



New Homes Delivered - This time we built them

Steve Hale
Director of Property Services



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Building a Better Nottingham – ‘Eddleston Drive’



- This Project formed part of the 'Building a Better Nottingham Program – 700+ New Homes across Nottingham.
- Five Highly energy efficient New Build Homes constructed on an old derelict garage site - A site of Anti-Social behaviour and a 'Blight' on the Local Neighbourhood.
- Managed and Constructed In-House by our own DLO.
- For the First Time in Our history; the completed homes wholly owned and financed directly by NCH – through efficiencies.



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The Site before.....

**Eddleston Drive - Derelict Garage Site
Suffering Anti-Social Behaviour**



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The Project Involved.....



- Project Managed and Supervised by 1 In-House NCH DLO Manager
- Consultant Architects: ARCUS & Structural Engineers: CURTINS – For detail designs and working drawings.
- Entirely Funded by DLO Improved efficient working, leading to an available Operating Surplus to fund the build
- 32 Weeks Construction duration
- Built by 22 In-House DLO Craft Operatives and 18 Apprentices.



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Design Criteria....



- **Sustainability: CfSH Level 4** - Energy Efficient Material adopting a 'Fabric First' Approach - The New Homes have been designed and constructed to retain as much heat as possible.
- **Attention to Safety, Security and Accessibility**
- **Building for Life:** Good quality housing design, improved social wellbeing and quality of life by reducing crime, improving public health.
- **Secured by Design:** The development achieves Secured by Design 'Enhanced' levels which focuses on crime prevention at the design.
- **Fully Life Time Homes compliant:** Ensures that these properties are suitable for a wide range of Tenants and can adapt easily over time.



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Energy Performance Certificate



2, Ormiston Close, NOTTINGHAM, NG11 8RY

Dwelling type: Mid-terrace house
 Date of assessment: 23 June 2014
 Date of certificate: 23 June 2014

Reference number: 2178-5067-7336-2744-7974
 Type of assessment: SAP, new dwelling
 Total floor area: 74 m²

Use this document to:

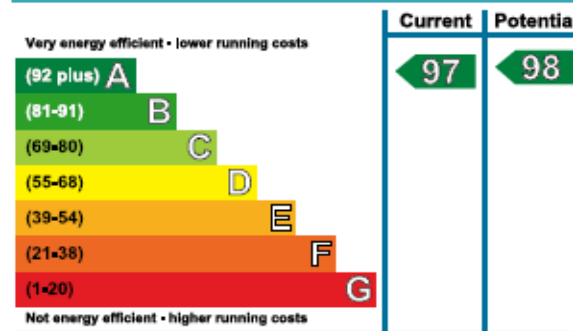
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,056
Over 3 years you could save	£ 96

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 651 over 3 years	£ 651 over 3 years	
Hot Water	£ 267 over 3 years	£ 171 over 3 years	
Totals	£ 1,056	£ 960	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



Trusting the Workforce

22 Repairs & Maintenance Craft Operatives Built this Development...



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PLUS APPRENTICES - The Future of OUR Industry...

18 Apprentices were involved at every stage throughout the Project construction. Developing their Skill & Experience



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Skills needed and acquired

Subcontracted

- Groundworks ,External Landscaping
- Roof Tiling , Photo Voltaic (PV)



In-house Workforce (22 Trades and 18 Apprentices)

- Delivered all remaining works including
- 4x Bricklayers plus 3 apprentices
- 4x Joiners plus 4 apprentices
- 4x Painters
- 3x Plasterers plus 1 apprentice
- 3x Gas Engineers
- 3x Plumbers plus 3 apprentices
- 3x Electricians plus 3 electrical apprentices
- 4x General Apprentices
- Plus programme and project management

The Workforce



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Workmanship...

Top Quality Workmanship...



Some of the Very Best Construction Standards ever seen by the Local Building Control Inspectors...

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BARRIERS AND PROBLEMS



- Leap of Faith
- Culture
- R & M Workforce, New Build Challenge
- Cost Control
- Operational
- Technical
- Operational Delivery Skill Set
- Risk



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SOLUTIONS



- Clear Transparent Business Case
- Board and Organisational Ownership
- Experienced New Build Project Manager
- Targeted Selection of Craft Operatives
- Robust Budget and Cost Control
- Learning & Development Support for Apprentices



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BENEFITS



- Additional Skills for Trades and increase confidence
- Apprentices – NVQ Modules, Skills and Knowledge
- Local Economy – “Nottingham Pound”
- Expansion of In-house Capability
- Development of sustainable In-house New Build Work Stream – 26 units
- Award winning high quality homes
- Pride



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The Finished development...



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**Nottingham
City Homes**

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A TOP QUALITY PRODUCT

Award winning Development



- **LABC Building Excellence Awards 2015 – Winner** East Midlands 'Best Social or Affordable New Housing Development'.
- **INSIDE HOUSING – UK 'TOP SIXTY' Developments** - Innovative Housing Award - Voted as one of the UK's Best developments of the year 2015.
- **APSE – Annual Service Awards 2015 – FINALIST** 'Best Housing, Regeneration or New Build Initiative'
- **Direct Works Forum** – DWF Awarded the Eddleston Drive Project Manager 'Their Overall Manager of the Year Award' 2015



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**BUILDING EXCELLENCE
AWARDS 2015**



East Midlands

Winner

Best Social or Affordable New Housing Development

awarded to

Eddleston Drive | Clifton | Nottingham



For building excellence in the delivery of outstanding construction and workmanship

Project team

Nottingham City Homes | Arcus Consulting LLP

Local authority building control team

Nottingham City Council

Sponsored by



Questions?



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