



# Developing an asset management strategy

## A model for building relationships with local authority partners

### Our commission

To review the current asset management plan and develop a new strategy focusing on dealing with difficult properties, developing relationships with local authority partners and giving A2 Dominion visibility in the many boroughs in which it works.

### Client: A2 Dominion

A2 Dominion has a stock of 37,000 homes across more than 90 local authority areas in London and the South of England. Its diverse portfolio includes private and social rented homes, student, NHS and temporary accommodation.

### Project overview

echelon carried out a five-stage asset management review which involved assessing existing documents and developing a new strategy.

It started with a scoping process designed to ascertain the client's needs moving forward and an asset management review group was set up to establish a hierarchy of needs and drivers.

External and internal stakeholders, including the group chief executive, chair of the board and executive team, were consulted through a series of workshops and one-to-one meetings and echelon conducted one-to-ones with seven local authority partners to understand their expectations and establish what they needed going forward.

The workshops and meetings identified strengths and weaknesses including 68 factors to success, which could be done differently.

### The solution

echelon built a ground up structure for a new asset management strategy. Existing documents were reviewed, and a gap analysis was carried out, to ensure that they were fully up to date and that they captured the organisation's aspirations while reflecting what is practically deliverable.

Additional sections were created as required and new documents drawn up with input from the asset management review group.

A new approach to replacing components was put in place to manage and maintain them to maximise lifespans rather than automatically replacing them after a set amount of time.

A priority property list was drawn up with criteria developed with local authorities to identify individual properties in need of attention and pool information such as projected spend and energy record etc to allow intelligent decisions to be made about future investment.

A series of local plans were also developed alongside the core strategy document to give visibility and transparency to local authority partners.

### Key outcomes

A five-year asset management plan, which was designed to be able to evolve, was put in place enabling A2 Dominion to take a more holistic, strategic approach to managing and planning for its assets.



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