

Railway Housing Association

Policy Statement

Asset Management (Residential Properties)

1. Statement of Intent

The purpose of this policy is to ensure that, within the economic capacity of the Association, our assets continue to meet our strategic goals of:-

Ensuring the viability of our stock within the wider context of supply, demand, neighbourhood planning and stock condition.

Ensuring that the Association's properties remain fit for purpose, maintain current standards and meet the requirements and expectations of residents within a value for money context.

2. Implementation

2.1 Housing need and demand

The Association's properties are intended to meet a housing need. In areas where there is an appropriate supply of accessible and affordable housing to meet local needs, the Association will need to be satisfied that a demand or potential market for our properties exists.

Where this requirement cannot be met by employing the measures laid down in our Risk Register, we will consider remodelling to match a demand, transfer, exchange, disposal or demolition.

2.2 Service Delivery

The geographical location of our properties should enable us to deliver good quality affordable services that represent best value to our customers. Where we identify homes that need an intensity of management input that is better delivered locally, the Association will explore the possibility of locally based management, management agreements or services via a local Registered Social Landlord with a proven track record, or transfer/exchange of homes.

2.3 Local Community

Good local services and amenities together with good local employment are essential to the stability and sustainability of a community.

Where there is a decline in such amenities or instability in the local community, the Association will endeavour to support local community development initiatives and where appropriate support our tenants and local residents to lobby for improvements.

In addition, the Association will ensure that it has appropriate policies and procedures in place to ensure that where the conduct of an individual resident or group of residents threatens the quiet enjoyment of others or results in residents feeling harassed or discriminated against, appropriate action will be taken.

2.4 Resident Involvement

The Association will promote and facilitate tenant involvement in matters which will significantly affect them.

2.5 Maintenance of our Properties

All of the Association's properties meet the Decent Home Standard. The planned maintenance programme is informed by the options appraisal process and on-going stock condition surveys. Surveys are carried out on a four year rolling programme (this is due to be revised to three years during 2009). This information is held on an up to date database which details the type and condition of properties.

Stock which is determined as continuing to meet housing needs or demand for the foreseeable future and which will remain economically viable in the long term will continue to be maintained to improvement standards.

In the case of stock which no longer meets our objectives and which is the subject of strategic decisions including re-modelling, re-investment (e.g. re-conversion) or disposal, it will be maintained to its current standards.

2.6 Rent Levels

Increase in choice for potential residents means that the Association must try to ensure that our rents are competitive within the social rented sector. Rent levels will be set in accordance with our Rent Setting Policy and reviewed annually in conjunction with the review of our Business Plan.

2.7 Insurance

All of the Association's properties will be protected with adequate insurance cover.

3 Responsibility

The Chief Executive is responsible for ensuring the effective implementation of this policy.

4 Review

This policy will be reviewed biennially, in consultation with residents.

This policy applies to the beneficiaries of Joseph Hornby Stockdale Almshouses.

February 2009

This policy can be made available on request in other languages, large type, Braille or in audio format.