



Great Yarmouth Norse

Graham Hollingdale – Managing Director



Recap on journey

- Repairs and Voids Maintenance Contract with Norse since 2008.
- Community Housing and Norse have worked closely together, including though the use of Systems Thinking.
- Original contract was for an initial term of 5 years
- Contract extended by Deed of Variation for a further period of 3 years.



Analysis of Options

So, in April this year Cabinet considered how the Housing Assets service should be procured and delivered in the future, 3 Options:-

- Public –Public partnership (Joint Venture Company)
- Re-tendering –Private Sector
- Formation of an internal Direct Labour Organisation

Concluding that the Joint Venture Company was the preferred option subject to satisfactory a business plan and further consultation.



Business Plan and Consultation

- Senior Officers of the Council approved the proposed Business Plan.
- Community Housing Board, Tenants Forum and Housing Assets staff were all consulted on the proposed Joint Venture Company.



What's Included

- Strategic Asset Management
- Responsive Repairs Service
- Voids maintenance
- Major works planned improvements
- Cyclical and Statutory service contracts
- Neighbourhood plans
- New build development



Improvements Expected

- Greater cost efficiency
- A share in the success of the company
- The ability to invest in improving services to tenants and leaseholders
- Better long-term planning for the housing stock
- Greater engagement with residents and leaseholders
- Development of in-house skills and increased opportunities for staff
- Protecting local jobs
- Supporting the local business community
- Giving tenants and the Council a high degree of control



Great Yarmouth Norse Asset Management Services

- Commenced trading on October the 1st
- Initial mobilisation work:
 - Legal Company established / Contracts agreed and signed
 - Finance: establishing bank accounts, payroll etc.
 - Initial administration: Issuing PPE, ID cards etc.



Immediate Priorities (Already Underway)

- Staffing Structure Review.
- Health and Safety Review.
- Information Technology Systems Development.
- Office / Depot Re-location.



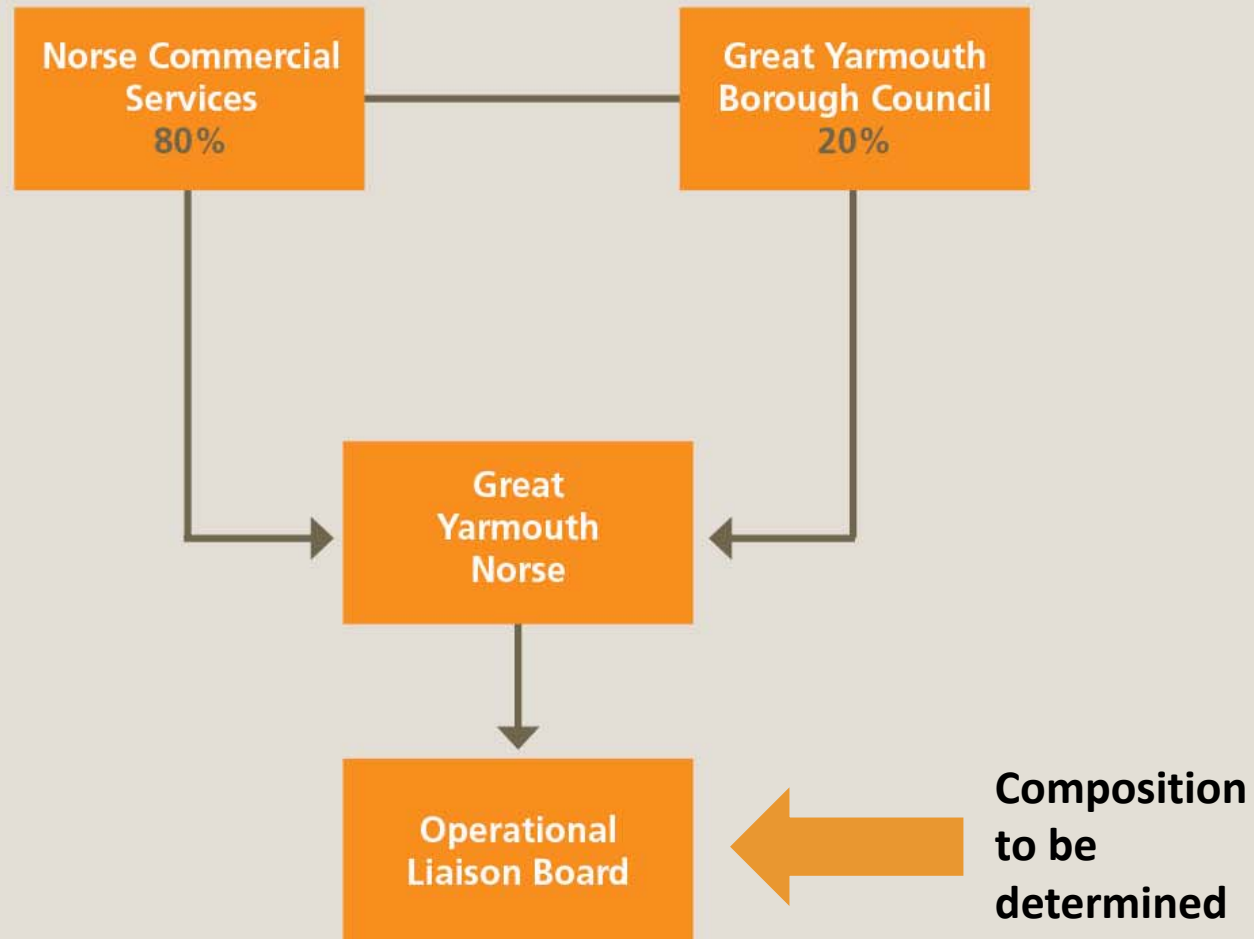
Strategic Plan (Next 12 -18 Months)

- Condition Survey of Stock
- Housing Asset Management Plan
- 5 Year Business Plan
- Information Technology



Governance

- Limited Company
- Board of Directors
 - 2 Great Yarmouth Borough Council
 - 3 Norse Commercial Services
- Operational Liaison Board





Questions?