

Workshop 1D

Johnnie Johnson & M3Vision Case Study

Speakers:

Dominic Higgins

Director, Rand Associates

Simon Lowe

Senior Assets Operations Manager, Johnnie Johnson HT

Room: D



NHMF
Maintenance
Conference
2024



M3 Vision

Johnnie Johnson Housing

Case Study



NHMF
Maintenance
Conference
2024

Condition Surveys

Frequently Misunderstood

Conflicting or Confusing Terminology

- Business Plan or Business Problem
- Remaining Life or 'Due Date'
- Lifecycles
- Actual Process
- Objectives

Condition Surveys

Old but Good...



Old but Good...



Condition Surveys

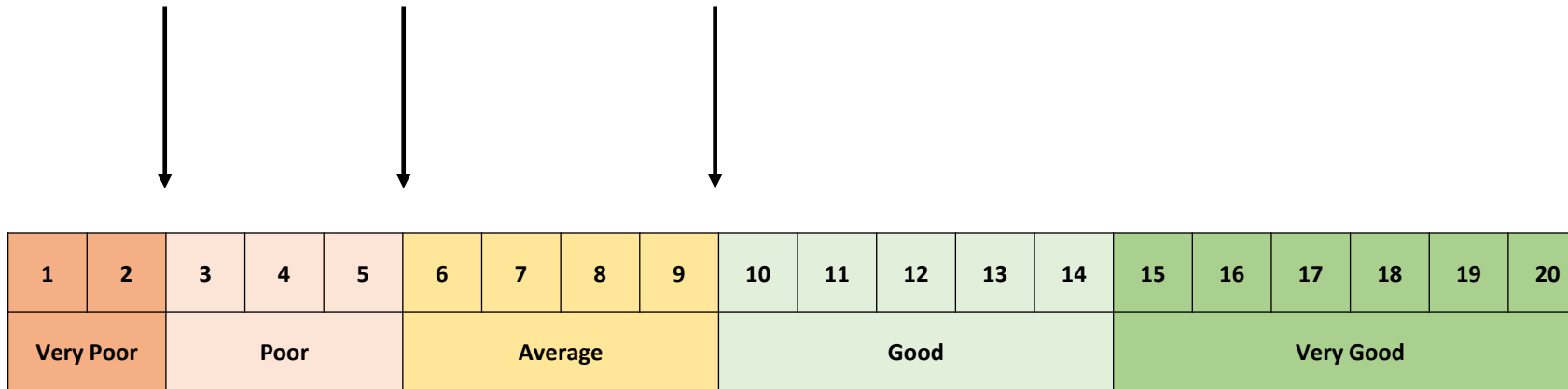
New but Poor...



New but Poor...



Condition in Numbers

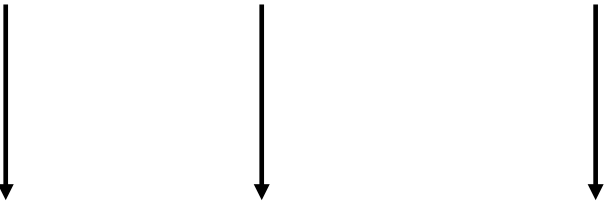


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Very Poor		Poor			Average				Good					Very Good					

Ageing Data



Ageing Data



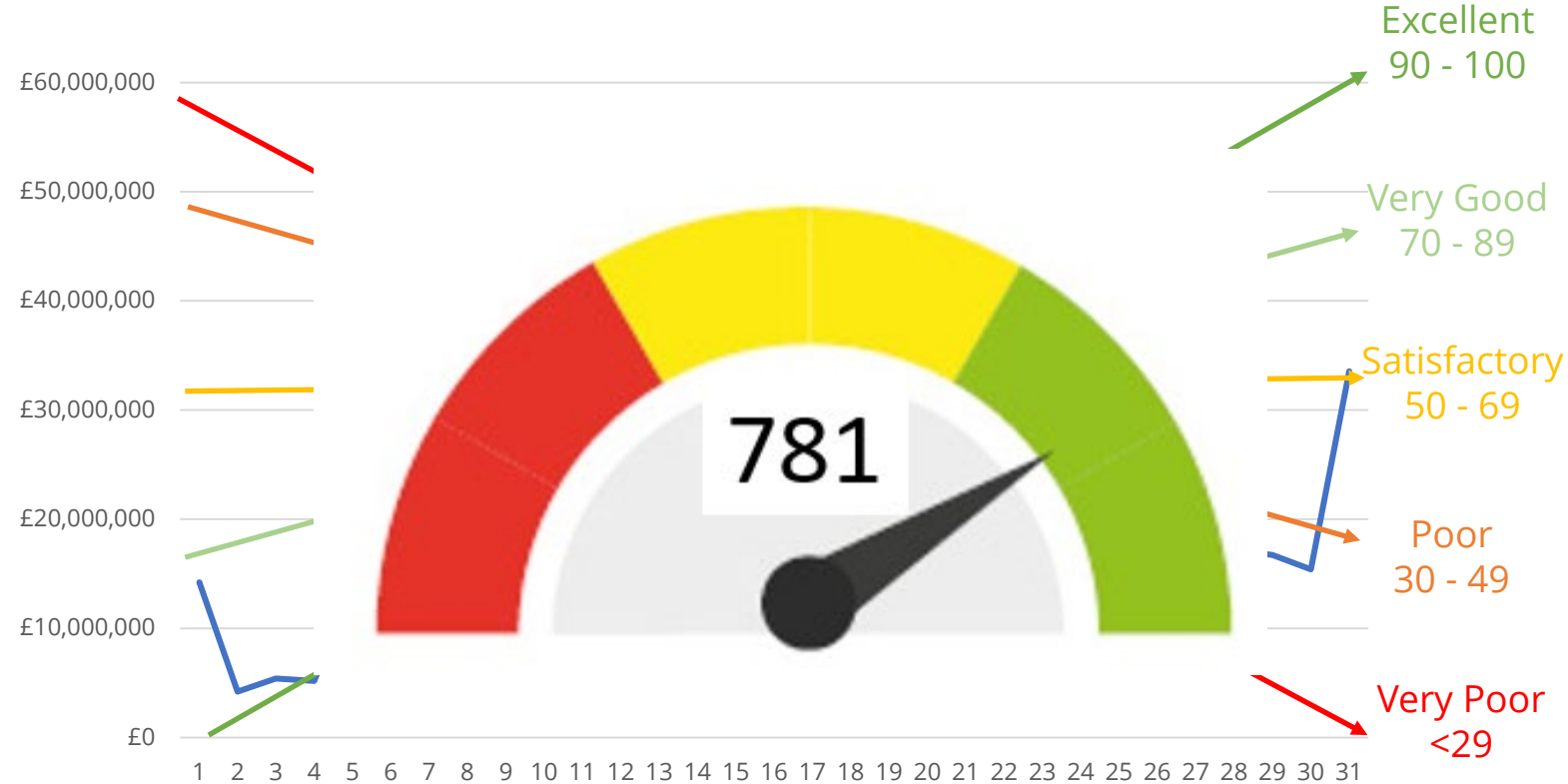
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Very Poor		Poor			Average				Good					Very Good							

