



Decent Homes- **Secure Warm Modern**

Progress Update – July 2009

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1. Secure Warm Modern Programme

Nottingham City Homes has a budget of £243m to deliver its Decent Homes Programme (Secure Warm Modern) from 2008 to 2013. The programme will be delivered by a streaming approach, which has been broken down into the following elements based on data collected in 2006.

- 17,000 Kitchens
- 12,700 Bathrooms
- 19,700 Heating Installations
- 11,200 Boilers
- 15,3000 Windows & Doors (Properties)
- 11,200 Roofing Works
- 8,600 Electrical Rewires

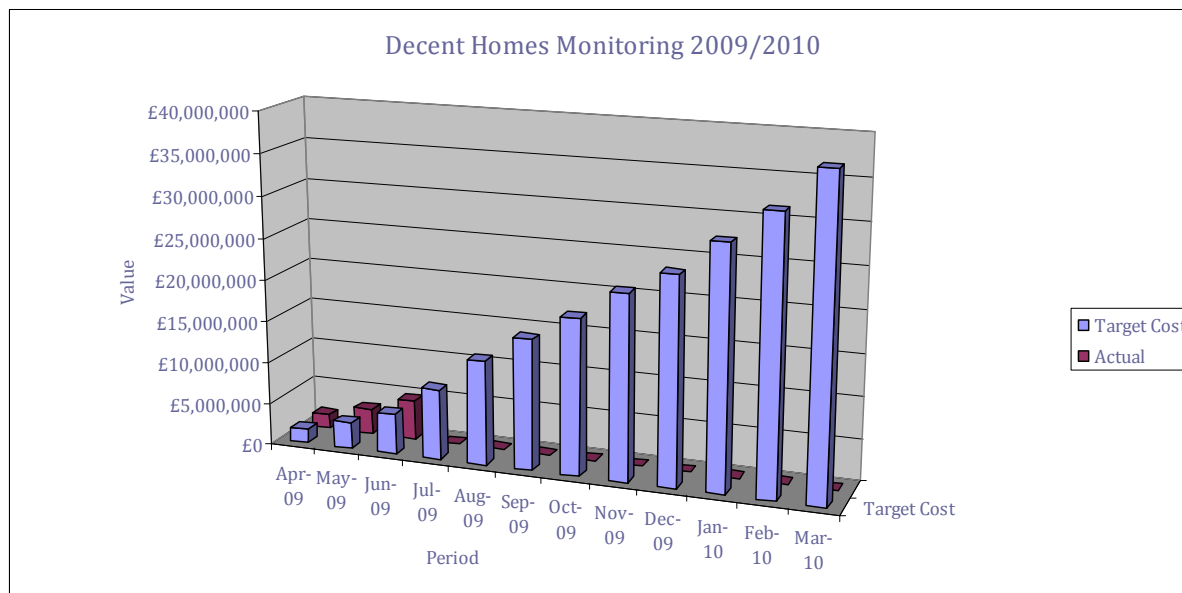
2. Current 2009/2010 Programme

During 2009/2010 NCH are carrying out works to 10,000 homes across the City spending **£37.6m** on its Decent Home Scheme. Up until the end of June the overall spend was **£4.7m** against a spend profile of **£4.8m as shown in Table 1 below**. This has meant that we have completed the following elements to date;

- 1,665 Windows & Door Installations (Properties)
- 221 Kitchen Installations
- 201 Bathroom Installations
- 754 Heating Installations
- 104 Electrical rewires

Table 1 - Actual Cumulative spend against target 2009/2010

Programme is monitored against monthly spend targets and is within budgets and close to target spend at June 2009



These programmes started in April 2009 and progress to date is shown in the individual streamed tables below. We have completed **2999** elemental installations to properties so far this year.

