Karibu's Investment Plans for Your Homes & Environment (2025–2030)

We want you to feel safe, proud, and comfortable in your home. This plan explains how we'll look after your homes, invest in improvements, keep you safe, and protect the environment.

Why This Matters

Karibu provides homes for over **5,000 customers** across West London. We own just over **1,870 homes worth £174m** and will invest **£79m over 30 years** to maintain and improve them.

Our Big Goals

- **Keep you safe** – meet all building and fire safety standards.
- **Make homes energy-efficient** – EPC Band C by 2030, Net Zero by 2050.
- **Improve quality** – tackle damp and mould, upgrade kitchens and bathrooms.
- **Protect the environment** – reduce carbon emissions and waste.
- **Listen to you** – your feedback shapes what we do.

Our Asset Management Strategy: What It Means for You

We're working towards 11 key goals to improve our homes and neighbourhoods by 2030. Here's a simple overview of what we're focusing on:

Our 11 Objectives

1. **Set a clear standard for what our homes and communities should be like, now and in the future.**
   *Residents will receive this standard by **March 2030**, following a review of policies (Void Management, Repairs, H&S, Fire Safety) and*

external regulations (Decent Homes 2, Awaab's Law). Updates will be shared through annual reports and resident communications.

2. **Create a long-term plan for every home we own so we can invest in the right places.**
   *The "plan for every property" approach will be developed during **2025–2027**, starting with larger or poorly performing buildings. Residents will be informed of categorisation outcomes and investment decisions annually.*
3. **Review homes that need major work and choose the best option for each one.**
   Measured through option appraisals (investment vs disposal vs redevelopment). Progress will be reported annually to the Board and summarised for residents in newsletters and online dashboards.
4. **Improve the information we hold about our buildings to help us make better decisions.**
   *Yes, this includes stock condition surveys. 85% of homes have been surveyed; the remaining 15% will be completed in **2025/26**, followed by a rolling programme of **20% of stock surveyed annually**. Key findings will be shared with residents after each cycle.*
5. **Use a fair and consistent method to assess how each home is performing.**
   *We use a framework combining **Net Present Value (NPV)** analysis, yield-based measures, and future zero-carbon liabilities. Criteria will be published on our website so residents can see how fairness and consistency are ensured.*
6. **Set clear priorities for investment so money is spent where it matters most.**
   *Priorities include building safety, Decent Homes compliance, EPC C by 2030, and net zero by 2050. Residents will receive an **annual summary of investment spend and priorities** in our yearly report.*
7. **Make sure our staff, systems, and contractors are ready to meet future needs.**
   *Through training, professional qualifications, and new systems (M3 Vision AMS, Building & Fire Safety systems). Contractor procurement for long-term contracts will be completed in **2025/26**.*

8. **Improve how we decide which empty homes to sell, based on long-term value and resident needs.**
   *Improvement plan includes updated disposal criteria factoring in zero-carbon liabilities and energy efficiency. Criteria will be reviewed early in the strategy period (by **2026**) and shared publicly.*
9. **Look carefully at homes we lease from others so we can reduce risks and secure future benefits.**
   *We will review all leased homes with remaining lease terms under 100 years during **2025–2027** and update financial plans accordingly.*
10. **Use more smart technology in our homes to spot issues early and maintain homes more efficiently.**
    *We aim to expand smart tech installations annually, building on pilots. Targets will be set in **2026** and progress reported in annual updates.*
11. **Improve where our homes are located by buying in the right places and selling where it makes sense.**
    Location strategy updates will be published annually, factoring in operating efficiency and future investment liabilities (e.g., zero-carbon costs).

Environmental Objectives

- **Energy efficiency:** Retrofit insulation, ventilation, heating upgrades.
- **Carbon reduction:** EV charging points, solar panels, eco-friendly materials.
- **Green spaces:** Improve outdoor areas and promote recycling.
- **Resident engagement:** Training on energy-saving and sustainability.

What We're Investing In

- **Safety:** Fire doors, alarms, building safety works.
- **Energy efficiency:** Insulation, windows, heating systems.
- **Repairs:** Kitchens, bathrooms, roofs, lifts.
- **Sustainability:** Solar power, water-saving tech, recycling.

How Much Are We Spending?

- **£3.2m in 2025/26**
- **£9.5m over the next 3 years**
- **£79m over 30 years**

Your Role

We'll keep you informed every step of the way and do our best to minimise any disruption. You'll also have the chance to share your feedback and ideas for improvements and learn useful energy-saving tips to help reduce your bills.

Our Promise: Safe, warm, affordable homes and greener communities.
Next Steps: We'll share updates regularly and involve you in decisions.
Contact us for details and scan the QR code below for updates.

CONTACT US

If you have further questions, please contact us.
📲 **Use your My Karibu app**
📞 **Phone**: 020 8607 7777
📩 **Email:** info@karibu.org.uk
🌐 **Visit our website:** www.karibu.org.uk
✍️ **Write:** Karibu Community Homes, Unit 3, 8 Kew Bridge, Brentford TW8 0FJ
We are also on social media at:
⚫ **X/Twitter:** @karibuchomes 🔵 **LinkedIn:** Karibu Community Homes
🟣 **Facebook/Instagram**: @karibuchomes