

A fresh approach to people, homes and communities



# Decent Homes The Experience from Berneslai Homes

GARY WILLIAMS  
CONSTRUCTION SERVICES  
MANAGER

4<sup>th</sup> JULY 2012

## Decent Homes The Experience from Berneslai Homes

- ALMO Formed 2002.
- 21,000 Houses across the Borough
- HSMP Arrangement 2/3<sup>rd</sup> - 1/3<sup>rd</sup>. Split.
- BMBC Building Works/Wilmott Dixon

## Decent Homes The Experience from Berneslai Homes

- Decent Homes Contracts - 4 Partners
- Keepmoat, Mears, Inspace and Lovells
- £212Million Programme Commence 2004

# Decent Homes The Experience from Berneslai Homes

- 31<sup>st</sup> December 2010 fully Decent.
- 13,424 Whole House Improvements
- 4,300 Elemental Works

## Decent Homes The Experience from Berneslai Homes

- Whole House Approach
- Tenants Remain in Homes
- Five Dwellings opened per week

## **Decent Homes The Experience from Berneslai Homes**

- Initial Increase in Maintenance Costs
- Increase in Tenants Expectations
- Programmed Replacements
- Planned Repairs

# Decent Homes The Experience from Berneslai Homes

- 15,000 out of 19,000 Completed
- Costs Plateaued
- Reduction in Repair Requests

# Decent Homes The Experience from Berneslai Homes

- Various Changes:
  - 2008 Construction Services & Inspace
  - 2010 Kiers replaced Inspace
  - 2011 Maintain Barnsley Homes Standard
  - 2011 Efficiency North/Re:Allies
  - 2011 Self Financing – 30 Year Plan



# Decent Homes The Experience from Berneslai Homes

- Maintaining the Barnsley Homes Standard.
- Five Year Address List
- 900 Properties per Annum

A fresh approach to people, homes and communities



# Decent Homes The Experience from Berneslai Homes

- PRIP Contract
- Construction Services £14 Million
- Kiers 7 Million

A fresh approach to people, homes and communities



# Decent Homes The Experience from Berneslai Homes

THANKS FOR LISTENING