

# AHA Business Plan 2014 -2019

## AIMS AND OBJECTIVES

The 3 core business objectives for Alderney Housing Association are:

1. To improve the existing social housing and increase the supply of good quality social housing in Alderney, giving greater choice for the people of Alderney in housing need
2. To provide a high standard of housing service, responsive to customers needs
3. To maintain a strong financial position

AHA presents a business plan to the States of Alderney prior to the end of May each year to set out the proposed works of AHA for the next six years.

## Proposals

The priority for AHA to improve social housing in Alderney is to refurbish and modernise most of the existing 52 properties and build new homes. All, bar three, of the 52 properties are tenanted and therefore the first step is to build new homes to enable AHA to start a process of moving tenants out of the worst properties. The residents ideally need to move out of a lot of the properties so they can either be thoroughly modernised, demolished or sold, in line with this Business Plan. However, due to the initial delay in obtaining planning approvals on new housing AHA intends to press ahead and carry out work to 27 existing properties whilst the tenants remain in the properties. This will inevitably add cost for AHA working around the tenants and inconvenience the residents but it is the only action we can take to start to improve the properties.

The annually updated Business Plan finances have therefore been calculated by appraising the following:

1. thorough refurbishment of 27 properties for rent
2. potential provision of 19 new build properties for rent and partial ownership (13 rent, 6 partial ownership)
3. Minor improvements to 9 existing properties, which remain rented
4. demolition of 6 properties (Whitegates and Sable D'Or)
5. potential sale of 10 properties outright phased gradually over the next 2 to 6 years' time when the market is right

Over the next 6 years AHA plans to inject something of the order of £5million pounds into the Alderney Economy in bringing the social housing stock up to modern requirements.

This spend will be funded by Grant Aid £1.5m Bank Funding £1.8m and Sales receipts £1.7m

Should grant funding not be provided in full as set out in the plan then work will be slowed down and the plan re-evaluated by agreement with the States.