Lifecycles...



What is the stock condition?

Asset Management Systems tend to hold Stock Condition Data but don't provide us with a definitive 'position'.



Summarised position of 'Condition'

Total Assets

3777



Completed Inspections

17.08%



Average Condition Rating

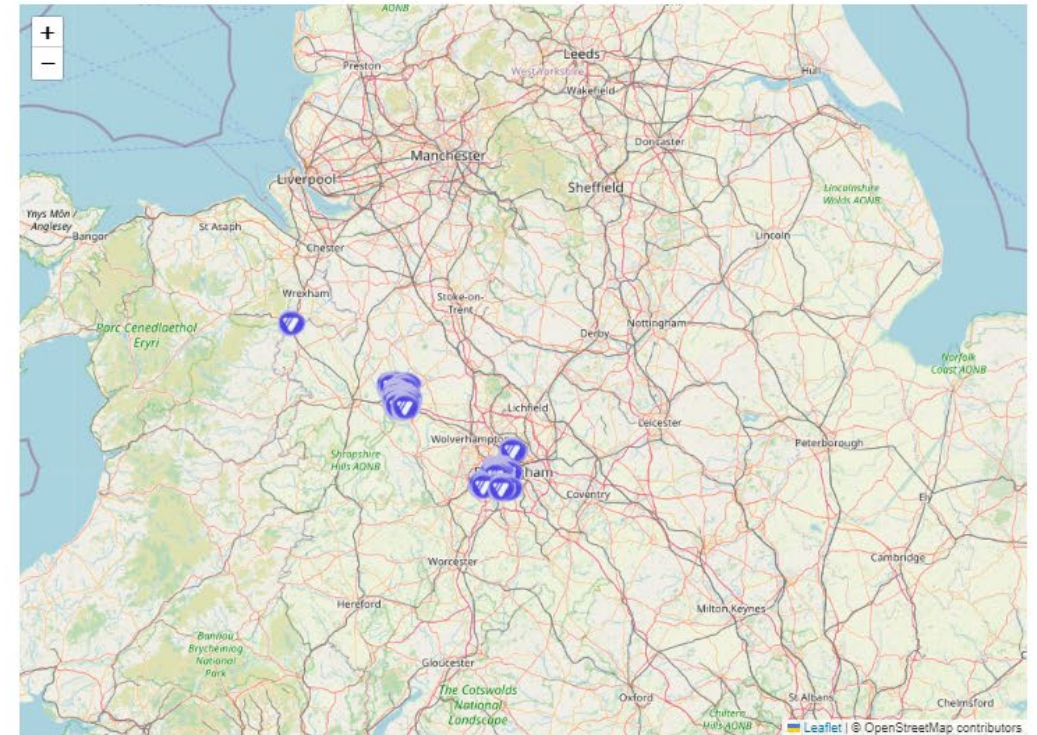
66.44%



RECENTLY VISITED PROPERTIES

UPRN	Address	Visit Type	Data Source	Survey Date
BOUDWEWOODLPR0120	120, WOODLANDS PARK ROAD, BOURNVILLE, B30 1SE	SCS	Phil How	03/01/2024
BOUDWESHENLFR0234	234, SHENLEY FIELDS ROAD, SELLY OAK, B29 5BH	SCS	Phil How	03/01/2024
BOUDWEFILBERV0006	6, FILBERT VIEW, SELLY OAK, B29 4DF	SCS	Matt Hobson	03/01/2024
BOUDWEFILBERV0003	3, FILBERT VIEW, SELLY OAK, B29 4DF	SCS	Matt Hobson	03/01/2024
BOUDWENUTMEGW0008	8, NUTMEG WALK, SELLY OAK, B29 4DL	SCS	Matt Hobson	03/01/2024
BOUDWEDINGLEC0001	1, DINGLE CLOSE, BOURNVILLE, B30 1RB	SCS	Phil How	03/01/2024
BOUDWENUTMEGW0010	10, NUTMEG WALK, SELLY OAK, B29 4DL	SCS	Matt Hobson	03/01/2024
BOUDWENUTMEGW0009	9, NUTMEG WALK, SELLY OAK, B29 4DL	SCS	Matt Hobson	03/01/2024
BOUDWEBURDOCR0006	6, BURDOCK ROAD, SELLY OAK, B29 4BF	SCS	Matt Hobson	03/01/2024
BOUDWEBURDOCR0016	16, BURDOCK ROAD, SELLY OAK, B29 4BF	SCS	Matt Hobson	03/01/2024

ASSET MAP



SURVEYOR VISITS (7 DAYS)

Data Source	Access	No Access	Refused Entry	Total Visits
Matt Hobson	14	0	0	14
Phil How	3	0	0	3

ASSETS

Advanced Search

Copy Assets

Add Asset

REPORTING

Forecasting

Energy

Reports

Audit Log

SURVEYS

Survey Design

Quarantine

CONFIGURATION

Manage

DATA

Import

Export

Tasks

42, SEAFIELD DRIVE, WALLASEY, CH45 0LW

UPRN: 42SEA0LW
Parent UPRN: -

Property Type: Bungalow
Area: Vidas Court

Build Type: Traditional
Build Form: Detached

Era: 1967-1982
Business Group: Brave Housing

Number of Beds: 3 Bed
Ownership: Carbery HA

Last Update: Liam Mushrow on 18/12/2023 13:58:11

ASSET PHOTOS



Add Photos Manage Photos

DUE IN THE NEXT 5 YEARS
£243

CONDITION RATING
83.91%
Change 21.96%

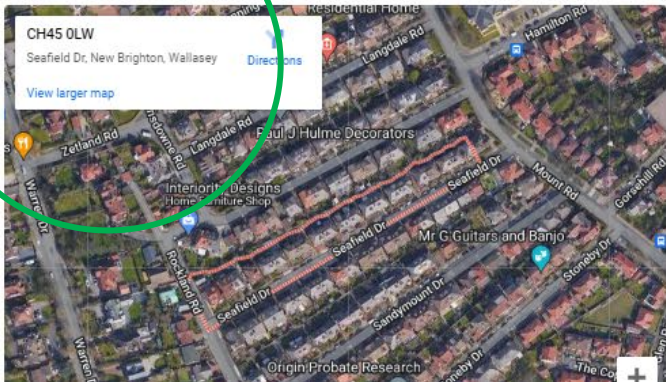
CURRENT V POTENTIAL EPC
41/81

DECENT HOMES
Refresh Last Update: 18/12/2023
Current cost: £0
