



Rural Stirling

Housing Association



Quality property
management services

GROUP ASSET MANAGEMENT POLICY

Rural Stirling Housing Association, Registered as a Scottish Charity No. SC037849 Venachar Limited, Incorporated under the Companies Act (Company Number SC447415) Registered Office: Stirling Road, Doune, FK16 6AA	
Policy Name	Group Asset Management Policy
Policy Category	Asset Management
Date Policy Reviewed	9 February 2023
Review Period	3 Years
Next Review Due	February 2026
Equality Impact Assessment	Yes

1.0 Purpose

1.1 Our vision is for strong and attractive rural communities and our mission is to provide affordable, quality housing and support community aspirations.

1.2 Our Asset Management Policy is designed to support the achievement of the above vision and mission and to ensure that our property meets the needs and standards of our customers now and in the future. We will ensure that our homes are:

- In good condition and well maintained
- Located in attractive, safe environments
- Environmentally friendly and energy efficient
- Meet our customers needs

1.3 The broader aims of the policy are:

- To establish a framework that will inform future investment decisions
- Facilitate the cost-effective procurement of future investment
- To ensure the long-term viability of the Association to serve communities for future generations

2.0 Strategic Asset Management

2.1 To facilitate these aims we have developed an Asset Management Strategy in line with the Scottish Housing Regulator (SHR) Recommended Good Practice (August 2012). The Asset Management Strategy and Action Plan is regularly reviewed and updated. The Asset Management Strategy includes our Planned Maintenance Delivery Plans and Cyclical Maintenance programmes.

Our approach to Asset Management includes:

- A regular review of housing need and demand in both terms of evidencing demand and reviewing turnover.
- High standards of design, development and management
- Ensuring that the views of customers are sought to ensure that the Association is providing homes and neighbourhoods people want to live in.
- A 30 year investment plan based upon elemental life cycles to inform long term investment need.
- A comprehensive stock data base and regular review to ensure the information is kept up to date.
- Stock condition survey data used to develop a detailed five year investment plan to provide the basis for the assessment of investment need

- Compliance with government standards such as the Scottish Housing Quality Standard and the Energy Efficiency Standard for Social Housing.
- Compliance with statutory duties to ensure reasonable standards of Health and Safety, in Asbestos Management, Legionella Management and where applicable the management of houses of multiple occupation (HMOs) and requirements of the Care Commission.
- Strategy for dealing with difficult to let or cause for concern stock
- Strategy for managing the transition to low energy use in our stock

3.0 Responsibilities Under the Policy

3.1 The asset management function sits within the Property Services Team responsible for delivering the strategy and associated activities. **These duties are undertaken by the following member of Property Services, Director of Housing and Property Services (DHPS), Property Services Officer (PSO) and Property Services Coordinator (PSC). Responsibilities for each role are noted below.**

3.2 Responsibilities include:

- Procuring contracts to deliver the services required in accordance with the Association's Sustainable Procurement Policy and which demonstrate value for money. **(DHPS and PSO)**
- Providing project management of the delivery of Capital Works, Major Repairs, Common Repairs, Cyclical Maintenance and Disabled Adaptations programmes. **(PSO and PSC)**
- Managing the Association's Responsive and Void Maintenance services. **(PSO and PSC)**
- Providing advice, guidance, information and performance reports on all aspects of Asset Management to the Association's Board and external stakeholders. **(DHPS and PSO)**
- Communicating effectively on all aspects of our planned investment and other major works programmes with our customers. **(DHPS, PSO and PSC)**
- Reporting compliance with the Scottish Housing Quality Standard, the Energy Efficiency Standard for Social Housing and Gas Safety Performance to the Scottish Housing Regulator annually as part of its Annual Report against the Scottish Social Housing Charter (ARC). **(DHPS and PSO)**
- Decarbonisation of our homes and reducing our carbon footprint in line with Scottish Government objectives and targets. **(DHPS and PSO)**

4.0 Equality & Diversity Statement (Group Statement)

4.1 We will ensure that this policy is applied fairly and consistently. In implementing this policy, we will not directly or indirectly discriminate against any person or group of people because of their race, religion or belief, gender, disability, age, sexual orientation, or any other grounds. Our commitment to equality and fairness will apply irrespective of factors such as age, disability, gender reassignment, marital or civil partnership status, pregnancy or maternity, race, religion or belief, sex, sexual orientation, or other personal attributes.

This policy and any other Rural Stirling Group (RSG) publication is available in other formats e.g., other languages, Braille, large print, audio.

5.0 SHR Regulatory Standards

5.1 The SHR's regulatory framework sets out Regulatory Standards of Governance and Financial Management to be achieved by all Registered Social Landlords (RSLs). The Board accepts that it is responsible for ensuring that the Association complies with these standards. The standards of direct relevance to this policy are noted below:

- Standard 1: The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users.
- Standard 2: The RSL is open about and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these priorities.
- Standard 4: The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.

6.0 Relevant Legislation

6.1 Housing (Scotland) Act 2014

7.0 Related Documents.

7.1 This policy relates to the following documents:

- RSG Strategic Plan
- Annual Business Plan
- Sustainable Design Guide and Standard Specification
- Sustainable Procurement Policy

- Sustainability Policy
- Asset Management Strategy

8.0 Review

- 8.1 We will review and update this policy every 3 years. More regular reviews will be considered where, for example, there is a need to respond to new legislation/policy or regulatory guidance.