



Camden Living (Housing Association) Limited

Asset Management Strategy Statement

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1. Introduction

- 1.1. The purpose of this strategy statement is to set out the approach Camden Living (Housing Association) Limited (“**CLHA**”) will take to asset management. Included within this strategy statement is the means by which CLHA ensures compliance with the Safety and Quality Standard set by the Regulator of Social Housing (“**RSH**”). Our strategy will ensure we protect our assets, offer a high standard of service and deliver value for money.
- 1.2. CLHA is committed to the effective management of our housing assets to deliver, long-term sustainability, quality for our residents and stakeholders. We will ensure we take a proactive approach in repairing and maintaining our assets in line with our landlord obligations.
- 1.3. As our portfolio of properties grows, when appropriate we will develop a full asset management strategy to support and inform our long-term financial forecast and strategic plans and which will detail the priorities for investment in the physical care of our properties.

2. Legal and Regulatory Requirements

- 2.1. This strategy statement meets its legal and regulatory obligations outlined in the following:
 - RSH’s Safety and Quality Standard

3. Scope

3.1. This statement applies to all properties which CLHA owns and their associated communal areas and estates. This policy applies to managing agents and third-party organisations who support CLHA in managing and maintaining our homes.

3.2. CLHA's vision is to maintain a portfolio of high-quality properties that provide safe, comfortable and well maintained homes for our residents.

4. Strategy Statement Objectives

4.1. The objective of our asset management strategy is to:

- Ensure the safety of our homes.
- Optimise efficiency and performance our assets to maximise value for money.
- Foster collaboration with stakeholders and managing agents to leverage resources and expertise of asset management.

5. Planned and Preventative Maintenance

5.1. As part of our overall approach to protecting our assets, offering a high standard of customer service and delivering value for money, CLHA will aim to achieve an appropriate balance between responsive and planned repairs. Where the nature of our stock requires it, we will develop a 5 to 10-year cyclical maintenance plan. This information will feed into our financial planning cycle and allow us to set annual programmes.

5.2. CLHA will set up systems to maintain stock condition information for all elements for which CLHA are responsible and to use this information to inform our planning of cyclical works and capital investment. CLHA will seek to ensure that it is achieving value for money by planning as many maintenance activities as possible (as opposed to relying on more costly responsive services) and ensuring that these are planned in a cost-effective way.

5.3. CLHA will ensure that the tenancy agreements issued are clear about the responsibilities of both the resident and managing agent for repairing and maintaining the property. CLHA will ensure that it delivers against its obligations and that we meet all our statutory responsibilities.

5.4. Tenants will be given notice about and be consulted on any relevant planned works, in accordance with the Landlord and Tenant Act 1985, which contains the primary legislation about consultation in section 20 of the Act.

6. Health and Safety

6.1. CLHA will meet all relevant statutory requirements that provide for the health and safety of the occupants of properties in which we hold an interest. This will include

ensuring timely electrical safety testing, fire risk assessments, and water safety assessments for all areas and components for which CLHA is responsible.

- 6.2. CLHA will ensure that all such activities are conducted by an appropriately qualified person.

- 6.3. **Electrical safety**

- 6.3.1. CLHA will provide a current and satisfactory Electrical Installation Condition Report (EICR) on the electrical installation in all communal and shared areas for which CLHA are responsible. These will be undertaken at recommended intervals (at least every 5-years), by an 'approved electrical contractor' and made available for inspection by the resident and ourselves upon request. The Electrical Installation Condition Report will confirm that the installation is safe for use, as specified in BS 7671:2008.
 - 6.3.2. Where appliances are provided, an annual Portable Electrical Appliances (PAT) Report must be issued by an 'approved electrical contractor' and be in accordance with the relevant approved codes of practice.
 - 6.3.3. For communal areas where responsibility for electrical safety is the responsibility of another party, CLHA will ensure that safety assessments are undertaken, and that compliance certificates can be made available to its residents.

- 6.4. **Fire safety**

- 6.4.1. CLHA will ensure that arrangements are in place for undertaking Fire Risk Assessments (FRAs) for all premises where it is required (and where CLHA has responsibility) by the Regulatory Reform (Fire Safety) Order 2005, and the prioritisation of actions recommended by the FRA.
 - 6.4.2. For communal areas where responsibility for fire safety is the responsibility of another party, CLHA will ensure that risk assessments are undertaken, and that compliance certificates can be made available to its residents.

- 6.5. **Gas safety**

- 6.5.1. CLHA will ensure that arrangements are in place for undertaking gas safety checks for all premises where it is required by the Gas Safety (Installation and Use) Regulations 1998, containing a gas system, which includes all gas appliances, except those which the tenant is entitled to remove.
 - 6.5.2. In the delivery of its annual gas safety check responsibilities, CLHA will make sure that a complete record of gas safety checks is kept for a minimum of two years from the date of the check and that residential tenants receive a copy of the record within 28 days of the date of the gas safety check, and that a copy of the latest record is provided to any new tenant.
 - 6.5.3. Prior to CLHA obtaining properties for which it bears responsibility for gas safety, CLHA will establish written procedures for:

- gaining access to premises to conduct gas safety checks to ensure that the check is carried out within the 12-month requirement; and
- ensuring that any actions arising from gas safety checks or any other event, such as gas incidents, are attended to in a timely manner and suitable records of actions are maintained.

6.6. **Water safety (legionella)**

- 6.6.1. CLHA will ensure that arrangements are in place for undertaking legionella risk assessments and sample testing of all relevant water systems (where CLHA has responsibility for shared water tanks and systems) by a competent contractor who acts as the Responsible Person under Legionnaires' disease - The control of legionella bacteria in water systems, L8 (4th Edition).
- 6.6.2. For shared water tanks where responsibility water safety is the responsibility of another party, CLHA will ensure that assessments are undertaken, and that compliance certificates can be made available to its residents.

7. **Policy Management**

- 7.1. The board is responsible for ensuring this strategy is kept up to date, implemented, monitored and evaluated.
- 7.2. This strategy will be reviewed annually and will feed into CLHA's business plan.

8. **Background Documents**

- 8.1. This statement should be read in conjunction with the legal and regulatory requirements in place at the time and the following policies:
- Repairs and Maintenance Policy
 - Neighbourhood and Communities Policy
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