

Decent Homes



**Nottingham
City Homes**
Since 2005

Secure Warm Modern

The vision for Decent Homes was set out over ten years ago in Quality and Choice: A Decent Home for All.

Put simply, the vision was to 'offer everyone the opportunity of a decent home and so promote social cohesion, well-being and self-dependence', and the aim was to bring all housing, including social housing, up to an acceptable standard.

The report stated:

"People who are decently housed have a stronger sense of security and place..."

Decent housing strengthens communities and provides a better setting in which to raise families.

It improves health and educational achievement and provides a long-term asset that can be passed on to future generations."

After six years, £200m investment and hundreds of jobs and training opportunities, Nottingham's Decent Homes programme, known as Secure Warm Modern, officially completes at the end of March 2015.

The scheme began in November 2008 when 44% of the city's council homes failed to meet the national Decent Homes standard. Now, less than seven years later, Nottingham can boast that not one of its council homes now fails the standards, with many exceeding the national guidelines and meeting the city's own, enhanced targets.

Secure Warm Modern has also received praise from the HCA in full highlighting it as one of the most efficient schemes in the country.

Steve Hale, Director of Property Services at Nottingham City Homes (NCH) explains:

"When we first looked at how to deliver an efficient and effective Decent Homes programme, we explored a number of options.



"In many other schemes, work would be carried out on a 'whole house' basis, visiting each property individually, carrying out all works at the same time.

"We carried out in depth, genuine and inclusive tenant consultation, and as a result – to meet tenants' priorities and carry out work in the most efficient, value for money way possible – we decided that we'd do it differently, and developed an elemental scheme that means that for every element of work, whether it be windows, kitchens or boilers, we'd programme the work separately."

The programme's impact goes further than just improving the condition of homes, though. It's created more than 200 apprenticeships, as well as making sure up to 600 people are employed on delivery at any one time.

And work is continuing...

Nick Murphy, NCH Chief Executive said:

"It's not just about getting the job done now, it's about sustainability – maintaining the impetus, and the standards.



"We don't ever want to find ourselves again in a situation where such drastic action is required to bring council homes in Nottingham up to standard."



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

Partnership working at its very best

Secure, Warm, Modern is a great example of partnership working at its very best – the partnership between Nottingham City Council and NCH was key in securing the initial investment for the programme and continues to be key in its success.

Day-to-day, the successful partnership work that NCH does with Nottingham City Council and its contractor partners makes sure that Secure Warm Modern continues to create homes and places where people want to live, and to put tenants and leaseholders at the heart of everything we do.

The HCA has also been a key partner throughout, and has been fully supportive.

NCH would like to extend a huge thank you to everyone involved in the successful delivery of Secure Warm Modern.

Secure, Warm, Modern has seen a total planned investment of over £200 million between 2008 and 2015 delivered under the following streams:

- **Nottingham Secure** – replacing all single-glazed windows with ‘Secured by Design’ double-glazed units in more than 15,000 properties
- **Warmth for Nottingham** – improving heating systems for almost 15,000 properties
- **Modern Living** – new kitchens for almost 19,000 homes and new bathrooms in almost 15,000.

By the end of March 2015, 100% of NCH homes will be secure, warm and modern, and the Decent Homes programme for Nottingham will have been completed on time and to budget.

The impact study undertaken by NCH and the Nottingham Business School and published in 2012 is the nationally leading research into the impact Decent Homes on people’s lives. The study was designed to look at the effect that such a huge programme of works could have on a city.

Looking at three key areas, the study gave a proven record of the positive impact Secure Warm Modern has had on crime, health and wellbeing and the environment.

Key findings were:

Crime



When the window replacement programme in a particular area of the city, identified by Nottinghamshire Police as a burglary hotspot, was completed, there were **62 fewer burglaries a year** to NCH properties.

This compared to 33 fewer a year to other (mainly privately owned) properties in the same area.

Tenants reported that they felt safer in their homes – they also heard less external noise.

Health and wellbeing



Two lives a year were saved by protecting vulnerable tenants from the cold.

The programme also helped to improve the respiratory health of 1,000 children and the mental health of more than 1,400 tenants by relieving excess cold and fuel poverty.

