

# Capital Maintenance and Renewal summary of recommendations

## Program Improvements

Seniors, Community and Social Services completed an external review of the Capital Maintenance and Renewal (CMR) Program in 2022-23 to assess the program’s effectiveness. The ministry accepted most recommendations from the review and has taken steps to modernize the program.

Below is a high-level overview of the recommendations and their status as of October 2024.

Recommendation	Ministry Decision	Status
<p><b>Maintain adequate staffing for CMR program</b></p> <p>The CMR program staff manages requests for about 3,000 government-owned buildings and additional facilities owned by housing providers and municipalities.</p>	Accepted	In progress
<p><b>Increase funding threshold for internal government CMR contract approvals</b></p> <p>CMR contracts over the threshold are reviewed by an internal committee prior to contract procurements.</p>	Accepted	Pending
<p><b>Provide operating funding available to inform CMR project scope</b></p> <p>The cause of maintenance issues is not always known and operating funding can help housing providers identify these before applying for capital funding.</p>	Accepted	In progress
<p><b>Develop training materials to share with housing operators</b></p> <p>Department staff work with housing operators to ensure they are aware of processes and procedures for managing buildings on behalf of the government, and inform the department when repairs are needed.</p>	Accepted	In progress
<p><b>Provide regular training to housing operators</b></p> <p>Housing operators are required to submit projects, contracts and supporting documentation to the government for review and approval in accordance with prescribed procedures.</p>	Accepted	Ongoing
<p><b>Consolidate procurement for suite renewals</b></p> <p>Multiple strategies can be used to maximize the available funds for maintaining Alberta Social Housing Corporation properties.</p>	Accepted	Completed – Pilot In progress – Expanding based on pilot

<p><b>Develop specific funding groups for different categories of CMR projects</b></p> <p>CMR requests vary greatly from suite renewals to building envelop improvements to elevator repairs.</p>	Accepted	Pending
<p><b>Develop a framework for asset data</b></p> <p>The government maintains detailed information on its buildings and the systems in the buildings, including age, location, recent upgrades, repairs, etc.</p>	Accepted	In progress
<p><b>Improve internal data collection practices</b></p> <p>The government is responsible for maintaining accurate data on its buildings and the building equipment.</p>	Accepted	In progress
<p><b>Measure asset condition using Building Condition Assessments (BCA) and Facility Condition Indexes (FCI)</b></p> <p>BCAs and FCIs provide a data-driven approach to measuring the condition of a building and can help the department understand if and when it needs repairs.</p>	Accepted	In progress
<p><b>Develop, implement and distribute additional project prioritization criteria to housing providers</b></p> <p>Currently CMR projects are prioritized for funding based on several criteria – functionality, condition, reason for work, and impact of failure on tenants.</p>	Accepted	In progress
<p><b>Extend contract signing to housing management bodies</b></p> <p>Under the signing authority policy, the Alberta Social Housing Corporation signs all contracts for work on government-owned buildings.</p>	Declined	
<p><b>Create a portal for housing providers to submit and manage CMR projects</b></p> <p>Housing operators are responsible for requesting funding for projects and occasionally managing projects once they are approved, in collaboration with the department.</p>	Accepted	In progress
<p><b>Develop an inclusive process for continuous project prioritization and approval</b></p> <p>The current approval process is designed around the provincial budget process.</p>	Conditionally accepted	Requires more analysis

<p><b>Develop a data-driven funding allocation model to support project planning and prioritization</b></p> <p>The department works with housing operators to continue to enhance the level of information and data available to support requests for funding.</p>	Conditionally accepted	In progress
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