Nottingham Secure

Priority	Area	Total Overall Planned Completions 2009/2010	Properties (elements) Completed 2009/10
1	ASPLEY	1,237	353
2	WOLLATON WEST	158	46
3	WOLLATON EAST & LENTON ABBEY	339	211
4	RADFORD & PARK WARD	705	304
5	BULWELL	1,580	751
Total		4,019	1665

Modern Living

Priority	Area	Element	Total Overall Planned Completions 2009/2010	Number of Elements completed 2009/10
1	BESTWOOD	Kitchens	1437	221
		Bathroom	1054	201
		Electrical Installations	417	104
		Loft Insulation	545	54
Total			3,453	580

Warmth for Nottingham

Priority	Area	Total Overall Planned Completions 2009/2010	Elements Completed 2009/10
1	BESTWOOD	1,329	502
2	BULWELL FOREST	118	30
3	ST ANNS	383	210
4	WOLLATION WEST	65	12
	Total	1895	754

3. Surveys and Works

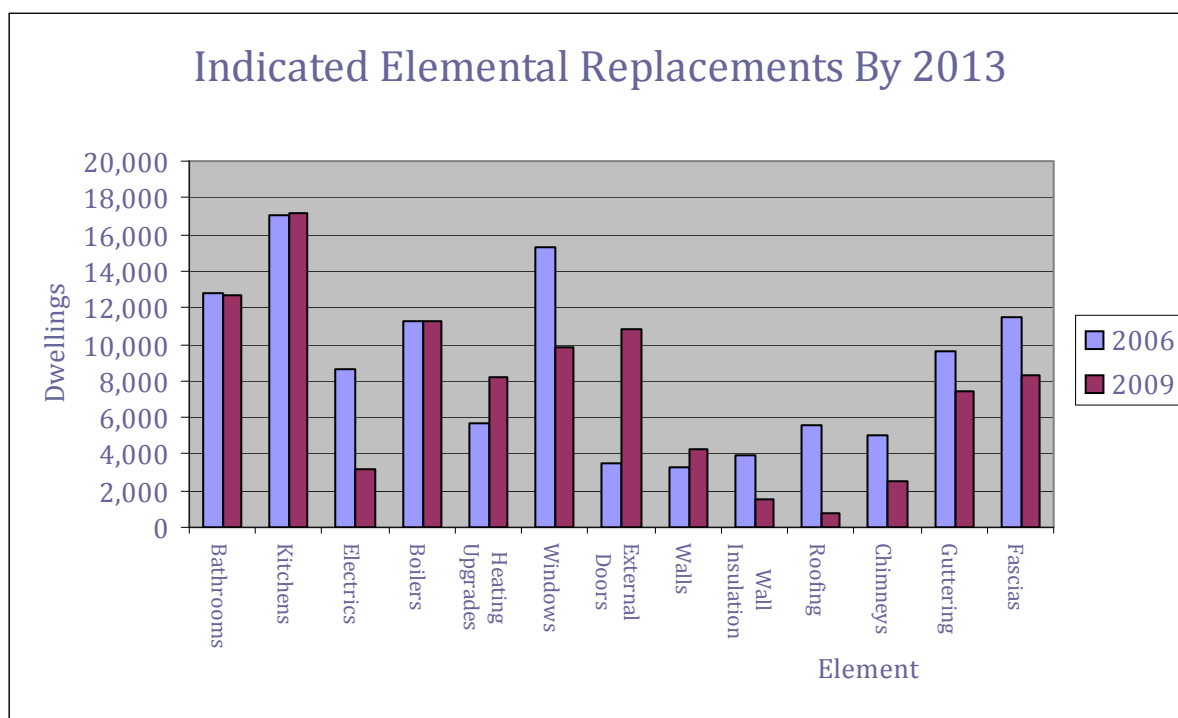
11,336 Surveys have been carried out to date, which has enabled us to compare data collected in 2006 against our current housing stock. Initial analysis of the data collected indicates that the investment required is comparable between the two surveys. This comparison is for approximately one third of the overall housing stock. A more accurate picture of the city wide investment requirements will be built up as the survey process continues.

