

Your Homes, Your Future:

A summary of our new Asset Strategy 2025-2028



At Irwell Valley Homes, we are committed to making sure your home is safe, good quality, energy-efficient, and fit for the future.

Using data about our homes, we have created a new Asset Strategy that sets out how we will look after your homes and communities over the next 30 years.



irwell
valley
homes

What the strategy means for you

- **Investing in homes:** Over the next five years, we will invest £56 million to maintain and improve our existing homes, plus £13 million to make homes warmer and more energy efficient. Over 30 years, we are planning to invest £400 million in total.
- **Keeping you safe:** Safety is our top priority. We will meet all legal requirements and work to the highest standards for building safety, fire safety, and repairs.
- **Better repairs and upgrades:** We aim to deliver faster, better repairs and will continue to replace kitchens, bathrooms, boilers, windows, roofs and more to keep your home in great condition, aligning opportunities where possible so there is less disruption and more efficient use of resources.
- **Supporting energy savings:** We are improving homes to meet at least an EPC C energy rating, helping to reduce your energy bills and making homes greener.
- **Listening to you:** We know that you, our customers, offer valuable insight about how to create good homes and good communities. We will continue to listen to your views and improve based on your feedback.

Why we're doing this

- We want you to live well in your home and community.
- New laws and standards mean we must make sure all homes are safe, well-maintained and meet higher energy and building safety standards (*like the new Consumer Standards and Awaab's Law*).
- We want to ensure that our homes stay affordable, sustainable and meet the needs of current and future residents.

What we need from you

- Tell us when something isn't right so we can take a look.
- Give us access to your home when we need it, often to make sure your home is safe for you to live in.
- Let us know if you want to do something to your home, so we can check it's safe to do so.

How we will measure success

We will check our progress by measuring:

- Satisfaction with your home and the repairs and improvements services.
- Improvements to energy efficiency and home safety.
- Value for money and smart use of our investment.



We will report on the performance of this strategy every three months to our Board and continue to update you on our progress through our website, newsletters and annual report.

If you have any questions, concerns, or ideas, we would love to hear from you!

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