

DECENT HOMES ISSUES

RESIDENT LIAISON GROUP

30th September 2010



CABINET DECISIONS ON DECENT HOMES

8 th July 2002	Approval of £154,000 budget for stock condition survey and approval of principles for Decent Homes Phase 1
23 rd October 2002	Approval of detailed Decent Homes policy and approach to consultation
27 th January 2003	Approval of Decent Homes Phase 1 programme
26 th July 2004	Approval of stock option appraisal process and Decent Homes Phase 2 programme
20 th December 2004	Approval of decision to form ALMO
24 th January 2005	Approval of the detailed ALMO bid
25 th July 2005	Approval of ALMO governance and finance
1 st April 2006	ALMO goes live

STOCK CONDITION SURVEY 2002/03

- 85% externals surveyed
- 10% internals (kitchens and bathrooms)
- Purpose: pass or fail the Decent Homes Standard
- Used as basis of ALMO bid
- Data put into government model (BCM)
- Survey results signed off by government and Audit Commission
- Resulted in £225m allocation

NOT INCLUDED IN ORIGINAL ALMO BID:

Estates scheduled for Transfer:

- Woodberry Down Estate (three blocks subsequently taken out and added to the Decent Homes programme, Dovedale, Vivian and Badminton)
- Kings Crescent Estate (in regeneration programme)
- Haggerston West and Kingsland (transferred)
- Bridge House and Marion Court (in regeneration programme)

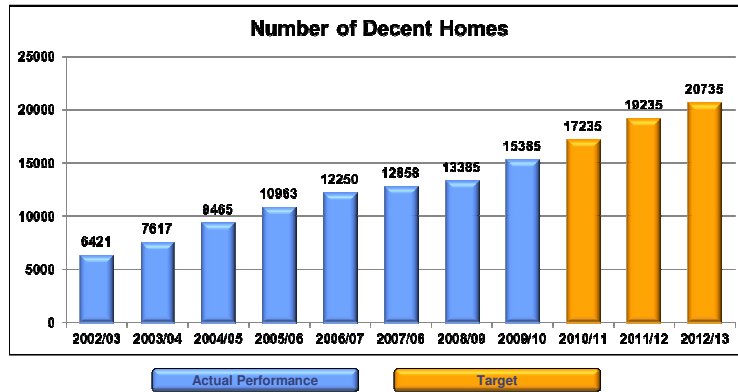
NOT INCLUDED IN ORIGINAL ALMO BID:

Estates scheduled for demolition:

- Alexander National House (now demolished)
- Marcon Court (subsequently added to Decent Homes, then back to regeneration programme, then added back into Decent Homes)
- Tower Court (Partially decanted and scheduled for demolition)

PROGRESS ON ACHIEVING DECENT HOMES

Year	Number of Decent Homes	Expenditure
2002/03 – starting point	6,421	-
2003/04	7,617	£25.4m
2004/05	9,465	£45.6m
2005/06	10,963	£18.1m
2006/07	12,250	£47.5m
2007/08	12,858	£33.8m
2008/09	13,385	£20.8m
2009/10	15,385 (target)	£45.2m
2010/11	17,235 (target)	£34.6m
2011/12	19,235 (target)	£50.0m
2012/13 – completion date	20,735 (target)	£33.2m



Estates taken out of the Decent Homes programme by the council and included in regeneration programmes after ALMO bid approved:

- Ottaway Court (now demolished)
- Rendlesham House (now demolished)
- Colville Estate
- St Leonards Court
- Aikin Court
- Lyttleton House
- The council's Housing Delivery Programme Board makes decisions on movements in or out of the Decent Homes programme.

Housing stock database

- Codeman system holds wide range of information on every home.
- Survey data
- Decent Homes work
- Planned maintenance works (lifts, door entry, water tanks, central heating etc.)
- Asbestos records
- Gas safety checks
- Fire Risk Assessments
- To be linked to Universal Housing system

UPDATE STOCK SURVEY 2010/11

Council to approve brief. Estimated cost £50k.

Will include: The 6,500 homes which passed the DH standard at beginning of the programme (all external and 15% internal)

Disabled access (for Choice Based Lettings)

Regeneration properties that may need interim repairs

Archetype check for HRA subsidy claim

ASSET MANAGEMENT PLAN AND MEDIUM TERM PLANNING FORECAST

- Approved by Cabinet every six months
- Covers next thirty years investment need in housing stock

From 2013 – 2018:

- Over 10,000 homes will need new kitchen and bathroom
- Over 8,000 homes will need renewal of roof and windows
- Total estimated cost £170m, or £34m per year

RESOURCES AND RISKS 2011 ONWARDS

- £84m needed to complete programme 2011/12 and 2012/13
- Capital funding:
- ALMO credits subject to Spending Review October 2010
- Supported borrowing (SCE) subject to Spending Review
- Major Repairs Allowance (MRA) is part of HRA subsidy regime and considered fairly secure - £21m

DECENT HOMES

■ Any questions?