

# Breaking new ground...

**Nottingham  
City Homes**  
Since 2005

## Building new homes with our in-house workforce!

**2015 is a special year for Nottingham City Homes.**

**It marks a decade of working in partnership with Nottingham City Council and with our tenants, leaseholders and stakeholders across the city and nationally to provide homes and places where people want to live.**

Since our creation as an Arms' Length Management Organisation (ALMO) back in 2005, we've grown into an organisation that does far more than just creating decent homes – we've become a key player in the city's infrastructure, taking a major role in building communities where people can thrive and feel they belong, now and in the future.

Throughout this year, we're producing 10 of these bulletins, each of which has brief highlights about a different area of our business. We hope you enjoy reading them, and we'd like to take this opportunity to thank you for your involvement with the first 10 years of Nottingham City Homes.



**Nottingham  
City Homes**

**Creating homes and places where  
people want to live since 2005**

# Breaking new ground...

**We broke new ground in more ways than one in August 2013 when we embarked upon an innovative project to build five brand new homes on a disused garage site in Eddleston Drive in Clifton.**

The area was a magnet for anti-social behaviour which caused a problem for local residents, and the unused garages made them feel unsafe.

The Eddleston build formed part of the Building a Better Nottingham programme, which is currently seeing more than **450 new homes** being built across the city. What was different about Eddleston was that the build largely used only building professionals, tradespeople and apprentices from our own repairs and maintenance team.

Our most experienced tradespeople and 23 of our apprentices were involved – the project gave them the opportunity to learn how things operate on a building site, and to get real on-the-job experience in a variety of construction techniques.

These skills ordinarily would only have been acquired through theory, or through limited opportunities in mock-up situations in the classroom or at college.

**Janet Storar, Chair of the Board, said:**

“Being a tenant myself, I see directly the work our staff do to repair and maintain my home.

“Rather than contract-out the construction of these new homes, we’ve used the experience, skills and knowledge already in our workforce. It’s fantastic.”



All the craftspeople that worked on Eddleston Drive are local to Nottingham, with all apprentices being employed from within the city boundary.

And using our in house workforce showed a great return for the Nottingham pound – using the nationally recognised economic multiplier model LM3, **every £1 invested results in a minimum of £1.65 being put back into the Nottingham economy.**

Almost all of the materials used on-site were sourced from local suppliers, supporting local businesses and driving the local economy. The whole development was funded from surpluses generated by Nottingham City Homes, so no grant funding was required.

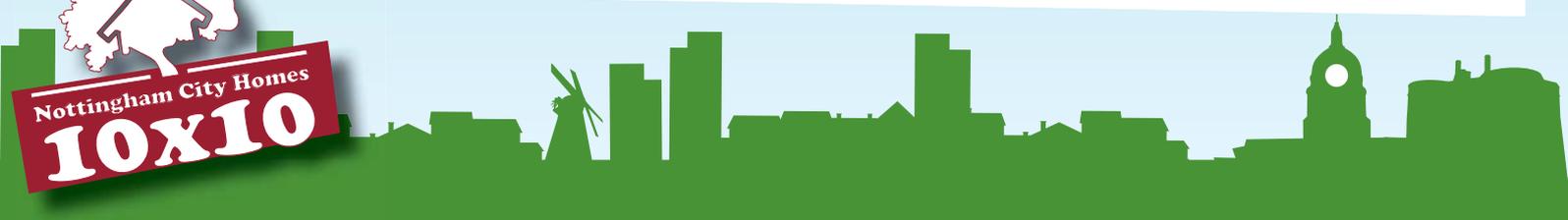
**Nick Murphy, Chief Executive, said:**

“We’re supporting the council’s ambitious programme of developing new homes in the city.

“But we also want to make the most of the opportunities this creates for Nottingham jobs, training and employment opportunities.

“One way we can do this is to use the skills and experience of our in-house tradespeople.

“Eddleston was an opportunity for us to prove we can develop in this area of construction work, offer value for money, and in turn expand the skill base, experience and knowledge in our company. We’re now looking at extending the model to other sites across Nottingham, so we can continue to offer the best possible training experience to our apprentices.”



**Councillor David Liversidge, Nottingham City Council's Portfolio Holder for Commissioning and the Voluntary Sector, said:**



"We're changing the landscape of Nottingham, taking down properties that are no longer fit-for-purpose and replacing them with high quality accommodation for existing and future tenants.

