

Re-profiling Paradigm's stock condition data to build an accurate long term budget plan

Overview

Paradigm Housing Group was established in April 1999 and provides a wide range of housing and support services throughout the South East, East Midlands and London. In October 2005, Connaught Partnerships Ltd were selected as Paradigm's preferred partner supplying an integrated asset management service which includes planned kitchen and bathroom replacement works.

Housing stock data, compiled by a private surveying consultancy was initially used to build up a budget forecast for the planned works.

Role

echelon were asked to carry out a detailed review of the existing stock condition data and found the following:

- Information was collected on a very high range of attributes.
- Large volumes of work were needed to be carried out in a small number of specific years with no spread.
- Irregular budgetary peaks.

echelon took the data and carried out the following:

- Established relevance of information in comparison of stated objectives (Decent Homes) and levelled work programme.
- Produced accurate lifecycle forecasts for each property element and amended stock data.
- Cleansed the existing stock by removing un-useful attribute data.
- Spread out lifecycle forecasts over a ten year period to level years regarding the volume of attribute replacement .
- Built up a cost profile for refurbishment work using the new accurate elemental data.
- Put accurate attribute costs back into amended stock condition data base.



A Connaught operative in partnership work wear with a dual logo partnership vehicle

“ Working with the Connaught and Paradigm Housing staff, echelon provided the expertise which enabled the current stock condition data to be assessed, cleansed and data gaps identified. Following this process a programme of works was produced which will ensure decent homes compliance by 2010. number of programmes were also developed to deliver on going planned maintenance to the Paradigm housing stock.

echelon worked with the existing data to drive efficiency through these programmes by grouping work types.

The support, advice and experience provided by echelon was precisely what was needed and gave us and the Client the confidence that efficiencies could be delivered through better planning.”

AJ Eaton, Director
Connaught Partnerships Ltd