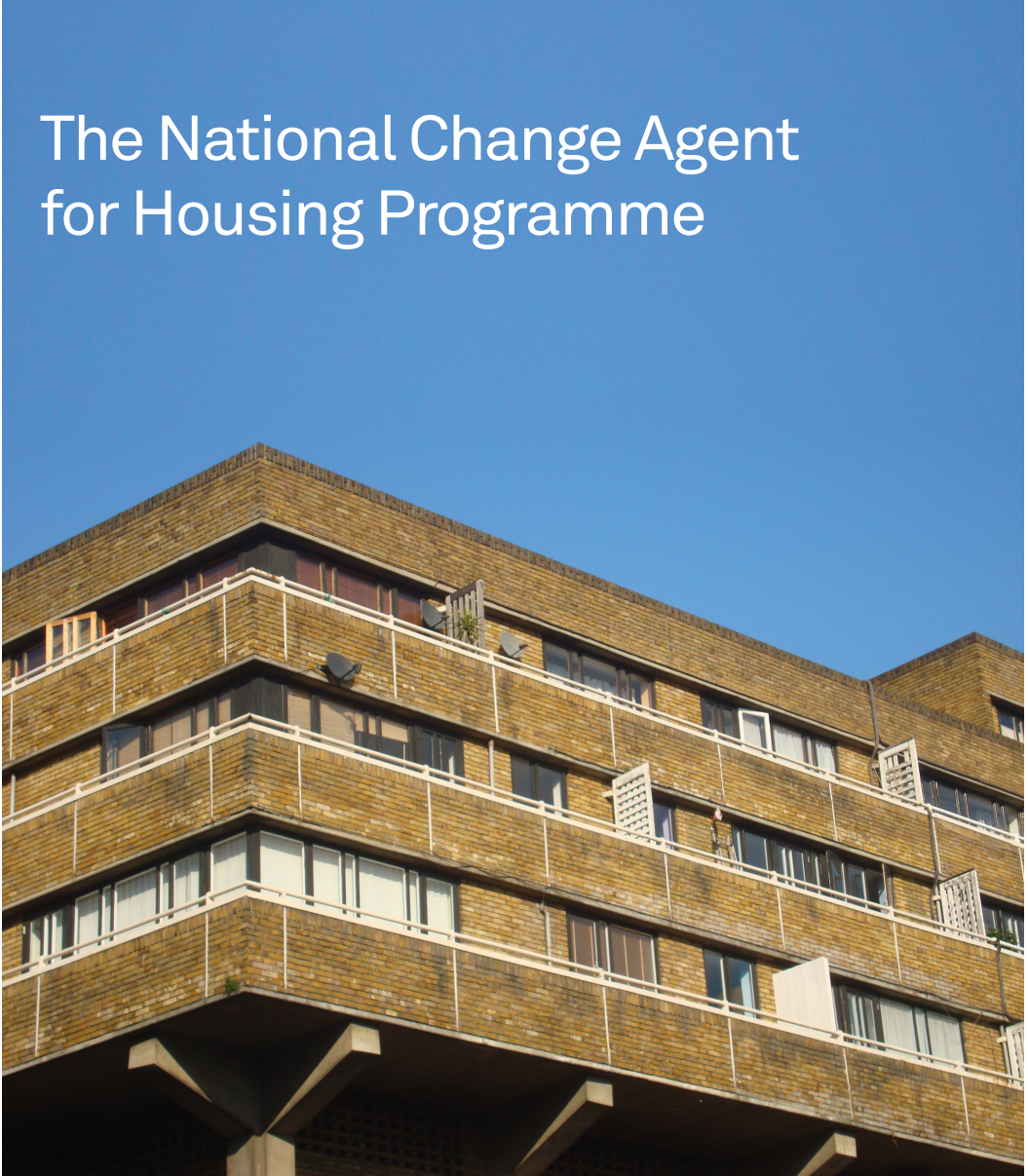


The National Change Agent for Housing Programme



Sir Bob Kerlake, former Chief Executive of the Homes and Communities Agency, applauded the success of the National Change Agent (NCA) Housing Programme in enabling social landlords to achieve £227 million efficiency savings through consortia collaboration in the procurement of their Decent Homes Programmes.



Background

The NCA Programme was established in 2005 in response to a number of key government policies related to the planned investment in social housing stock;

- The Sustainable Communities Plan in 2000 set a target for all existing social housing stock in England to meet the Decent Homes Standard (DHS) by 2010.
- Increase in investment of £22 billion from 2003/2004 and a further £16 billion allocated in the Comprehensive Spending Review (CSR04).
- The 2004 Gershon Review target of £340 million efficiency savings from the social housing capital work stream between 2005-2008.
- Considerable evidence from the Housing Forum's 'Demonstration Projects' that resources were more efficiently utilised through strategic management of investment, collaboration and partnering with the supply chain.

The NCA Role

In March 2005, the Office of the Deputy Prime Minister (ODPM) appointed Davis Langdon, in partnership with Trowers and Hamblins Solicitors, as the National Change Agent for Housing with the remit to:

- Facilitate and support the establishment of local social housing procurement consortia.
- Provide guidance and templates to assist the development of procurement consortia from feasibility study through business planning and the start up of implementation.
- Promote and disseminate good practice and provide market intelligence.
- Manage the Efficiency Challenge Fund (ECF) and the bidding process for business planning and implementation grant approval.
- Measure and report efficiency gains made through consortia activity and benchmark with other procurement models.



Headline Achievements

The NCA programme has made considerable progress over the past 5 years.

- Over 700,000 tenants have had their homes improved to the Decent Homes Standard.
- £227 million of Efficiency savings have been made from £1.68 billion spent by March 2010.
- 15 consortia formed under the programme, representing 155 social landlords located across all the regions in England with a total stock holding of 1.3 million homes and planned expenditure of £4.7 billion to 2013 with a target of £590 million or 12.6 percent efficiency gains.
- Over 500 trainees attaining National Vocational Qualification (NVQ) Level 2 and 3 qualifications and support provided to local SMEs and community enterprises to develop business skills.

The success of the NCA has now prompted the Homes and Communities Agency to undertake a comprehensive consultation exercise aimed at extending its remit to encompass new build development.

Speaking at the launch of the NCA Annual Review for 2009/2010 Sir Bob praised the performance of the NCA consortia and said they would have a vital role to play as funding is constrained in the future.

He went on to say he would challenge anyone to find similar return on investment in other parts of the public sector. “It isn’t just the efficiencies that have been achieved,” he said. “It has also had social benefits as well.”

The Davis Langdon NCA Team comprises of: Russell Poynter-Brown (Director), Beatrice Filkin (Associate) and Hilda Chagula (Senior Consultant)