

Asset Management Policy

1. Summary

- 1.1. The Regulatory Standard sets out what is required from Registered Providers (RPs) in terms of Asset Management. They must maintain a robust assessment of the performance of all their assets and resources (including for example financial, social and environmental returns).
- 1.2. RPs should understand the return on their assets and have a strategy for optimising the future returns on assets – including rigorous appraisal of all potential options for improving value for money.
- 1.3. This strategy will set out SHAL’s approach to understanding our housing stock and customer profile, how we will optimise the return on our assets and how this will support our purpose and Business Plan objectives.

2. Objectives

- 2.1. The main objective of this strategy is to ensure that SHAL’s income from its homes is optimised and supports its purpose and Business Plan objectives.
- 2.2. Another key objective of this strategy is to ensure our homes are decent, affordable and meet the needs of our tenants now and in the future.

3. Details

- 3.1. This strategy seeks to unlock the potential of our homes and assets and seeks to support our purpose and Business Plan objectives in the following areas:
- 3.2. Demand & Supply
 - 3.2.1. We will use data on demographic changes, including ageing population, to inform our investment plans in relation to building new home, investing in our stock and allocating and seeking funds to adapt homes to meet the changing needs of tenants.
 - 3.2.2. We will monitor demand for particular locations and property types and seek to understand the impact of government policy on the ability of particular demographic cohorts to access homes we have available to let in order to ensure that our organisational purpose

remains relevant and sustainable and our financial business plan is supported by our investment decisions.

3.2.3. We will seek to understand the increasing aspirations and demands from our existing and future tenants in order to ensure that we can provide value for money and remain financially robust. In particular, we will understand our customers’ household incomes and expenditure profiles, digital inclusion/exclusion, poverty risk and desire to move into home ownership.

3.3. Stock Condition & Sustainability

3.3.1. We will assess and understand our stock profile in terms of its age and fitness for purpose and, where necessary, we will carry out options appraisals to consider the redevelopment or disposal of individual or groups of properties.

3.3.2. We will take into account sustainability in terms of the running costs of different types of homes including heating and transport in order to understand the impact on household risk of fuel poverty, access to employment and education and quality of opportunity.

3.3.3. We will aim to deliver homes which are built and maintained to Decent Homes Standard, with the aspiration to reach the Decent Homes Plus Standard in the future

3.3.4. We will understand the needs of the neighbourhoods where our homes are situated and play our part in investing in those communities and contributing to economic sustainability.

3.4. Funding, Financing & Value for Money

3.4.1. We understand the impact of managing our assets and asset planning to support our Business Plan

3.4.2. We will optimise the value and use of our assets to meet the requirements of economic regulation

3.4.3. We recognise the need for proactive solutions to improve our homes and their performance (both financial and social)

3.4.4. When procuring goods and services we will ensure value for money is achieved by taking a robust approach to whether these are best provided inhouse or externally. A more detailed approach is set out in SHAL’s Procurement Policy.

3.5. Use of data

3.5.1. We will be proactive in collecting and using information about our homes and our tenants in order to meet the above aims.

4. Outcomes

4.1. Key outcomes of this strategy will include:

4.1.1. We will develop and implement an active asset management plan and continually improve our approach to asset management

4.1.2. We will have a clear understanding of the profile of our homes and demographic changes in the areas we operate leading to homes which are ‘fit for purpose’

4.1.3. A positive impact on the business from better use of our housing stock

4.1.4. We will meet the Home Standard and the HHSRS

4.1.5. Improved tenant satisfaction with their homes and their neighbourhoods

4.1.6. We will be building the right homes in the right locations

4.1.7. We will be making better use of data held about our homes

5. Consultation

5.1. A draft copy of this policy will be available on our website to allow members of the public an opportunity to comment on its contents prior to being submitted for approval by SHAL’s board.

5.2. All tenants will be contacted by text to let them know of its availability online and also a draft copy will also be made available on request.

5.3. SHAL’s tenant scrutiny panel will also be invited to review the policy and suggest any comments and amendments prior to the policy being approved by the board.

6. Equality and Diversity

- 6.1. SHAL celebrates diversity and recognises the needs of a diverse population. This policy will be applied in a way which complies with our own Equality and Diversity Policy, which states that we will not discriminate on grounds of age, disability, gender reassignment, sexual orientation, marriage and civil partnership, pregnancy and maternity, race, religion and belief and gender.
- 6.2. The policy will also comply with the Human Rights Act 1998, and Equalities Act 2010.
- 6.3. SHAL works closely with its partners and other agencies to ensure it has a clear understanding of its resident community with clear regularly updated service user profiles.

7. Value for Money

- 7.1. The proactive and effective management of our assets will ensure SHAL meets its business plan objectives and achieves excellent value for money.

8. Owner

8.1. Maintenance Manager

9. Version and Revisions

9.1. This policy will be reviewed every 5 year(s)

9.2. Revisions

| New version | Date | Revision details |
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