# Costs Management



**Gary Whitaker** 

Assistant Director Commercial Services

**Craig Gibb**Business Manager





- DSO viability
- Loose control of workforce
- Limited management competency
- Spiralling costs
- Year on year bail out





- Complex spread sheets
- Regular exposure to managers
- Enthuse participants
- Creates positive culture

#### **Action**

 Weekly Commercial management meetings



- Rationalisation of workforce & contractors
- Drive on productivity

Managers tool kit improved financial info

## Result

Viability positive

- Nottingham City Homes
- Workforce controls in place
- New managers in place
- Costs managed
- No bail out required

#### **Background - Cost detail**



- High level summary reporting (No detail)
- Reports not easily accessible to Front line managers
- Lack of control of cost management

**Commercial Delivery Team – Management Structure** Mark Johnson **Nottingham City Homes** Director **Gary Whitaker Assistant Director** Craig Gibb Trevor Burdon **Business Head of Service** Manager Jim Hartshorn Gary Kyte Nick Kina Steve Cooper **Darrell Smith** Fiona Greenwood **Project Manager** Project manager Project manager Project manager Project manager Project manager Responsive (programmed (Aids and (Special projects) (voids) (Gas) Repairs maintainance) adapatations No Maintenance 7 Maintenance 10 Maintenance 5 Maintenance 2 Maintenance 3 Maintenance Managers Managers Managers managers managers managers

## **Actions**



- Managers tool kit enhanced
- Financial support for All levels of management
- Financial training delivered
- Regular repairs clinics

## **Managers toolkits**

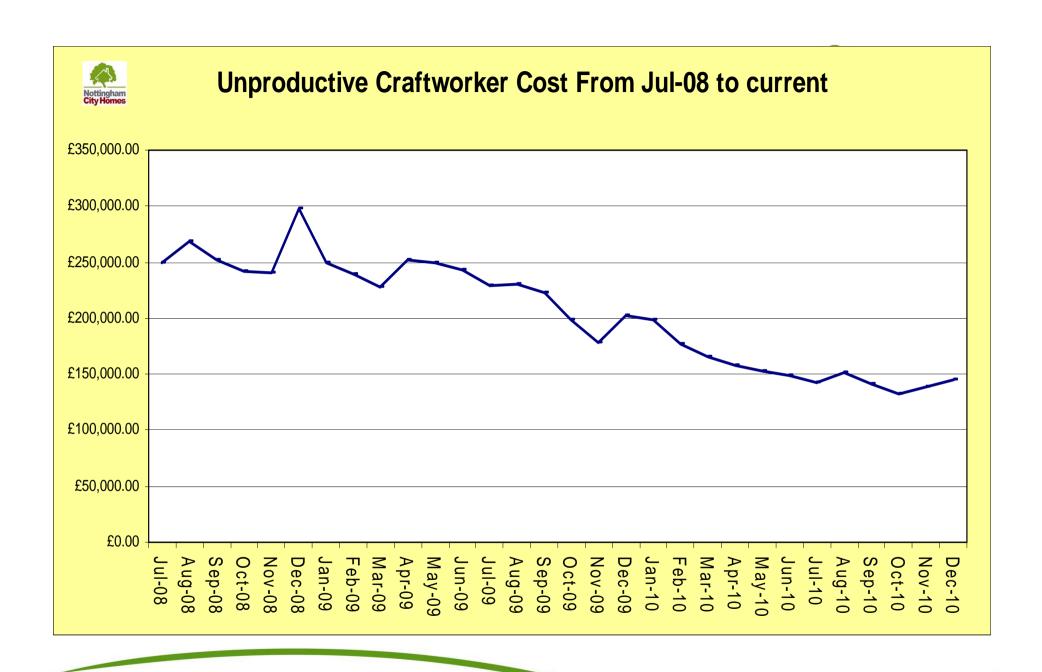
- Craft workers productivity
- Craft workers un productivity
- Craft workers quality
- Materials usage (DLO Supplies)
- Purchase order commitment
- Work in progress (with costs)
- S.O.R's Out-turned
- KPI out-turns and targets
- Vehicle locator information