5 Year PND cost: £0

ASSET CONDITION DATA - SURVEYED

Subsection	Item / Value	Quantity	UoM	Cost	Install Year	Data Source	Est. Renew Year	Planned Date
Pitched Roof Covering	Concrete Tile Roof Covering	1	PD	£9,362	1990	Planned Maintenance	2050	2030
Bathroom	Bath/WC/WHB	1	No.	£2,500	1990	Planned Maintenance	2140	-
Kitchen	Large Kitchen (Over 15.01SM)	1	No.	£5,047	1980	Reactive History	2138	-
Heat Source	Condensing Combi Boiler	1	No.	£1,690	2023	Planned Maintenance	2138	-
Heat Emitters	Radiators	1	PD	£1,293	2023	External Surveyor	2053	-
Door (Rear)	Timber Rear Door	1	No.	£464	2023	Planned Maintenance	2050	-
Door (Front)	Composite Front Door	1	No.	£842	2000	Completed Works	2053	-

GOOGLE MAPS



HHSRS

Hazard Name	Score	Band	Scoring Type	Comment	Identified by	Identified on	Edit	Resolve?
Asbestos (and MMF)	63.77	G	Full Scoring		Dominic Higgins	13/12/2023	Edit	<input type="checkbox"/>
Biocides	0.70	J	Full Scoring		Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
Carbon Monoxide	1.64	J	Full Scoring		Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
Collision and entrapment	76.03	G	Full Scoring		Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
Crowding and space	19.94	L	Full Scoring		Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
Damp and mould growth	465.22	E	Full Scoring		Dominic Higgins	13/11/2023	Edit	<input type="checkbox"/>

Schedule of Rates Configuration

Select Table to amend:

Section

SECTION

Existing Sections

[Add New Section](#)

- Door Entry
- Electric Consumer Unit
- External Doors
- External Walls
- Fascia/Soffits/Bargeboards
- Kitchen
- Porch / Canopy
- Roof Covering
- Roof Lights
- Roof Structure
- RWG
- Secondary Heating
- Store Doors
- Warden Call**
- Windows

[Edit Section](#)

[Delete Section](#)

SUBSECTION

Existing Sub-Sections

[Add New Subsection](#)

- Warden Call System

[Edit Subsection](#)

[Delete Subsection](#)

ITEM

Existing Items

[Add New Item](#)

- Warden Call Point

[Edit Item](#)

[Delete Item](#)

SOR DATA

UOM: Per Item
 Rate: 1400.00
 Life Cycle: 30
 Max Life: 30
 Max Quantity: 10
 Min Quantity: 1
 Unscheduled:

