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Asset Management Policy

Purpose

Orwell Housing Association (Orwell) is committed to making a positive difference to the quality of life and future opportunities of our customers, our employees, and our communities. Our property assets, including the open spaces around them, form a key part of that commitment.
This policy provides a framework for investment into our property assets to ensure they meet the Safety and Quality Standard, as set by the Regulator for Social Housing, provide safe, quality homes for our customers, and meet existing and future energy efficiency requirements.

Legal Obligations

As a Landlord, Orwell is required to maintain its housing stock to meet the following legal requirements:

- The Housing Health and Safety Rating System (England) Regulations 2005
- Decent Homes Standard 2006
- The Climate Change Act 2008 and associated Carbon Budget Orders
- The Energy Performance of Buildings (England and Wales) Regulations 2012
- The Homes (Fitness for Human Habitation) Act 2018
- Fire Safety Act 2021
- Building Safety Bill
- Social Housing White Paper - “The Charter for Social Housing”
- The Home Consumer Standard from the Regulatory Framework of the RSH
- The Equality Act 2010
- Landlord and Tenant Act 1985
- Control of Asbestos Regulations 2012
- Gas Safety (Installation and Use) Regulations 1998
- Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020
- Health and Safety at Work etc. Act 1974
- Data Protection Act 2018 (GDPR)
- Environmental Protection Act 1990
- Building Safety Act 2022
- Fire Safety Act 2021

Orwell's Commitment

It is Orwell's policy to invest in its properties to ensure that they meet the legal standards required as a minimum and, within financial constraints, to exceed these standards where possible.

To achieve this policy aim we will:

- carry out a rolling programme of full (non-cloned) stock condition surveys to ensure the asset database, held in Asprey, is accurate and up to date.
- use the stock condition data to ensure that the 10 Year Property Investment Plan, which also informs the 30 year business plan, is kept up to date.
- regularly collect and analyse resident feedback through surveys, focus groups, and digital platforms to inform and refine our asset management strategies.
- within the stock condition data, use life cycle costings to enable the planning of works on a rolling 10 year programme and inform whole life asset costs.
- use the 10 Year Plan to set budgets for planned works to the housing stock and aim to deliver the work identified in the plan as a minimum.
- direct any additional funding made available either by savings on budget or by additional funding authorised by the Board to bring forward work identified in the 10 Year Plan, diverging from the plan in exceptional circumstances.
- ensure that the cost of stock improvement work is within Orwell's financial model.
- seek to balance property spend to 60% improvement work and 40% responsive repairs to improve efficiency and value for money.
- use the Housing Health and Safety Rating System (HHSRS) information within the stock condition survey data to identify any safety issues within our tenants' homes.
- use an asset management review tool to inform investment and disposal plans. Identify those homes that will meet our quality standards and net zero goals in the future. In line with the Disposal Strategy.
- where appropriate, ensure tenants are consulted and involved in our investment plans, service standards and specifications through Orwell Residents' Group, and members of my Orwell Voice.
- Move towards appropriate property improvement information being made available to tenants through the new Tenants' Portal.
- consider diversity and sustainability in all asset management decisions and, where necessary, balance increased costs against the desire to achieve these objectives.
- ensure all asset management procurement activities are carried out in accordance with Orwell's Procurement strategy, the Repairs Policy and Procedures and Orwell's financial Standing Orders.
- undertake work to achieve net carbon zero by 2050 across the stock in the most effective and efficient manner available. Using Sava modelling to forecast costs and estimated budgets.
- work with our Development team to review the Development Design Guide to ensure our new homes meet the requirements of the Future Home Standard and assist in our commitment to achieving net carbon zero.
- improve the energy efficiency of our housing stock to ensure all properties achieve an EPC rating of C by 2030.
- ensure that the appropriate measures are taken to meet obligations arising under the Fire Safety Act 2021.
- ensure that all appropriate measures are taken to meet Orwell's obligations arising from the Building Safety Act 2022.
- ensure robust compliance systems, policies and processes are in place to meet statutory obligations and best exhibit best practice.