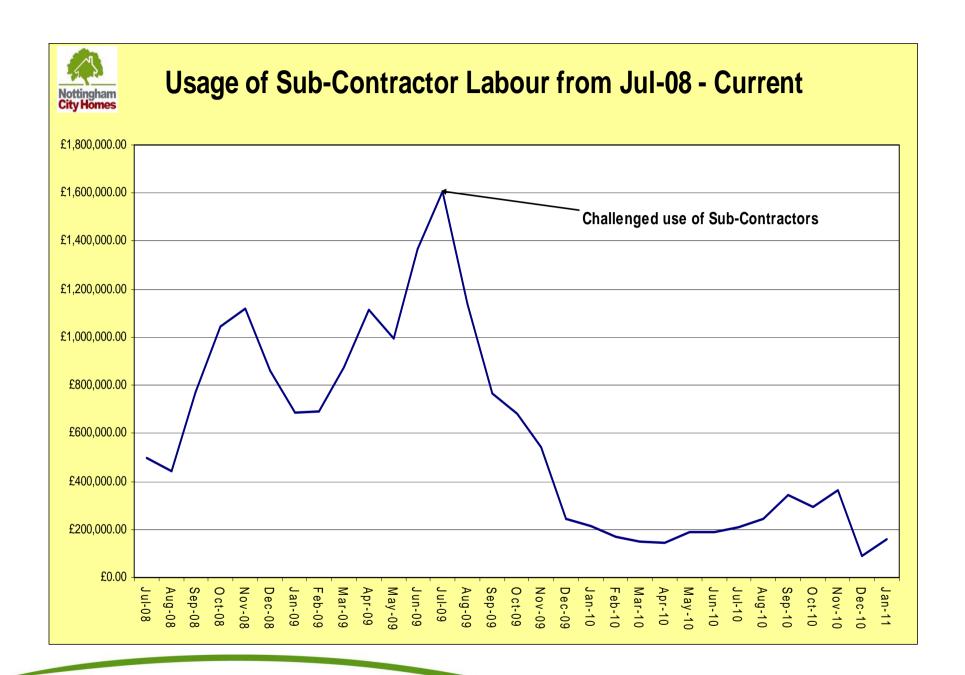


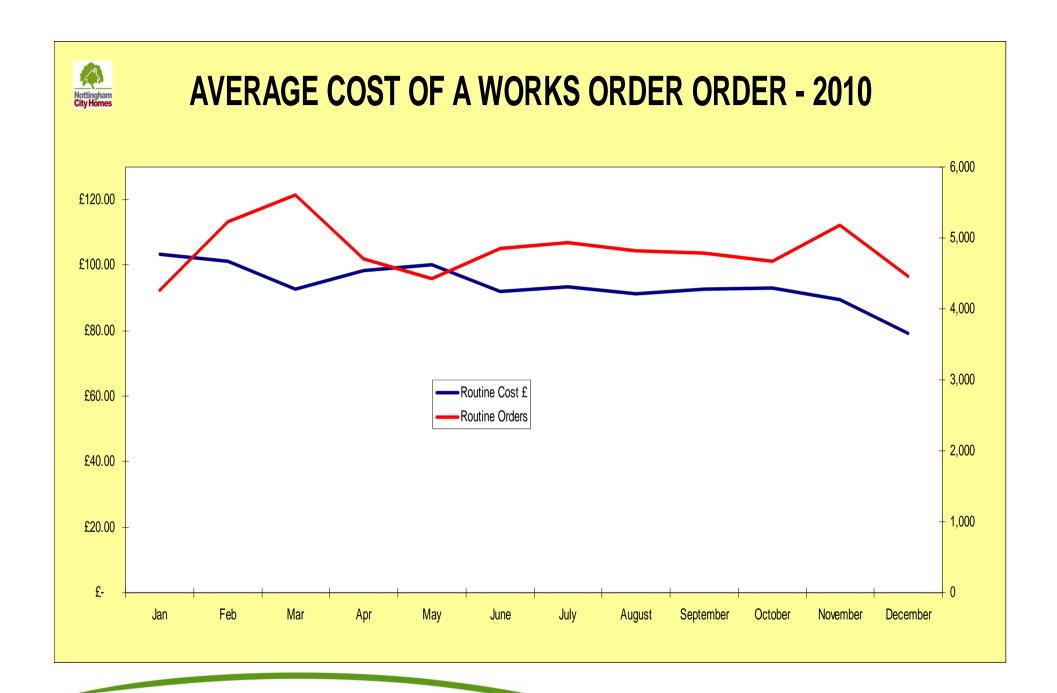
#### Results so far

Nottingham City Homes

- Unproductive costs
- Use of sub-contract Labour
- Average cost of a works order







## **Future**

Mobile technology



- New payment system
- New terms & conditions
- Profitable viable Commercial Services