ASSETS

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SURVEYS

Survey Design

Quarantine

CONFIGURATION

Manage

Schedule of Rates

Attributes

Assets

Condition Rating

Photo Naming

Asset Location Data

Configuration Settings

Data Sources

DATA

Import

Export

Tasks

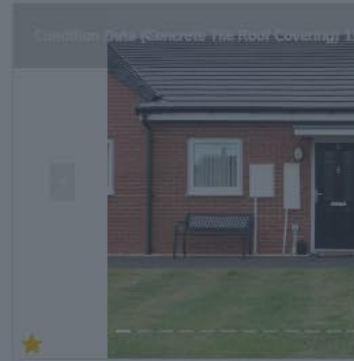


42, SEAFIELD DRIVE, WALLASEY, CH45 0LW

UPRN: 425EA0LW
Parent UPRN: -

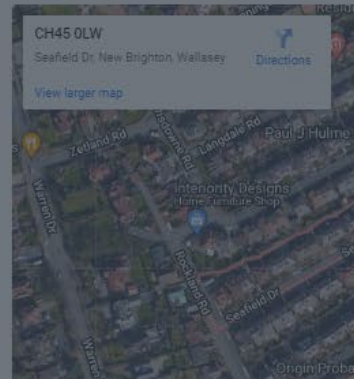
Last Update: Liam Mullaney on 18/12/2023 13:58:11

ASSET PHOTOS



Add Photos Manage Photos

GOOGLE MAPS



Condition Rating History



Score	Update Date	Change
83.91	05/12/2023 13:13:00	↑21.96%
61.95	05/12/2023 12:50:21	−0.00%
61.95	05/12/2023 12:49:15	↓21.96%
83.91	05/12/2023 12:49:05	↑21.96%
61.95	04/12/2023 16:42:55	↓0.36%
62.31	04/12/2023 16:42:44	−0.00%
62.31	04/12/2023 16:42:19	−0.00%
62.31	04/12/2023 16:41:50	−0.00%
62.31	04/12/2023 16:41:34	↑0.36%
61.95	28/11/2023 11:03:42	↑1.50%
60.45	14/11/2023 09:05:26	−0.00%
60.45	13/11/2023 13:54:23	↓20.53%
80.98	13/11/2023 13:54:11	−0.00%
80.98	07/11/2023 12:08:56	−0.00%
80.98	06/11/2023 10:59:56	↑20.53%
60.45	31/10/2023 10:31:37	↓21.96%
82.41	26/10/2023 11:03:17	↑5.49%
76.92	25/10/2023 13:47:19	↑21.96%
54.96	25/10/2023 13:39:39	↓21.96%
76.92	24/10/2023 14:32:25	↓3.82%
80.74	24/10/2023 14:31:57	↑21.95%
58.79	24/10/2023 10:00:52	↓21.95%
80.74	19/10/2023 11:41:51	↑21.95%
58.79	18/10/2023 15:59:45	↓21.95%
80.74	17/10/2023 09:02:21	↑21.95%
58.79	12/10/2023 14:48:31	↓20.52%
79.31	12/10/2023 13:43:22	↑20.52%
58.79	05/10/2023 09:58:12	↑8.62%
50.17	04/10/2023 09:07:16	↓21.24%

Beds: 3 Bed
Carbery HA

RENT V POTENTIAL EPC

41/81

DECENT HOMES

Refresh Last Update: 18/12/2023

Current cost: £0

5 Year PND cost: £0

Edit

Install Year	Data Source	Est. Renew Year	Planned Date
1900	Planned Maintenance	2030	2030
1990	Planned Maintenance	2048	-
1980	Reactive History	2038	-
2023	Planned Maintenance	2028	-
2023	External Surveyor	2023	-
2023	Planned Maintenance	2028	-
2000	Completed Works	2023	-

Add

Comment	Identified by	Identified on	Edit	Resolve?
ⓘ	Dominic Higgins	13/12/2023	Edit	⊞
ⓘ	Dominic Higgins	26/10/2023	Edit	⊞
ⓘ	Dominic Higgins	26/10/2023	Edit	⊞
ⓘ	Dominic Higgins	26/10/2023	Edit	⊞
ⓘ	Dominic Higgins	26/10/2023	Edit	⊞
ⓘ	Dominic Higgins	13/11/2023	Edit	⊞

ASSETS

Advanced Search

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Add Asset

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SURVEYS

Survey Design

Quarantine

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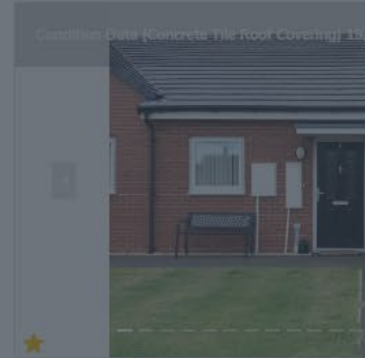
42, SEAFIELD DRIVE, WALLASEY, CH45 0LW

