

NOTTINGHAM CITY HOMES

PROPERTY SERVICES
COMMITTEE
24 MAY 2010

REPORT OF ASSISTANT DIRECTOR ASSET MANAGEMENT PROPERTY SERVICES

NOTTINGHAM CITY HOMES DECENT HOMES PROGRAMME

1 SUMMARY

- 1.1 Update on Secure Warm Modern (Decent Homes) programme.
- 1.2 Refer to Decent Homes-Secure Warm Modern Progress Update – March 2010 attached as Appendix 1.

2 RECOMMENDATIONS

- 2.1 It is recommended that Property Services Committee note the contents of this report.

3 PROGRAMME UPDATE

- 3.1 The day to day running of the Secure Warm Modern (SWM) programme is carried out by Assistant Director, Head of Service and a team of Project Managers. These Project Managers; supported by Technical Officers, Communication Officer and Project Liaison Officers; manage the delivery of the works through Constructor Partners.
- 3.2 Tenants and leaseholders have an integral part to play in the delivery of the programme through the Customer Care Group and the Tenants Procurement Group.

4 FINANCIAL AND RISK IMPLICATIONS

- 4.1 The attached report gives an update of the financial spend for 2009/2010 and predicted efficiency savings.
- 4.2 We have received a letter from the Homes & Communities Agency (HCA) confirming allocation of £32 Million for 2010/11. The award is in line with our bid.
- 4.3 Securing funding at the required level from the HCA for the final 2 years of the programme. Risk of reduction in future funding increased due to new Conservative/Liberal Government.

5 IMPLICATIONS FOR NOTTINGHAM CITY HOMES OBJECTIVES

- 5.1 Meeting the Decent Homes standard by 2013 is one of the company's objectives. This is also a Council Local Area Agreement target (LAA 158).
- 5.2 Worklessness is addressed by trainees being appointed through the 1 in a Million scheme.

6 VALUE FOR MONEY AND EFFICIENCY ISSUES

- 6.1 NCH offices and its partners will continue to work in partnership with the Construction Partners to drive down costs through value engineering of the programmes and will carry out the benchmarking of rates supported by Efficiency North/Efficiency East Midlands

7 EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 The 'forest factor' aims to use the vehicle of football to engage with the community and help to reach our diverse customers. We believe this will particularly appeal to younger customers.
- 7.2 Through the use of Social Enterprise organisations we will endeavour to employ trainee's, local labour and SME's from the estates on which we are working. This will ensure that the work force reflects the ethnic mix of the communities on which we are working, as the programme progresses around the City.

8 BACKGROUND MATERIAL AND PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 8.1 Decent Homes-Secure Warm Modern Progress Update – March 2010

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