

Manufacturing the Future: New Homes



Nottinghill Housing

Notting Hill Housing

- A housing association
- London based
- Own and manage 26,000 properties
- £220m development turnover
- Largest HCA allocation in UK (£211m)



Altogether Better

- Client service business that builds and manages property
- Personalised service delivered locally
- Service driven, not product driven



Quality Service = Quality Product

Housing Production:

- Quality
- Cost
- Time

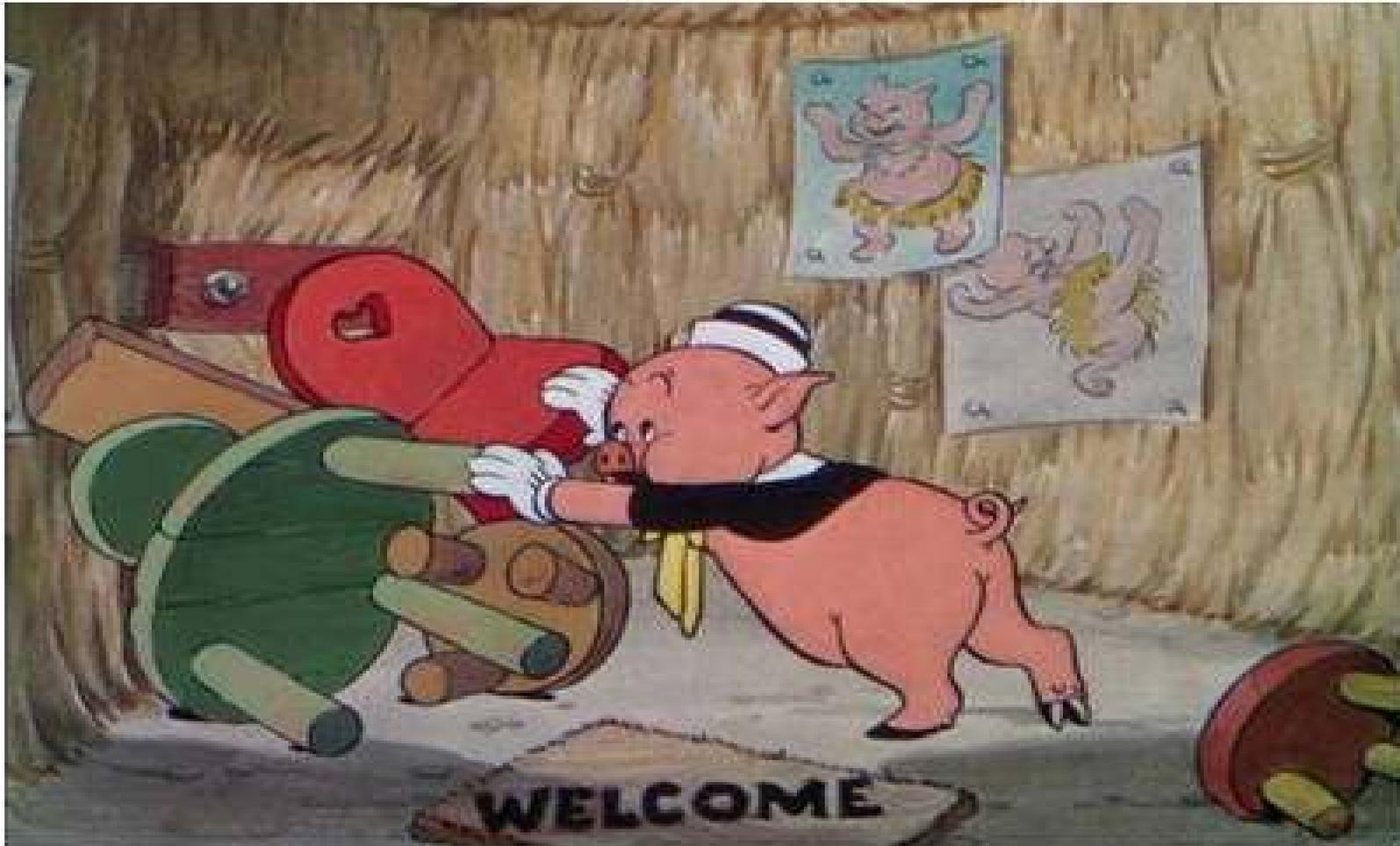


Culture and Tradition

- Culture of Quality
- Tradition does not mean traditional
- Best designers
- Technology & new idea



What we Didn't Want







EVENING STANDARD

Sky flats that no one wants

SKY FLATS built by a North London council are standing empty month after month while 10,000 families wait for a council home.

Islington Council is worried by the reluctance of people to take up the offer of a home in its new tower blocks of flats on the Harvist Estate at Hornsey Road, Holloway.

