

# Mole Valley Decent Homes Programme



Client:	<b>Mole Valley Housing Association</b>
Contract Duration:	<b>May 2008 - March 2011</b>
Contract Value:	<b>£25m</b>
Contract Form:	<b>PPC 2000</b>
Contract location:	<b>Various locations throughout Dorking (Surrey) and surrounding villages</b>

## Description

The project involves refurbishing homes across Mole Valley, including extensive internal and external improvement works to Decent Homes Plus. Properties involved include houses, maisonettes, flats and sheltered accommodation. Our latest customer satisfaction results show an average 95% score across the project.

The Decent Homes and Planned Works contracts were awarded to United House and one other contractor with a total budget of £40 million to be divided equally over five years.

Following the first five years, there is a further extension of five years subject to performance with a value of £25 million for the Decent Homes and Planned Works and £7 million for Voids and Responsive Works.

3,600 properties are involved and were divided on a geographical basis with each contractor responsible for delivery of the works to circa 1,800 properties.

Leaseholders are involved in some of the schemes.

## Challenges

The works undertaken by United House for Mole Valley are those of typical internal Decent Homes and other planned capital works and include:

- Kitchen and bathroom replacement
- Central heating renewal
- Electrical rewire and upgrade
- Re-roofing of pitched and flat roofs
- Roof cleaning
- Soffit and fascia renewal
- Entrance door replacement or upgrade
- Window replacement
- Boundary fencing renewal
- Landscaping and external works
- External redecoration
- Electrical testing
- Asbestos testing and removal
- Cyclical works
- Loft Insulation
- Cavity wall insulation
- DDA works
- Fire risk assessment works

- Communal works

## How we made a difference

As the lead contractor on the Mole Valley project, United House was recently requested to produce a report for the Operational and Strategic Core Groups showing costed efficiencies and added value we had brought to the partnership over the first 18 months. This report was duly presented and well received. We identified over £350,000 of savings, benefits or added value delivered. Some of these are outlined below:

- Community development initiatives including refurbishment of a communal kitchen, school visits, local community fun days, local training and newsletters. Further activities are planned.
- Value engineering of the specified materials/products such as kitchens, sanitary ware, boilers, front entrance doors, etc, to ensure maximum quality and longevity whilst reducing cost.

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For more information, call 01322 665522 or email [info@unitedhouse.net](mailto:info@unitedhouse.net).

## CONTRACT FEATURES:

Packages ✓ Community Benefits ✓ Local Labour ✓ Training ✓ External Works ✓ Partnering ✓

Consistent use of our long term supply chain across the various trade works and for both material supply and sub-contractors, so that the consistency of our service can be relied upon by all stakeholders. Another benefit of this is that the supply chain places greater value on the continuance of their involvement with the project and with United House than they do on price. Costs can therefore be kept low and are sustainable.