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NCH Asset Management Strategy

15/11/07



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The Funding Gap

- Original Bid was for £314m (2005)
- Discussions with CLG (Oct 2006) for bid of £510m
- Reality of available investment £309m
 - » £144m NCC available capital
 - » £165m CLG dependant on successful inspection



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The Way Forward

- Asset Management Strategy
- Better Information on Stock
- Investment to Sustainable Properties Only
- Residents Choices Taken into Account
- Costs in line with other programmes
- Decent Homes funding prioritised
- Do what we have to rather than a wish list



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Sustainability

Properties where there is doubt as to the long term sustainability will not be upgraded to the Decent Homes standard.

- » High Rise Strategy
- » Sheltered Housing Strategy
- » Corporate Properties and HIMOS
- » Some Non Traditional Properties
- » Strategic Regeneration Frameworks



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Procurement

- Move away from “whole house” approach,
- Separate windows, doors and heating replacements
- Internal work package focusing on kitchens, bathrooms and rewires.
- Demobilise 3 of the existing 4 contractors
- Move from timber to PVC-u windows
- Develop an effective project plan and project management structure
- Introduce robust contractual arrangements.
- Re-procure long term internals programme once funding arrangements are secured.



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Elemental Streaming

- **Security - External Doors and Window Programme**
- **Central Heating Replacement Programme**
- **Internal Works**
 - Kitchens Bathrooms Full Electrical Rewires where necessary
 - Installation of smoke alarms
- **External, Communal and Environmental Works**
 - Wall repairs - Fencing and gates
 - Door entry systems - Communal lighting -
 - Communal areas - Paving



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The Programme

Works	Cost
Kitchen	£72,453,244
Windows	£33,624,800
Bathroom	£26,323,640
Boiler	£24,629,000
Roof and Eaves	£24,232,071
Environmental	£21,411,550
Electrics	£21,140,624
Voids	£15,000,000
Heating	£11,685,870
Management Fee and Surveys	£11,000,000
Aids and Adaptations	£10,500,000
Asbestos	£8,715,300
Walls	£6,160,341
Fire Damage and Modifications	£6,000,000
Contingency	£5,000,000
Smoke Detectors	£2,801,025
Communal	£2,142,450
Doors	£2,066,400
Structural Works	£2,015,001
TV Aerials	£1,500,000
Insulation	£910,600

TOTAL

£309,311,916



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