Housing officials are having difficulty in finding tenants for the higher flats in the four 19-storey blocks. Twenty-four one-bedroom flats on the 11th storey and above have been standing empty for several months. Rents of the estate's one- and two-bedroom flats range between £5 and £6 a week including rates.

'Anxious'

"We are anxious about the situation," said Councillor Richard Candlin, chairman of the council's Social Services and Health Committee.

"We have come across people living in appalling conditions who become eligible for re-housing turning down the chance of a new home on the Harvist Estate.

"Many of them say they have

seen other council housing schemes going up and would prefer to stay on in their present inadequate homes in the hope of being offered something more to their liking later."

Councillor Candlin does not think the rents charged for the flats are causing families to think twice before moving in.

'Lovely'

He added: "If they were private flats they would fetch between £10 and £12 a week. They are lovely flats and the people who have moved in have no complaints. The most serious grumble I have heard is that water pressure in the highest flats can be less than it should be on occasions."

Islington's housing manager Miss Muriel Mayell believes that the reluctance of families to take up the flats can be attributed to three factors.

"It's a combination of high floors, Ronau Point atmosphere and all-electric fittings," she said.

As a result of the Ronau Point disaster the council spent more than £100,000 on strengthening the four blocks at the Harvist Estate and replacing gas supplies by electrical fittings. The work meant an 18-month delay in the completion of the flats.



Nottingham Housing



Nottingham Housing

Challenges

- Swedish market is not the UK market
- Large panel construction
- Memories of 70's council blocks
- No sense of place



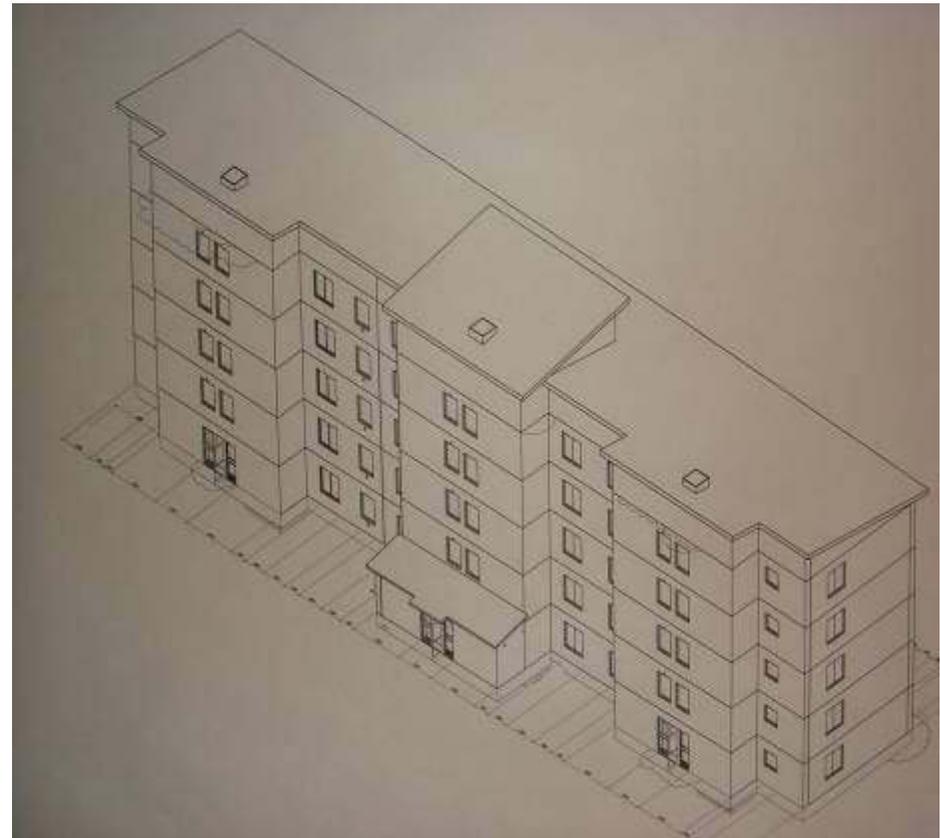
Challenges

- Brixton isn't Hammarby
- Will it work in an establish urban environment



Challenges

- A leap of faith
- A belief in what we could achieve
- Detailed research
- Collaborative working
- Fantastic enthusiasm



A Desirable Home

- Attractive modern urban appearance
- Good space standards, including large balconies
- High levels of energy performance



High Quality Homes

- Good build quality
- Low maintenance costs
- Good level of specification and fit out
- Competitive cost, (reduction from existing 2007 costs)



You are What you Eat

- We are only as good as our suppliers, so choose the best
- Culture and ethos are important
- Shared vision and goals



Coldharbour Lane

- Change of use from Commercial to residential
- Mixed tenure development (108 apartments)
- Code Level 4
- High quality urban development