"These properties are built to last, as well as being safer, warmer, modern homes that are cheaper to run and meet the needs of families, couples and individuals."

All five homes at Eddleston are classed as 'homes for life'. This means they have features such as doors that are wide enough to fit a wheelchair through (so they don't need to be adapted in the future) and space in the bathroom for adaptations such as handles and hoists.

They've also been built to generous space standards, meaning the rooms are a good size, and to Code 4 Sustainable Homes Standards, meaning they offer high levels of energy efficiency and have been built to lower carbon emissions.

Because of the comprehensive energy saving features built into the Eddleston homes, they've been given an A+ (96%) energy efficiency rating. The combined lighting, heating and hot water costs have been calculated at **£370 a year – just over £30 a month.**

This directly benefits the tenants who live in these homes, giving them substantially lower fuel bills than they'd have in other properties.

The homes are also the first to be owned outright by NCH and to be let on assured tenancies that give long-term security to tenants – who pay the same affordable rents as they would in council-owned housing.

**Jordane Horvath, who lives in one of the new homes with her family and also works in the area, said:**



"It's not only fantastic to move into such a wonderful new home but to know that it's been built by people who will be maintaining it over future years is a great feeling."

## What's next..?

Based on the success with the Eddleston build, we're rolling out similar projects, building new homes with our own in-house workforce at sites across the city as part of the Building a Better Nottingham programme.

## Homes for Britain – have you signed up?

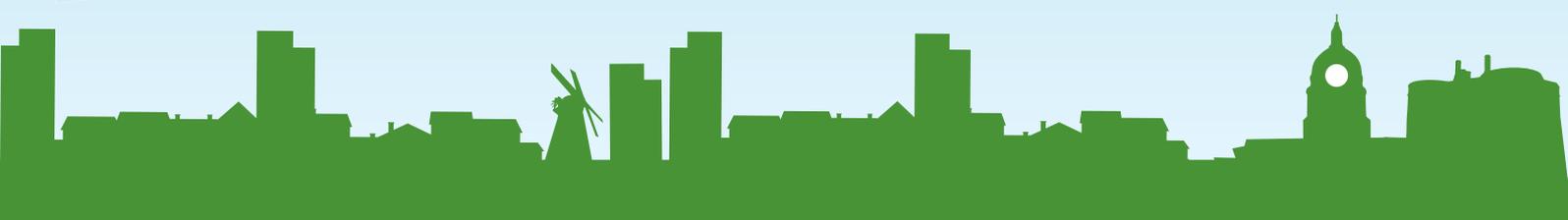
**We're supporting the Homes for Britain campaign, that aims to end the housing crisis within a generation.**

**The campaign is led by the National Housing Federation, the Chartered Institute of Housing, Crisis and others.**

**Find out more and sign up at [www.housing.org.uk/get-involved](http://www.housing.org.uk/get-involved)**

**BUILDING A BETTER NOTTINGHAM**

**HOMES FOR BRITAIN**  
BUILDING OUR FUTURE



# Who the Eddleston project involved:

**James Hurrell, apprentice, said:**

“All of the apprentices who worked on Eddleston got a lot out of it. We were actually working on site, which taught us a lot more than just working in the classroom would have. I felt that I’ve become a better joiner because of it.

“Also, being on a new build, it means you get to see it from the ground up – seeing what goes where – you don’t see that on a maintenance job, especially joinery wise, plus we got to see what all the other trades do too.”

**Nick King, Project Manager, said:**

“Before we started on Eddleston, I was aware that we had a large pool of experienced tradespeople in our workforce, and I hoped that they could deliver a project of this nature.

“Once we started on site, I realised that the level of skill, commitment and in particular quality of workmanship was much greater than I’d hoped for. It really was a pleasure to work with everyone involved.

“Their professionalism, organisation and teamwork was a revelation, and in part, it’s this that’s led us to such a successful and highly acclaimed development. In addition, the apprentices that worked on the site showed the same degree of enthusiasm and commitment to quality, and were all keen to learn. They contributed considerably to the project, and developed themselves both professionally and personally through their input.”



**Plumber and gas engineer apprentices**



**Electrical apprentices**



**Joinery apprentices**



**Apprentice bricklayers**



**Bricklayers**



**Joiners**



**Electricians**



**Plumbing and gas engineers**



**Painter and decorators**



**Fencers and fitters**



[www.facebook.com/nottmcityhomes](http://www.facebook.com/nottmcityhomes)



[@nottmcityhomes](https://twitter.com/nottmcityhomes)