UPRN: 42SEA0LW

Parent UPRN: -

Last Update: Liam Mushrow on 18/12/2023 13:58:11

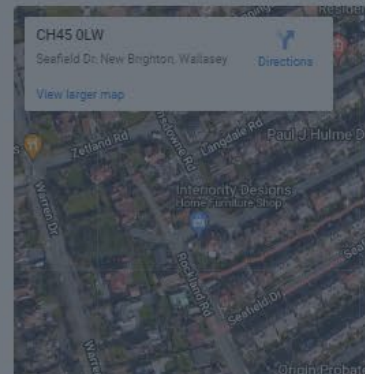
ASSET PHOTOS



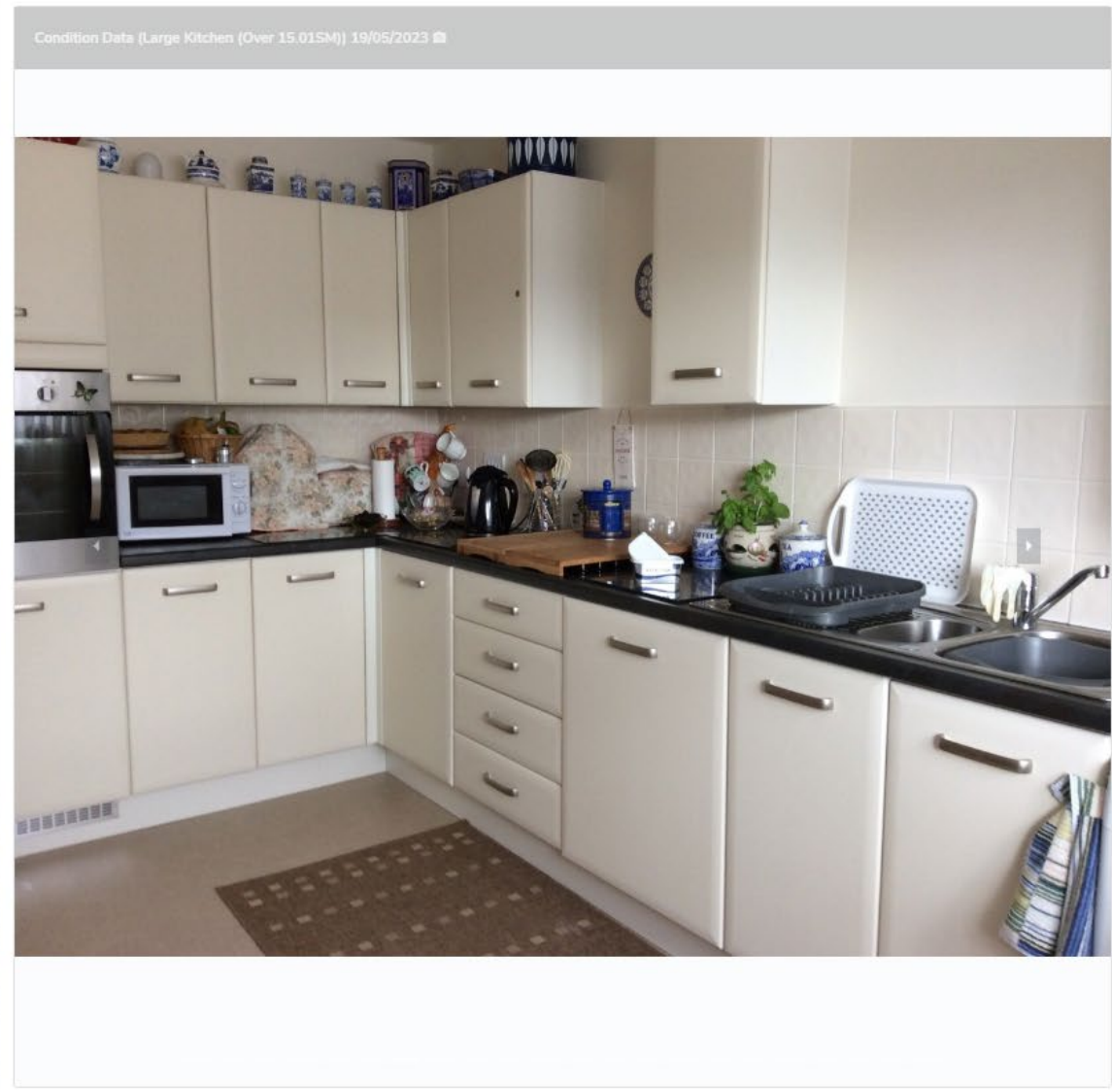
Add Photos

Manage Photos

GOOGLE MAPS



Photos



Condition Data (Large Kitchen (Over 15.01SM)) 19/05/2023

beds: 3 Bed
Carbery HA

POTENTIAL EPC

41/81

DECENT HOMES

Refresh Last Update: 18/12/2023

Current cost: £0

5 Year PND cost: £0

Edit

Install Year	Data Source	Est. Renew Year	Planned Date
1900	Planned Maintenance	2050	2030
1990	Planned Maintenance	2040	-
1980	Reactive History	2038	-
2023	Planned Maintenance	2038	-
2023	External Surveyor	2023	-
2023	Planned Maintenance	2050	-
2000	Completed Works	2053	-

Add

Comment	Identified by	Identified on	Edit	Resolve?
	Dominic Higgins	13/12/2023	Edit	<input type="checkbox"/>
	Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
	Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
	Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
	Dominic Higgins	26/10/2023	Edit	<input type="checkbox"/>
	Dominic Higgins	13/11/2023	Edit	<input type="checkbox"/>

