

Client brief

London Borough of Greenwich (LBG) requested the identification of a Decent Homes baseline position through investigation of their existing housing stock condition data. Gaps in current data were to be filled with data drawn from the examination of completed renewal and replacement contracts and interviews with key members of staff.

Asprey was also commissioned to carry out impact assessments to illustrate the effects of current and planned programmes on Decent Homes targets, to work collaboratively with LBG design consultants in the collection of supplementary data to inform the Decent Homes strategy and to assist with the population of appropriate sections of the HIP Return statistical appendix.

Ongoing data management was also required to monitor progress against Decent

Fulfilment

Once the existing data had been updated we enabled LBG's asset management system to compile all available information to report LBG's baseline Decent Homes position.

A range of scenarios were then applied to the baseline data to illustrate the likely impact on targets that adopting alternative packages of works would achieve, enabling optimum allocation of funds.

The asset management database is retained to provide ongoing data management including advice, reporting, monitoring of programmes of work and HIP Return

Services

- Bespoke tailoring of LBG's asset management system
 - Analysis of existing stock condition and completed works data
 - Decent Homes baseline assessment
 - Impact analysis for both ongoing and planned programmes of work
 - Population of HIP Return statistical appendix
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- Presentation to and collaboration with LBG's appointed design consultants to capture Decent Homes data during pre-specification inspections of properties
 - Ongoing commission to manage property maintenance and condition data



Client brief

Peabody Trust required the implementation of a new asset management system, which could interface with their existing housing management software. The system would need to be configured to Peabody's requirements with all existing property and condition data uploaded to enable the generation of planned maintenance cost forecasts, energy ratings and Decent Homes assessment.

All key staff would need training in the use and administration of the new asset management software. All work to be completed within a very tight timescale.

Fulfilment

Our asset management and IT specialists worked closely with the client to rationalise existing property data and stock condition information, which was then transferred to a specially designed bespoke asset management software system.

Peabody's Decent Homes business rules and assumptions were then built into the software, as were the agreed NHER (energy rating) parameters. The rationalisation of information across the full range of asset types has enabled consistent and objective assessments to be made of planned maintenance costs, energy ratings and Decent Homes failures.

Robust assessments were carried out based on the best available data, with full audit trail of data sources, assumptions made and interpretations applied.

Implementation of the system within the client's offices allows reports and assessments to be generated as and when required.

Services

- Design and implementation a specialist asset management software system
 - Integration the asset management software system with existing housing management system
 - Collation of data from housing management system, stock condition survey and maintenance records
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- Conversion of data and transfer to the asset management software system
 - Data cleansing to remove anomalous records
 - Rationalisation of repairs schedule, repair costs and component lives
 - System testing and user training



Client brief

Southern Housing Group (SHG) required conversion and analysis of existing, historic stock condition data and a 15% representative sample survey, including a 100% survey of flat block externals.

Enhancement of their asset management software system would also require collaborative working with SHG cyclical maintenance consultants to capture data that would feed the system. The system once fully enhanced had to directly meet the clients reporting and analysis requirements.

SHG also required assistance with the population of their RSR statistical return.

Fulfilment

Our asset management, surveying and IT specialists converted existing stock condition data, including parametric repairs derived as a result of historic technological limitations, into the required database format. A Decent Homes baseline report was then produced using best available data and data resulting from additional surveys.

Collaborative working helped to accurately establish SHG's reporting and analysis requirements to ensure that the new asset management system directly matched their business needs.

Services

- Enhancement of asset management system
 - Conversion and analysis of existing, historic stock condition data
 - Further development of the asset management software system tailored to directly meet SHG's reporting and analysis needs
 - Decent Homes baseline assessment
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- Assistance with population of RSR statistical return
 - Presentation to and collaboration with SHG's cyclical maintenance consultants to capture data that feeds the database
 - 15% representative sample survey, including 100% survey of flat block externals
 - Seeking to agree an on-going commission to carry out sample surveys year-on-year, to capture data from new-build and refurbishment schemes, planned maintenance and cyclical maintenance contracts



Asset Management Option Appraisal

Client brief

Longhurst Housing Association (LHA) identified the rehab stock in its Nottingham area as a potential drain on financial resources due to the level of repair work required to meet its basic minimum standards. They had set 'criteria for sale' in a previous exercise and carried out a categorisation exercise to reflect the 'lettability' of each property.

LHA required an option appraisal to be carried out to assess the most appropriate strategy for each property. This exercise would need to consider the organisation's corporate objectives while providing a balance reflecting local priorities and issues. The only option for disposal was to put forward properties for sale.

The appraisal was to be completed with information provided by LHA from their stock condition database.

Fulfilment

The first stage was to visit the local office of LHA and attend a meeting with technical and non-technical staff to identify priorities, followed by a tour of some examples of properties to be included to ensure the appraisal fully reflected local issues.

This allowed a detailed brief to be prepared and the identification of the relevant information required to facilitate the analysis. Due to limited availability of the necessary information within completion time scale, the brief was later adjusted to allow a meaningful exercise to be undertaken with the information readily available.

Appropriate costs were developed to meet minimum standards for each property type and research undertaken to establish average values by geographical location. The existing 'criteria for sale' was adjusted to ensure it was relevant to balance between current market value, costs of refurbishment and considered different approaches for each of the 'lettability' categories.

Analysis was then undertaken to identify those properties that failed the 'criteria for sale' based on the model costs and values.

Services

- Preparation of detailed brief in consultation with stakeholders
- Identification of information required
- Development of 'model' refurbishment costs and average market values
- Analysis of data and production of written report





London Borough of Greenwich



Southern Housing Group



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