

Nottingham City Homes strategy summaries



Asset management strategy 2008-2013

The Nottingham City Homes (NCH) Asset Management Strategy (AMS) forms part of and supports a series of strategies, such as the Strategic Regeneration Frameworks, Neighbourhood Plans, the City Council's Housing Strategy, Community Strategy, Local Community Strategies, and the Local Area Agreement.

These strategies assist in the revitalisation of the local economy, support the regeneration of the city and the creation of successful neighbourhoods within Nottingham. NCH recognises that effective asset management is fundamental to the delivery of our objectives as an arms length management organisation (ALMO).

The strategy considers aspirations of residents, and their ambitions are recognised in the approach to the Decent Homes investment plan and programme (Secure, Warm, Modern). It is essential that our Decent Homes option is affordable, and the strategy lays out detailed plans to make sure the Decent Homes will be achieved with the projected available resources by the end of March 2013.

This strategy sets out a number of principles that we will develop and implement in order to achieve our delivery plan objectives. These include:

- Working holistically to deliver quality homes for our residents
- Continuing to develop and implement the principles of effective asset management
- Maintaining effective stock condition data and relevant attribute information within a suitable asset management database
- Providing a value for money Repairs and Maintenance service
- Assessing the sustainability and future options for poorly performing or poor quality housing
- Effective procurement; ensuring full consultation with the community, and the sustainability of products
- Establishing the relationship between timely maintenance and repairs functions
- Effective delivery of planned works programmes in order to keep the stock in good condition.

Detailed stock condition information is the cornerstone of an effective strategy and gives rise to programmes of re-investment designed to maintain the stock in good condition. Condition data has been enhanced and validated by an ongoing programme of stock surveys and feedback from other repairs and maintenance activities. Our Keystone database is being used to plan future work programmes.

A full stock survey programme of all homes began in June 2008 which includes the collection of type 2 Asbestos surveys of all homes. This was procured on a framework basis so that we will achieve 100% survey data by 2010 – making sure our long term asset management planning is robust, evidential and achievable.