Table 2 - Survey programme

Priority	Area	Property Count	Works 2009/10	Survey Status 2009/10
1	CLIFTON NORTH	968	Secure	Completed 95%
2	BESTWOOD	3,152	Modern Living/Warmth/Secure	Completed 90%
3	BULWELLFOREST	755	Warmth	Completed 87%
4	ST ANNS	3,642	Warmth/Secure	Completed 83%
5	ASPLEY	3,162	Secure	Completed 83%
6	WOLLATON WEST	170	Warmth/Secure	Completed 79%
7	RADFORD & PARK	1,316	Secure	Completed 44%
8	BERRIDGE	240	Secure	July
9	DUNKIRK AND LENTON	719	2010/11	Completed 3%
10	WOLLATON EAST AND LENTON	542	Warmth/Secure	Completed 21%
11	MAPPERLEY	644	2010/11	Completed 38%
12	BILBOROUGH	2,812	Secure	Oct- Dec
13	BULWELL	2,641	Secure	Completed 8%
14	BASFORD	1,412	2010/11	Dec -Mar
15	CLIFTON SOUTH	1,722	Secure	Dec -Mar
16	ARBORETUM	647		
17	DALES	1,218		
18	LEEN VALLEY	624		
19	SHERWOOD	1,043		
20	BRIDGE	1,585		
	Total	29,014		11,366

Table 3 - Failures against 2006 AMS predicted failures

As described above, this table shows that the actual failure rates are comparable in most elements from the indicative sample survey undertaken by Savills in 2005. The number of windows required is less than was anticipated but the number of doors is higher.



4. Current Procurement

Modern Living

Current procurement of the £100m plus programme is on schedule and is due to be completed in October 09. Currently we are working with consultants Savills to assess the returned tenders, which are due back on the 17th July 2009. Below is the updated procurement schedule;

1. Tender return date 17th July 2009
2. Evaluation of Qualitative bids - Monday 20th to Wednesday 22nd July 2009
3. Evaluation and clarification of tender prices - Monday 20th to Friday 24th July 2009
4. Monday 27th/28th July - meeting to assess current position and elimination of any poor/unaffordable tenders.
5. Site Visits 3rd to 7th August 2009
6. Interviews 7th to 9th September.
7. Recommendation Report end of September
8. Board approval early October.
9. Alcatel period mid to late October
10. Appoint contractors early November

Efficiency Savings

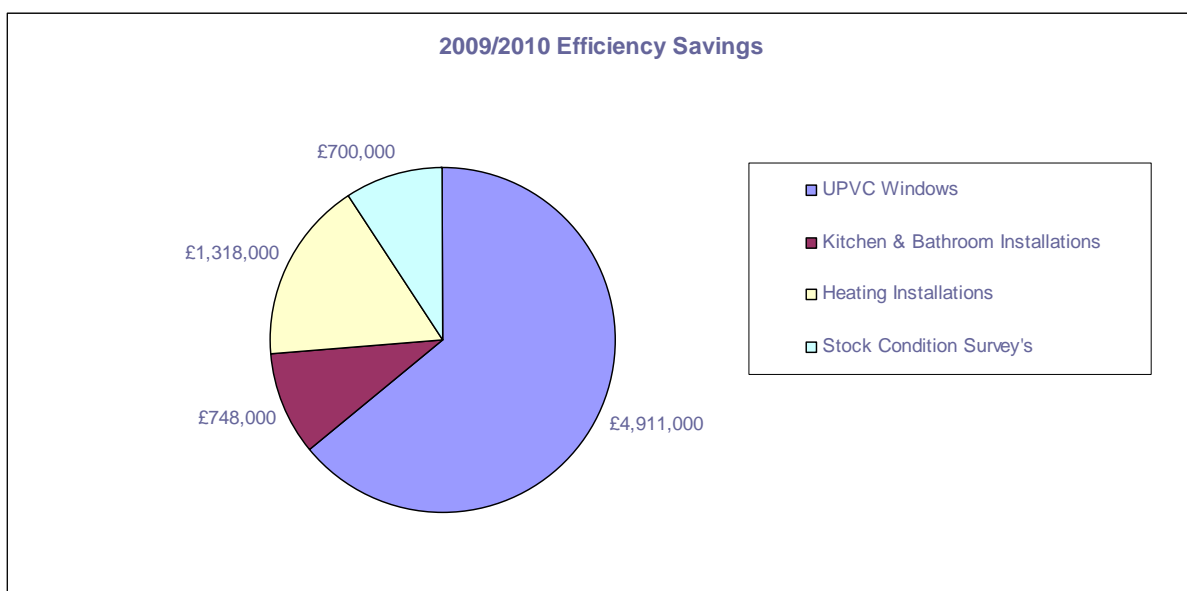
The **predicted** annual efficiencies to be delivered via the SWM Programme for 09/10 will achieve a saving of **£7.87m** against the base line costs of 2007/2008, which is made up of the following;

