
Time in Property

Report of the Low Cost Client Group

January 2008

PROJECT: TIME IN PROPERTY

PROJECT BRIEF

To understand and agree a consistent approach across all landlords and contractors in relation to time spent working in properties. To develop a best practice plan that will identify clear measurable key milestones, achievable target times and performance KPIs.

BACKGROUND

The LCCG has been tasked with managing a number of projects to aid standardisation of delivering the refurbishment work programmes across all GMP landlords. One such project was the timescales set by landlords for refurbishment works and the time expended in properties by contractors carrying out the works.

From an initial scoping exercise across all member landlords it was evident that a consistent approach did not exist and timescales not only varied greatly for standard single elemental works (kitchens, heating, bathrooms, and electrical rewires) but even more so where multi elemental works were carried out.

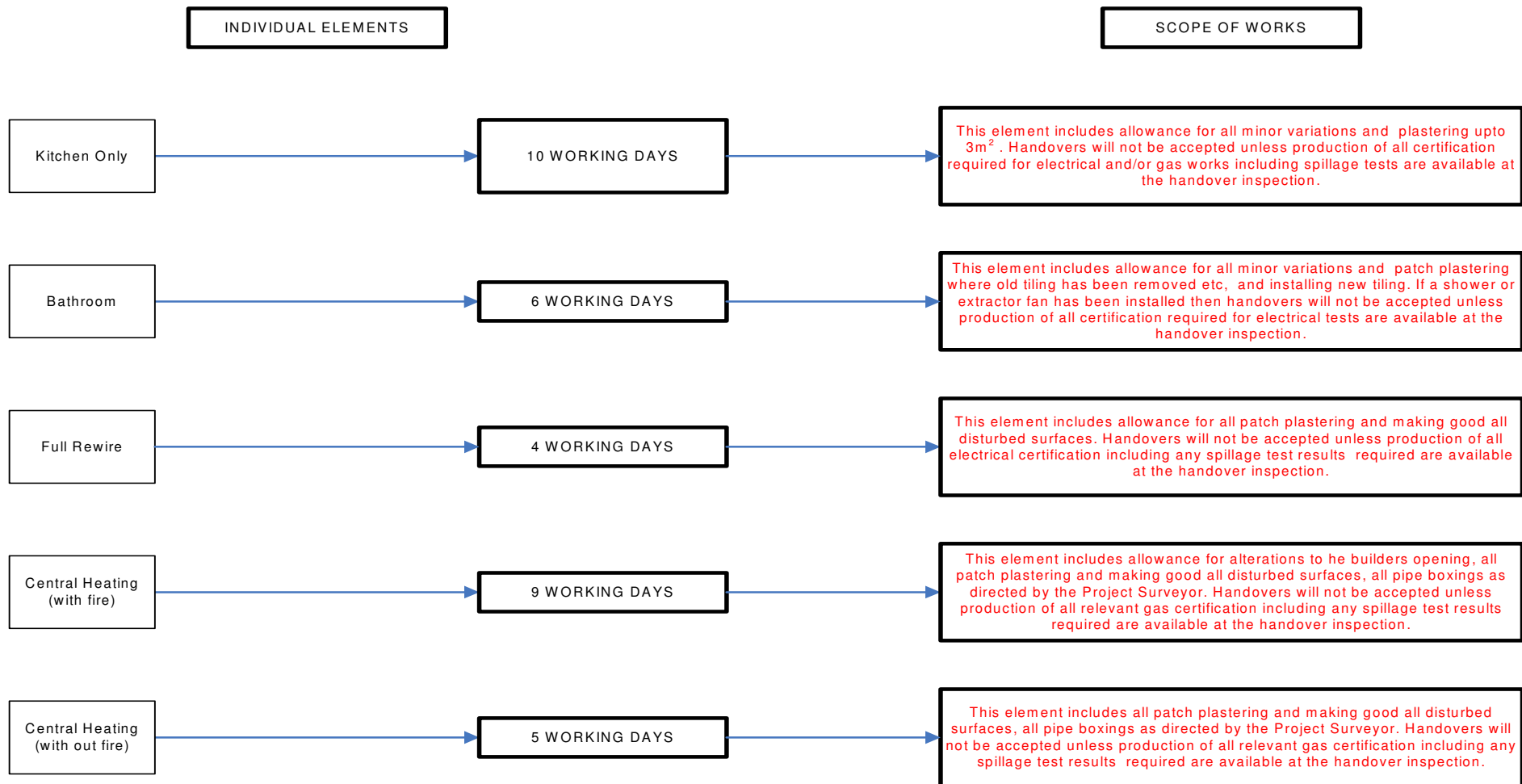
The variations of timescale can be attributable to a number of factors, from simple differences in specifications to such timescales set by landlords that were excessively lenient to contractors.

Thus, the Time in Properties (TinP) workgroup would be looking at how this KPI is used within each of the landlords, are existing times reasonable, can they be improved, which contractors are returning the best times and how some can achieve what others cannot, how to ensure times are consistent and kept to a minimum.

Nominees were requested from landlords to take part in the workgroup alongside two GM Procure contractors. It was felt their contribution would highlight factors outside the control of landlords that also had a bearing on TinP. Therefore group members consisted of landlords staff actively involved with programmed works namely surveyors, project managers etc. and managerial staff from the contractors.

The deadline for project was set at 3 months from the inaugural meeting of the group. A core team of regular attendees to the workgroups finalised the TinP Matrix, attached to this introduction.

GMP -TIME IN PROPERTIES - MULTIPLE AND INDIVIDUAL ELEMENTS



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