Crowding and space 19.94 Full Scoring

Damp and mould growth 465.22 Full Scoring



Extrapolation Summary												L	M	N	O	P	Q	R	S	T
Area	Archetype	Assets included	Unmatched	Predicted	Cloned	Surveyed	Surveyed (%)													
Archbishop Warlock Court	2 Bed Bungalow	1	0	1	0	0	0.00%													
Archbishop Warlock Court	2 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	2 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	2 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	2 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	2 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	3 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	3 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	3 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	3 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	4 Bed House	1	0	1	0	0	0.00%													
Archbishop Warlock Court	4 Bed House	1	0	1	0	0	0.00%													
Bishop Sheppard Court	1 Bed Flat	1	0	1	0	0	0.00%													
Bishop Sheppard Court	2 Bed Bungalow	1	0	1	0	0	0.00%													
Bishop Sheppard Court	2 Bed House	1	0	1	0	0	0.00%													
Bishop Sheppard Court	2 Bed House	1	0	1	0	0	0.00%													
Bishop Sheppard Court	2 Bed House	1	0	1	0	0	0.00%													
Bishop Sheppard Court	3 Bed House	1	0	1	0	0	0.00%													
Bishop Sheppard Court	3 Bed House	1	0	1	0	0	0.00%													
Bishop Sheppard Court	3 Bed House	1	0	1	0	0	0.00%													
Bishop Sheppard Court	3 Bed House	1	0	1	0	0	0.00%													
Burrows Court	2 Bed Bungalow	1	0	1	0	0	0.00%													
Burrows Court	2 Bed House	1	0	1	0	0	0.00%													
Burrows Court	3 Bed House	1	0	1	0	0	0.00%													
Burrows Court	4 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed Bungalow	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed Bungalow	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed Bungalow	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed Bungalow	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													
Eldonian Way	2 Bed House	1	0	1	0	0	0.00%													



Forecasting	
Option	Details
User Name	Dominic Higgins
Date Produced	11/01/2024
Time Produced	10.32
Total assets included	398
Unmatched	0
Predicted	142
Cloned	0
Surveyed	256
Source Rate	Unknown
Rate Adjustment	0%
Inflation	Excluded
VAT	Excluded
Forecast Date	11/01/2024
Number Of Years	30
Asset Filter Type	Search
Asset Filter List / Criteria	

A2 : X ✓ fx 04 Chimneys

Section	Unscheduled	Catch Up	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-30	Total	Ave Unit Cost
04 Chimneys	0	0	0	0	0	0	400	0	0	0	0	49,600	50,000	128
06 Roof: Pitched	0	0	0	0	0	0	0	0	0	36,000	15,700	1,550,900	1,602,600	4,088
10 External Joinery	0	71,350	0	0	0	0	0	248,850	0	17,200	0	72,450	409,850	1,046
12 Rainwater Goods	0	75,900	0	200	1,600	1,500	1,150	263,000	0	39,000	0	80,050	462,400	1,180
14 Walls: External	0	750	650	100	1,150	1,750	0	263,150	2,750	1,012,750	243,200	29,450	1,555,700	3,969
16 Windows	0	0	0	0	1,600	0	6,000	28,000	10,800	40,400	774,000	168,400	1,029,200	2,626
18 Doors	0	0	0	0	0	0	2,400	24,000	12,800	49,600	637,600	102,400	828,800	2,114
22 Stores and Outbuildings	0	0	6,000	0	0	0	0	6,000	0	4,000	0	2,500	18,500	47
24 Garages	0	0	0	0	0	0	0	9,000	0	0	0	0	9,000	23
26 External Works	0	9,600	6,340	400	11,480	209,200	21,440	1,312,085	102,660	980,665	117,440	508,535	3,279,845	8,367
30 Common Services	0	0	0	0	0	11,800	0	8,800	0	46,800	0	11,000	78,400	200
32 Common Area: Internal	0	0	0	0	0	0	0	0	25,920	0	0	25,920	51,840	132
33 Common Area: External	0	0	0	0	0	0	0	0	0	44,800	0	0	44,800	114
36 Lifts	0	0	0	0	0	0	0	0	0	118,800	0	0	118,800	303
44 Bathrooms	0	0	3,000	7,700	55,900	73,900	44,350	650,300	169,450	217,700	216,200	387,150	1,825,650	4,657
48 Kitchens	0	10,300	4,000	0	109,800	335,350	233,400	563,650	203,600	587,650	714,950	577,700	3,340,400	8,521
50 Heating	0	13,800	596,480	56,895	36,465	267,900	3,090	508,375	155,380	744,630	73,375	161,680	2,618,070	6,679
52 General Plumbing	0	0	0	0	0	0	0	385	0	0	0	0	385	1
54 Electrics	0	0	735,400	80,800	59,400	21,200	46,800	75,000	81,000	358,200	88,600	78,800	1,625,200	4,146
56 Smoke Alarms	0	60	30,510	4,060	0	10,580	4,680	34,280	18,940	52,470	31,700	21,580	208,860	533
Grand Total	£0	£181,760	£1,382,380	£150,155	£277,395	£933,180	£363,710	£3,994,875	£783,300	£4,350,665	£2,912,765	£3,828,115	£19,158,300	£48,873

Background

JJH had a stock condition survey done by Rands in late 2022. Data combined with our previous stock condition info from 2019

Asset team were under pressure and needed to quickly update our 30 year business plans and the NPV analysis of our stock.

Looked at using our existing Asset Management Software and reached out to Rand to support us with this.

Rand introduced us to M3 Vision

We liked what we saw and decided to go with this option.



Why did we choose M3 Vision?