- UPVC Windows **£4.911m**
- Doors **£165K**
- Kitchen & Bathroom Installations **£784K**
- Heating Installations **£1,318m**
- Stock Condition Survey's **£700K**

This overall efficiency has been achieved via a streamed approach against a whole house approach and modern procurement methods being implemented across the scheme.

It should be noted that these savings are set against the original £243m requirement to meet Decent Homes in Nottingham. It is widely anticipated that due to the current economic circumstances and the reduction in capital receipts the Councils position in achieving the expected funding is less clear than when the bid was formed in 2007. These savings therefore mitigate some of the potential risks of underfunding in the programme and should not be viewed as potential capital to be invested elsewhere.

Table 4 - 2009/10 Predicted Efficiency Savings



E Auctions

To support value for money through volume and collaborative procurement, Nottingham City Homes Property Services undertook four auctions on the 29th of April

2009 for boilers, bathroom suites, kitchen sink tops and taps. Volumes were informed by the Asset Management strategy, the historic information from the Repairs and Maintenance Contract combined with volumes from the members of the Central England Procurement Partnership.

The current rates paid for auctioned products were calculated to include inflation based upon the Secure Warm and Modern Programme to its completion in 2013; this was set as the reserve price that had a combined total of £14,813,262.00. The outcome of the auctions resulted in an overall saving of £3,514,151.00 (or 23.72%) which included enhanced service delivery and warranty periods.

5. Legacy Projects

One in a Million

Table 5 - Apprentice recruitment as at 25th JUNE 2009

Partner	Apprentices in situ	Recruiting	Millions 08/09	Millions 09/10
KEEPMOAT	9	5	£5,852,519	£9,000,000
NATIONWIDE	2	3	£207,972	£5,250,000
DLO	3	3	£3,300,000	£3,100,000
YORKSHIRE WDS	5	0	£213,275	£5,250,000
VINSHIRE	3	3	£498,990	£3,750,000
SPI	1	2	£97,960	£3,750,000
DLO HEATING	N/A	1	£0	£1,500,000
FAITHFUL + GOULD	2	0	N/A	N/A
Total	25	17	£10,170,716	£31,600,000

Total 42

The partnership has taken on 25 trainees to date and is actively recruiting another 17 to bring the total to 42 against a target of 41, which is set against the budget to date. Out of the 25 trainees taken to date 21 are from within the City boundary, all of the additional 17 being recruited will also be from within the City Boundary.

6. VMS

Vision Management Survey has proven to be a successful vehicle for improving our service delivery and as a result customer satisfaction has improved and the average score for the last reported quarter Jan 09 – March 09 from the VMS team shows a combined score of 8.62, with the KPI being set at 8.00.

Decent Homes

Jan 09 – March 09

Statements	Average Score
1. How do you rate the level of notice given prior to commencement of works in your property?	8.25
2. How well were you kept informed, prior to and during the improvement works?	8.34
3. How would you rate the standard the contractor left your property?	8.55
4. How do you rate the time taken to complete the work on your property?	8.79
5. How do you rate the conduct of the workperson?	9.01
6. How do you rate the care taken/cleanliness of your property during the improvement work?	8.64
7. How do you rate the arrangements that were made to minimise the inconvenience during the works?	8.56
8. How do you rate the quality of the completed work?	8.83
9. If a fault occurred as a result of the works, how do you rate the contractor's response?	8.38
10. Overall how well was this service delivered?	8.87
OVERALL AVERAGE	8.62

