



Framework
For your future



Asset information

Number of homes owned
729

Types of homes

72 houses, **14** bungalows, **620** flats,
21 hostels, **2** care homes

Geographic distribution

Nottinghamshire, Lincolnshire,
Derbyshire, Leicestershire, Staffordshire

Age profile

c1900–2026

Stock condition strategy

Annual inspection 20% of stock



Planned maintenance programme

Key elements over the next 5 years
(number of properties):

Roof – **19**

Brickwork (pointing) – **20**

Windows and doors – **35**

Gas boilers – **50**

Electric heating – **42**

Kitchens – **290**

Bathrooms – **60**



Asset investment

Planned investment programme

Next 5 years (from April 2027):

Year 1 £530k,
Year 2 £994k,
Year 3 £958k,
Year 4 £1.3M,
Year 5 £720k.

Component replacement cycles

Key elements:

Roof – 60 years,
Brickwork – 40 years,
Windows and doors – 35 years,
Gas boiler – 15 years,
Electric boiler – 20 years,
Kitchen – 20 years,
Bathroom – 30 years.

Retrofit programme

A five-year programme (now in year 2) to improve the energy efficiency of all relevant homes to be a minimum EPC C rating. Framework is a member of Midlands Net Zero, a consortium of local social housing providers working together with partial grant funding from the Department for Energy Security and Net Zero.



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