



HOMES UK
THE FUTURE OF LIVING
27-28 November 2019, ExCeL, London

The lifecycle of your MMC home: From asset management to valuations

Tina Barnard

Chief Executive

Watford Community Housing



watford
community
housing

Watford Community Housing

- Large scale voluntary transfer 2007
- 6,600 homes and associated assets
- £100m invested in stock since transfer
- 2020-2025 business plan to deliver 2,500 new homes
- Joint ventures with Watford Borough Council (Hart Homes) and Three Rivers District Council (Three Rivers Homes).



Our angle

- Not 'techie'
- Not financial
- Practical view
- Everything must be to the benefit of our customers



Hertfordshire consortium

- 12 developing local authorities and housing associations, plus Herts LEP
- Established to create a credible pipeline
- Driving costs down through joint scale
- Attract manufacturers to the Herts Enterprise Zone



Hertfordshire
Local Enterprise Partnership



HertsLiving



WATFORD
BOROUGH
COUNCIL



Three Rivers



WELWYN
HATFIELD



- Watford Community Housing driving – like herding cats, but we're getting there!



Asset management

Need to get agreement with the consortium and educate the sector:

- Processes
- Procurement
- Asset managers
- Residents



Blockages

- Funders
- Lack of sector awareness
- Rigid thinking
- Low end-user profile



It has to happen!

- Time/cost/quality
- Skills and labour shortages
- Climate change
- Fuel poverty



Industry role

- Raise end-user awareness
- Good at business-to-business tech
- Need to work harder on the clients
- Drive the agenda better – to your benefit!



Questions?