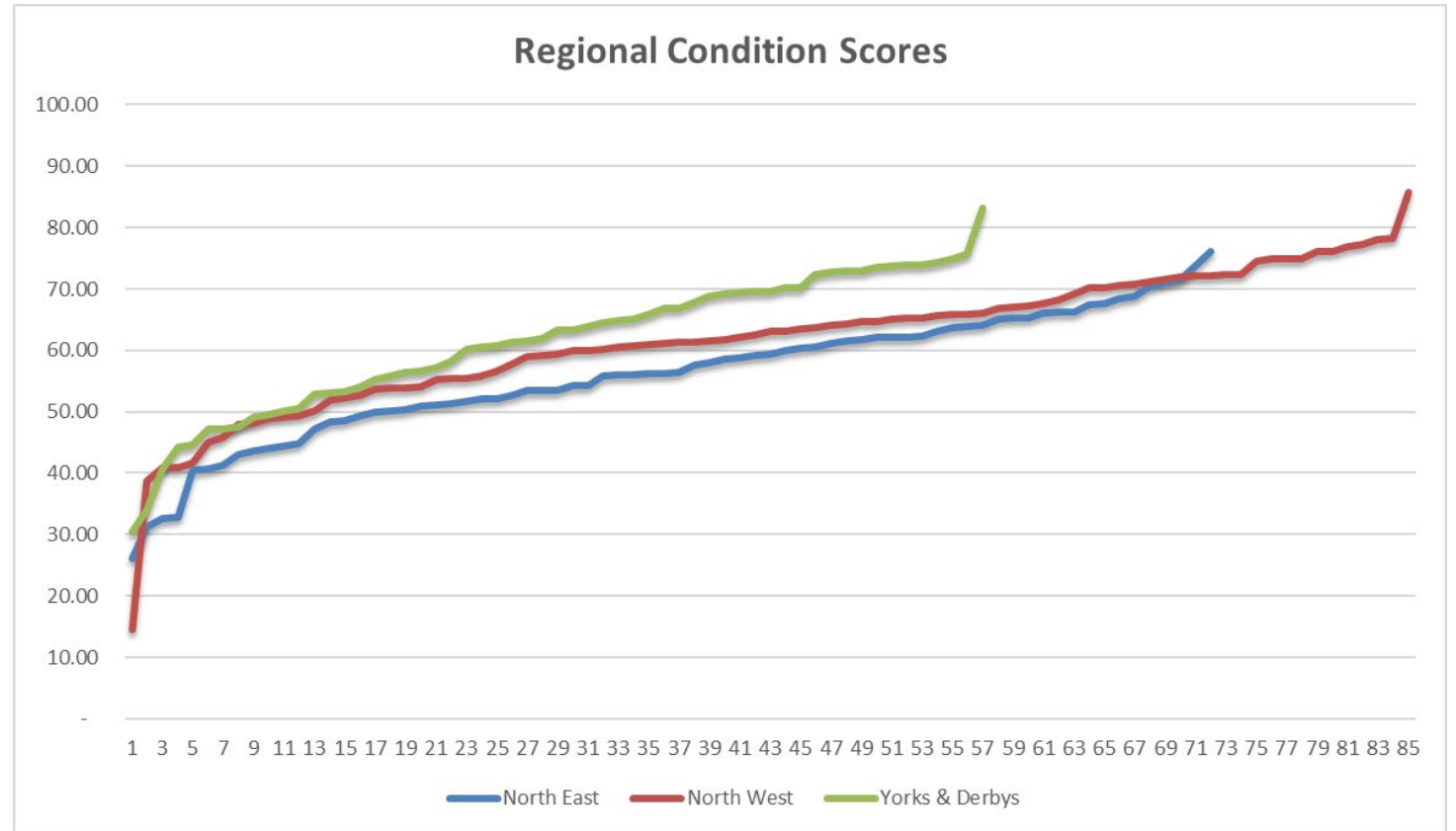
- Ease of data import and export for analysis
- Visual dashboard with all property information in one place
- Quick and easy reporting and output
- Flexibility in selection of data to export for analysis
- Built in DHS algorithms easily identify failures and potential upcoming failures
- Built in extrapolation of data against un-surveyed stock, tailored to our needs

Why did we choose M3 Vision?

- Condition scoring algorithm to identify failing or poor condition stock. Provides a way to quickly assess condition of our stock overall.
- Condition survey generator for quick and easy data validation surveys or ongoing new stock condition surveys
- Intuitive system is accessible with minimal training
- Output is easily understood and available to anyone who needs it whenever they need it. Anyone can run their own reports quickly and easily.

