routine programme to clean.

### Doors and Locks
- Doors and locks are well secured and operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years.
- Doors and locks are well secured and operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years.
- New lock sets, may be changed for security reasons.

### Aerials
- Aerials are well maintained. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years.

### Exterior Lighting
- Outdoor lighting is operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years.
- Exterior lighting is operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 4. Replacement likely in 25 years.
- Tenant installs aerial. Care must be taken not to damage roof or gutters.

### Windows
- Windows to be checked during annual tenancy inspection and added to routine programme to clean.
- Windows to be checked during annual tenancy inspection and added to routine programme to clean.

## Asset Strategy 1 – New Build Property
- Maintain under warranty. TRC will complete a house wash on an as required basis.
- Maintain to a high standard, and re-paint if required. TRC may wish to remove moss and lichen on an as required basis.
- Prevent from deterioration into Condition grade 2. Replacement likely in 32 years.

## Asset Strategy 2 – Retain Property
- Prevent from deterioration into Condition grade 2. Replacement likely in 18 years.
- Prevent from deterioration into Condition grade 2. Replacement likely in 18 years.

## Asset Strategy 3 – Redevelop 8 + years
- Prevent from deterioration into Condition grade 2. Replacement likely in 18 years.
- Prevent from deterioration into Condition grade 2. Replacement likely in 18 years.

## Asset Strategy 4 – Redevelop 3 – 7 years
- Prevent from deterioration into Condition grade 2. Replacement likely in 15 years.
- Prevent from deterioration into Condition grade 2. Replacement likely in 15 years.

## Asset Strategy 5 – Redevelop 1 – 2 years
- Prevent from deterioration into Condition grade 2. Replacement likely in 15 years.
- Prevent from deterioration into Condition grade 2. Replacement likely in 15 years.

### TRC Asset Management Plan v3.0
- Appendices
  - Page 5
### House Interior

#### Asset Strategy 1
- **New Build Property**
  - Minors to a single standard, replace if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
- **Asset Strategy 2**
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
- **Asset Strategy 3**
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
- **Asset Strategy 4**
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
- **Asset Strategy 5**
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective
  - Minors to a single standard of function, repair if more than 10% defective

#### Key Components - Interior

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<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls &amp; Ceilings</td>
<td>No treatment required as condition is in line with standard</td>
<td>Minor repairs where necessary. If more than 25% stained, then replace</td>
<td>Maintenance to a high standard</td>
<td>Maintenance to a high standard</td>
<td>Replacement likely in 1 year</td>
</tr>
<tr>
<td>Lighting</td>
<td>U/Light efficient lighting provided</td>
<td>Lighting will be upgraded to the latest standard</td>
<td>Upgrading to affordable energy efficient lighting</td>
<td>Upgrading to affordable energy efficient lighting</td>
<td>Replacement likely in 1 year</td>
</tr>
<tr>
<td>Insulation</td>
<td>R-values moderate to high, replace if not over 10% below</td>
<td>Insulation will be upgraded to the latest standard</td>
<td>Replacement to meet a standard set of 4.5</td>
<td>Replacement to meet a standard set of 4.5</td>
<td>Replacement likely in 8 years</td>
</tr>
<tr>
<td>Hot Water</td>
<td>Water heater is operational and functional, minor wear and tear</td>
<td>Water heater is operational and functional, minor wear and tear</td>
<td>Replacement if less than 1 year</td>
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<td>Replacement likely in 1 year</td>
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<tr>
<td>Drains</td>
<td>Drains are operational and functional, minor wear and tear</td>
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<td>Replacement if less than 1 year</td>
<td>Replacement if less than 1 year</td>
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<tr>
<td>Electric</td>
<td>Electrical fittings are generally operational, minor wear and tear</td>
<td>Electrical fittings are generally operational, minor wear and tear</td>
<td>Replacement if less than 1 year</td>
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<td>Replacement likely in 1 year</td>
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#### Technical Details

- **Heating**
  - Heating that meets the current Heat Standard and is highly energy efficient (meets requirements to specific types). Decision to be made on performance relating to each house type and specific Co2 levels. The house will be easy to maintain to a good standard.
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- **Insulation**
  - Insulation is replacement of inefficient thermal insulation, minor wear and tear. Proven from thermal testing to be below thermal condition and level set for the house type.
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