

CAPITAL & COST

– PERFORMANCE SPECIFICATION

- **Asset Management – move towards what is needed and what is essential**
- **Specification varies depending on market -**
 - **PRS, Sale, Rent, Shared Ownership**
- **Impact of user profile/geography on performance specification**
- **Example of steps taken on new build**
- **Example of steps taken on responsive/planned maintenance**
- **Key considerations – Property/Financial/Legal/Neighbourhood**



CONSENSUS

- **Funding cuts impact on budgets**
- **Meet essential needs in annual expenditure**
- **Tailor commitment to the minimum required**
- **Ensure to meet the tenants' needs**
- **Impact on components goes beyond it's specification**
- **PRS/Student accommodation experiences greater occupier churn**

NEW BUILD

- **Detailed review of specification/design**
 - **Heating systems (Biomass vs Individual Boilers)**
 - **Risk of overheating in communal areas**
 - **Introduction of photovoltaics**
 - **Introduction of a green roof**
 - **Future maintenance**
 - **Contribution to Code**
 - **Storm water management**
 - **Reviewed complex brickwork detailing, central plant and winter gardens**
- **Improved economic performance whilst retaining quality of design**

REFURBISHMENT

- **Analyse repair data and identify repair trends**
- **Use improved specification to improve lifecycle**
- **Experienced high levels of repairs in key areas:**
 - **Taps – where newly specified components last five years longer**
 - **Door Handles**
 - **Hinges**
 - **Window Mechanisms**
- **Carefully review components to prolong lifecycle and reduce management & access**
- **Keep up-to-date information; components can then become ‘van stock’ on a repairs contract**