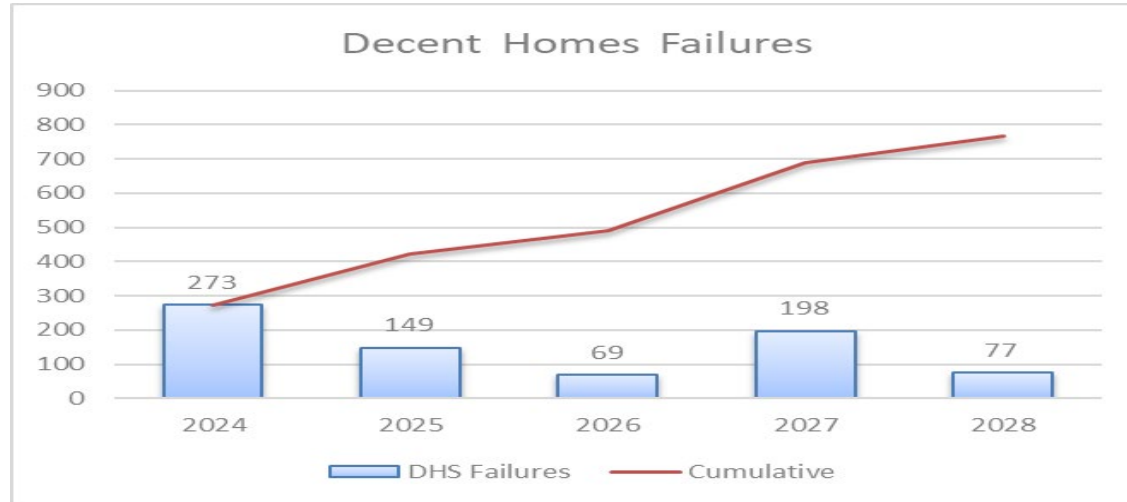
What was the Outcome

- Used condition score to identify properties where investment would give the most benefit overall to condition rating of our stock.



Analysis by geographical area. New criteria can be created and added quickly to facilitate breakdown of stock data however we want to.

What was the Outcome



Address Line 1	Units	Investment Req'd.	Average of Condition score
Scheme 1	1	2,967.03	23.0
Scheme 2	1	2,967.03	23.7
Scheme 3	13	38,571.39	24.6
Scheme 4	15	44,505.45	25.1
Scheme 5	2	5,934.06	25.5
Scheme 6	1	2,967.03	29.2
Scheme 7	2	5,934.06	31.6
Scheme 8	7	20,769.21	32.3
Scheme 9	1	2,967.03	33.4
Scheme 10	1	2,967.03	36.0
Scheme 11	14	41,538.42	36.9
Scheme 12	4	11,868.12	37.1
Scheme 13	1	2,967.03	40.2
Scheme 14	1	2,967.03	41.4
Scheme 15	4	11,868.12	43.2
Scheme 16	2	5,934.06	43.9
Scheme 17	3	8,901.09	44.0
Scheme 18	2	5,934.06	44.1
Scheme 19	1	2,967.03	44.8
Scheme 20	3	8,901.09	46.2
Scheme 21	2	5,934.06	46.3
Scheme 22	1	2,967.03	46.4
Scheme 23	4	11,868.12	47.1
Scheme 24	1	2,967.03	48.6
Scheme 25	1	2,967.03	49.2
Scheme 26	9	26,703.27	49.3
Scheme 27	6	17,802.18	49.9
Scheme 28	31	91,977.93	50.0
Scheme 29	2	5,934.06	50.3
Scheme 30	3	8,901.09	50.3
Scheme 31	2	5,934.06	50.5
Scheme 32	1	2,967.03	50.7
Scheme 33	4	11,868.12	51.0
Scheme 34	4	11,868.12	51.6
Scheme 35	17	50,439.51	53.4
Scheme 36	1	2,967.03	53.7
Scheme 37	5	14,835.15	54.1
Scheme 38	9	26,703.27	54.2
Scheme 39	3	8,901.09	54.2
Scheme 40	3	8,901.09	54.5
Scheme 41	2	5,934.06	54.6
Scheme 42	4	11,868.12	56.5
Scheme 43	1	2,967.03	56.9
Scheme 44	7	20,769.21	57.7
Scheme 45	1	2,967.03	57.9
Scheme 46	3	8,901.09	58.0
Scheme 47	1	2,967.03	59.2
Scheme 48	1	2,967.03	59.3
Scheme 49	1	2,967.03	59.3
Scheme 50	2	5,934.06	60.3
Scheme 51	5	14,835.15	60.6
Scheme 52	5	14,835.15	62.1
Scheme 53	2	5,934.06	62.6
Scheme 54	2	5,934.06	63.3
Scheme 55	2	5,934.06	63.8
Scheme 56	4	11,868.12	63.9
Scheme 57	3	8,901.09	64.0
Scheme 58	1	2,967.03	64.1
Scheme 59	2	5,934.06	64.4
Scheme 60	1	2,967.03	65.6
Scheme 61	8	23,736.24	65.8
Scheme 62	3	8,901.09	66.8
Scheme 63	7	20,769.21	68.4
Scheme 64	1	2,967.03	70.4
Scheme 65	2	5,934.06	70.6
Scheme 66	2	5,934.06	71.2
Scheme 67	1	2,967.03	72.9

What next?

- Add in other data on condition of lifts, central plant rooms, warden call etc from other specialist condition surveys completed by third parties.
- System planned to be opened up to all staff with access control by username
- Generate validation surveys and look to undertake our future surveys in-house on a regular basis

Regulator Expectations

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Five-year stock condition surveys may no longer be enough, says Regulator of Social Housing

NEWS 10.05.23 3.00 PM BY JAMES RIDING

Rolling five-year stock condition surveys may no longer meet the Regulator of Social Housing's (RSH) standards, its chief executive has warned.

Fiona MacGregor explained that the methodology could no longer be sufficient for landlords that relied on an out-of-date, unsophisticated approach to data-gathering.

She continued: "If your starting point is already quite out of date... and you're not using other sources of data to feed in to that overall picture: calibrating repairs, requests from tenants, calibrating complaints, looking at whether or not damp and mould in one property is endemic in an estate... If you're not taking all that information together and relying on a slightly out-of-date, slightly less sophisticated, slightly less proactive approach, it may no longer be enough.



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Thank you.

See you at the
next conference!



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