# Asset Management Strategy

## 2026–2027

## Easy read guide



**This guide explains how Adullam will look after homes, keep people safe, and plan future improvements.**

# 1 About this strategy

## A strategy is a plan for the future.

This strategy explains how Adullam will manage its homes and other properties.

It covers the years 2026 to 2027.

We want homes to be safe, secure and well maintained.

We want homes to meet people's needs now and in the future.

Safety and the law come before financial return or property performance.

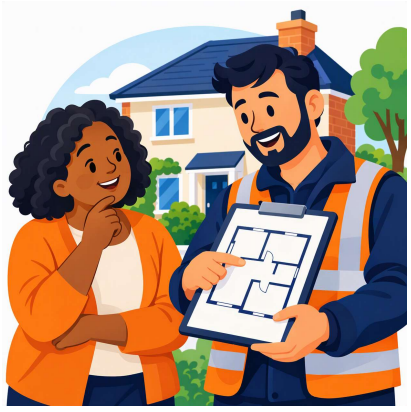
## Our mission

**Restoring hope and dignity through quality housing and support.**

## Who is this for?

The strategy supports tenants, residents and service users.

In this document, we call these people "residents".



# 2 What we want to achieve

## We will invest in the right homes at the right time.

Keep homes safe and in good condition.

Provide homes that help people live well and reach their goals.

Use money carefully and get good value.

Grow the number of suitable homes in line with Adullam's plans.

Reduce the amount paid to external landlords, over time.

Make sure we meet legal and regulatory requirements.

Support strong and sustainable communities.

**The right home can help a person feel safe, live well, and plan for the future.**



# 3 Keeping homes safe

## Property safety is a business-critical responsibility.

We will meet our duties as a landlord.

We will follow housing, building, and health and safety law.

We will manage gas, electrical, fire, asbestos, and water safety.

We will monitor risks and overdue safety work.

We will check that contractors are competent.

Important risks will be reported to senior leaders and the Board.

## Higher-risk buildings

Adullam does not currently own any higher-risk buildings as defined by the Building Safety Act 2022.

Future property decisions will still consider building safety requirements.

**If a safety issue is found, Adullam will assess the risk and take action.**



# 4 Repairs and empty homes

## Repairs

Adullam will carry out its repair duties as a landlord.

Repairs are delivered by an in-house team and contractors.

Repairs will be prioritised by risk.

We will monitor the quality and value of the service.

## Empty homes

An empty property is sometimes called a void.

High-cost empty homes will be reviewed.

A home will not be let if a serious Category 1 hazard is still present.

Required safety documents must be in place before a home is let.

We will monitor empty homes and rent lost.

**Safety checks must be complete before an empty home is offered to a new resident.**



# 5 Healthy and decent homes

## Homes should be safe, dry and fit to live in.

We will work to keep occupied homes at the Decent Homes Standard.

We will assess whether homes are fit for people to live in.

We will act when surveys or inspections find work is needed.

Damp, mould, and condensation will be treated as priorities.

Reports of damp and mould will be investigated.

Hazards will be assessed and repair work will be arranged.

Emergency risks will receive an urgent response.

Residents will be kept informed.

**Please report damp, mould, leaks, or other hazards as soon as possible.**



# 6 Checking our homes

## We need reliable information to plan repairs and improvements.

An independent survey of all Adullam assets is required every five years.

The latest survey was completed in 2025.

Surveyors record the type, age, and condition of key parts of each property.

They estimate how long parts may last and what replacement may cost.

Future surveys will also record damp, fire safety, asbestos, structural, and accessibility concerns.

Survey information helps Adullam plan spending over 30 years.

## Annual reviews

All accommodation will have an annual appraisal in the fourth financial quarter.

An impairment review will take place each year in the first quarter.

**Good information helps Adullam make fair and evidence-based decisions.**



# 7 Energy and the environment

## We want homes to use energy well and remain healthy.

We will invest in energy-efficiency improvements.

This work can help reduce fuel poverty and carbon emissions.

Every new tenancy will have an Energy Performance Certificate.

Energy information will help us plan work for each home.

We will seek external grant funding where it is available.

Energy work must not cause poor ventilation, moisture, damp or mould.

Adullam properties will keep current energy performance certificates.

**Energy improvements must make homes warmer and more efficient without creating new health risks.**



# 8 How we make property decisions

## We will look at the whole picture before making a decision.

We will consider safety, social value, the environment and cost.

We will review whether a property will remain suitable in the future.

We will look at repair costs, security costs and demand for the home.

We will consider rental income and rent lost when homes are empty.

We will consider local crime, anti-social behaviour and regeneration plans.

A property with high risks may need investment or may be considered for disposal.

Decisions will follow Adullam's financial and governance rules.

**Value for money does not mean choosing the cheapest option. It means using resources well to achieve safe and positive outcomes.**



# 9 Listening and checking progress

## Listening to residents

Residents are at the heart of the strategy.

Adullam will consult through coproduction and relevant teams.

We will involve residents when agreeing standards for accommodation.

## Checking progress

We will monitor satisfaction with repairs and lettings.

We will check gas, electricity, fire, asbestos and water safety.

We will monitor damp, mould, and Awaab's Law compliance.

We will monitor serious housing hazards, empty homes, and rent lost.

We will track energy performance and the Decent Homes Standard.

Senior leaders, committees, and Adullam's Board will receive reports.

Risks will be reviewed each month through senior leadership reporting.

**Monitoring helps Adullam identify problems, take action, and improve services.**



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# Important information

## This easy read guide gives the main points only.

The full Asset Management Strategy has more detail.

The full strategy is used if there is a difference between the two documents.

The strategy should be read with Adullam's Business Plan and related policies.

The full strategy is due for review on November 2, 2027.

## Questions or concerns

Speak to your usual Adullam contact.

Ask for information in a format that works for you.

Report urgent safety concerns straight away.

**Your views can help Adullam improve homes and services.**