With 12 fewer hospital admissions a year as a result of falls in the home, and 144 accidents in the home prevented, it was estimated that combined, **these impacts save the NHS around £700,000 a year.**

The environment



Fuel poverty amongst NCH tenants is reduced. The Energy Saving Trust estimates that new windows can save between £95 and £223 a year, and new boilers up to £225.

The study also calculated that every £1 of the initial investment from the Secure Warm Modern programme generates £1.36 in Nottingham, or £1.46 in Nottingham and Nottinghamshire, due to the way it’s re-spent by local businesses and people.

In addition, investment in training through the One in a Million apprenticeship programme and through wider staff training and accreditation has created at least £13 million in social value (in terms of increased earnings over the lifetime of those individuals).

It's **NOT DECENT!**

In 2011, the final four years' funding was at risk, and Nottingham had to rebid.

The bid was successful and resulted in £86m funding, the largest allocation outside London. This success was due to both the efficiency and value for money of the Secure Warm Modern approach, and the tenant-led campaign to persuade Government to continue the funding.

Jean England, then Chair of the Tenant and Leaseholder Congress, led the campaign, which was supported by Nottingham City Council and the Nottingham Post, as well as the HCA.

The campaign encouraged tenants, leaseholders and members of the wider public to lobby their local councillor and their MP, to raise awareness of the campaign and prevent funding being lost.



Case study:

Jason Townsend
One in a Million apprentice,
Vinshire Plumbing and Heating



Jason Townsend puts much of his successful plumbing career down to the Decent Homes programme and its One in a Million apprenticeship scheme.

“It made so much of a difference to my life,” said the former Sherwood resident, “One in a Million was different to everything else on offer. They were prepared to take me at the age of 37 as I was then - it wasn’t just something for people straight out of school.

“I’m not sure where I’d be now without the opportunity I was presented at that time in my life. It gave me and many others a genuine opportunity to progress our careers, and I haven’t looked back since. Thanks to One in a Million, I’ve been working for Vinshire ever since - I’ve even trained my own apprentice.”

New double glazed windows, central heating systems and loft insulation have increased the average energy efficiency (SAP) rating of NCH homes to 68/100, compared to an average of 60/100 before the work was done.

By the end of March, the total reduction in CO² emissions of 43,500 tonnes per year will be 17% of Nottingham’s total target for reducing carbon emissions from domestic properties.

Secure Warm Modern has installed:

14,325 bathrooms

That's enough baths to cover the pitch at Wembley – twice.



18,959 kitchens

If you were invited to dinner cooked in one of our new kitchens every day, it would take you until the year 2067 to get round them all.



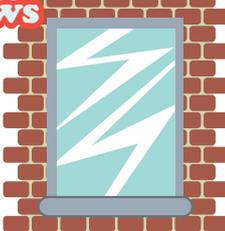
37,607 Secure by Design doors

Laid end to end, you could walk on them all the way from Nottingham to Lincoln.



Secure by Design windows in 18,729 properties

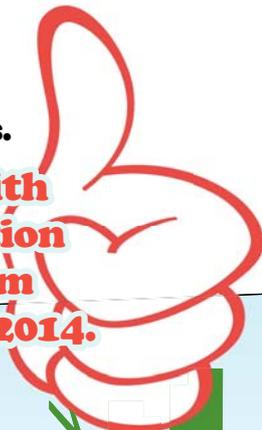
That's the same number of windows as there are seats in Barcelona's Nou Camp stadium.



The programme has also...

- insulated 4,478 lofts
- carried out 14,910 electrical upgrades
- installed 15,460 'Grade A' energy efficient boilers
- installed 567 new roofs.

Tenant satisfaction with the quality and condition of homes has risen from 57% in 2005 to 87% in 2014.



Case study:

Sue Stevenson
Tenant



Tenant Sue Stevenson suffers with severe back pain and struggled with her old kitchen, which only had low cupboards.

Thanks to Secure Warm Modern she now has three cupboards fitted higher on the wall so she can reach into them easily – and a modern kitchen to boot.

Mrs Stevenson says: "It's absolutely fantastic, it gives you a better quality of life. NCH has worked with me all through it, making it tailor made to my needs. The bathroom is absolutely beautiful, I've got a brand new bath and a new toilet."

She's also had the house insulated and double-glazed: "It's a lot warmer now and I've got a radiator in my lounge which I didn't have before."



Nottingham City Homes

Since 2005

Since Nottingham City Homes' 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.

www.nottinghamcityhomes.org.uk



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