

AIMS OF ALDERNEY HOUSING ASSOCIATION**Vision (where we want to be) – for the next 5 years**

The Board's Vision is for Alderney Housing Association (AHA) to provide affordable housing, to a good standard, for lower income households in housing need.

1. To provide sufficient affordable housing to help meet the needs of low income local households to ensure the waiting list is kept to a minimum.
2. Provide a mix of tenure of rent, partial ownership and potentially key worker housing and sheltered housing if the need for such housing can be proven.
3. Improve all AHA's properties to a good modern standard.
4. Ensure our housing is managed and maintained to a good standard and is attractive to live in.
5. Assess how else AHA might improve housing provision in the future, taking into consideration ideas from other jurisdictions.

Mission (how we achieve the Vision)

1. By remaining financially healthy.
2. Assess opportunities to increase or decrease the housing stock to meet the prevailing waiting list housing need.
3. Use an Asset Management approach annually to assess the property portfolio in terms of best use for the existing tenants, the waiting list, the States and the taxpayer. This may involve modernisation, sale of property, demolitions, acquisitions or new build.
4. Implementing a long term proactive maintenance plan, and working on continuous improvement on our business Key Performance Indicators
5. Keep a constant dialogue with tenants to ensure we keep up to date with our customer requirements and try to anticipate their future expectations, assessing likely housing need trends for the future.

Summary of key AHA Values (the way the staff and directors operate)

- Honest, fair and reasonable to all
- Seek positive solutions
- Treat everyone equally (no discrimination)
- Disclose any potential conflicts of interest