The Lambeth Housing Standard (LHS): hitting our targets...

The Story So Far
The LHS is the standard for how modern, warm, dry and safe Lambeth homes should be – the standard Lambeth residents wanted. In 2013/14 – the first full year of the LHS – we invested £91m in over 3,000 homes. Now, we’re working harder and faster and we’re nearly half way there. When we started, we were fitting about 30 new kitchens and bathrooms a month. Now, it’s five times more!

2014/15: The third year of the LHS
We started the new financial year by selecting three big building contractors and signing custom-made contracts to complete the LHS works. 

About 1,500 residents have seen their homes brought up to Lambeth Housing Standard so far this year. The LHS is a higher standard than the Government’s ‘Decent Homes’ standard.

Results
We are pleased to report a far more even profile. More spending in the last quarter than we would like. With more activity in the second half of the year and Q&A sessions for key resident consultation meetings, open days, and Q&A sessions we’re nearly half way there. When we started, we were fitting about 30 new kitchens and bathrooms a month. Now, it’s five times more!

We agreed with Lambeth Council that we will invest £98.8m in 2014/15 – and we mean to spend every penny on Lambeth homes. The Greater London Authority provided a £50m grant for this year’s programme. We are confident the LHS can meet all Government’s ‘Decent Homes’ standard requirements, as well as improving security and safety. The LHS works for your ward – what’s been done; what’s in the pipeline as well as what’s expected.

What has the LHS delivered this year?
Results this year include:
- 642 doors fitted, making sure homes comply with all current fire risk assessment and fire safety requirements, as well as improving security
- 3,844 new bathrooms (1,416 in 14/15)
- 3,932 properties rewired (1,498 in 14/15)
- 1,603 homes benefit from new UPVC double glazed windows (1,212 in 14/15)
- 1,396 homes benefit from new roofs (1,217 in 14/15)
- 1,928 homes with upgraded communal electrics (758 in 14/15)
- 456 homes reached by new lifts (60 in 14/15)
- 1,222 with new heating systems (603 in 14/15)
- 951 are safer through upgraded door entry systems (396 in 14/15)
- 1,058 with upgraded water tanks (181 in 14/15)

The LHS: North, Central, South
Keepmoat and Mears have worked with us since the programme started. They signed new contracts in April, with Mears switching from North to Central area. Breyer is new to the partnership. They have started work on sites in the North.

LHS: the Ward view
On the back of this update you can find the information you wanted to be kept in the loop about:
- all the LHS works for your ward – what’s been done; what’s in the pipeline as well as what’s on site
- when we’re starting onsite in your ward
- dates for key resident consultation meetings, open days, and Q&A sessions
- phone numbers and emails for the Lambeth Living Programme Managers in your wards.

Our leaseholders
Our leaseholders have been telling us how they want us to consult them and involve them in LHS works. A working group of leaseholders led by the Housing Cabinet Member has produced a comprehensive action plan.

Beyond buildings
The ECO (Energy Company Obligation)
Last year Lambeth Living secured £11m of grant funding from British Gas and Scottish Power to improve energy efficiency (creating environmental benefits) on Lambeth sites. £4m worth of work to date means:
- 2,400 homes with cavity wall insulation,
- 210 homes with external wall insulation (cladding)
- estimated energy savings worth £75 per annum to each of the 2,610 households.

The ECO scheme will also cross subsidise the LHS project by £750K this year – so it really is a ‘win-win’.

Job creation and work-ready people
It’s very clear to all three contractors that we expect millions spent on work on thousands of homes to create real jobs and training. This year, they’ve taken on 16 apprentices, trained 16 local people and invested time and money in benefits like giving community buildings a new lease of life.

This summer, we launched the Lambeth Skills Academy. After five weeks’ training, 16-24 year olds from our estates get upskilled to work with our contractors and sub-contractors. In month one, eight have completed the course.

LHS: video!
Country Show Last we filmed our appearance at the Lambeth Country Show. You can see residents talk about their experience of the LHS here: www.lambethliving.org.uk/films. A film from our summer 2014 appearance will be available soon!

Keeping residents and councillors informed
We know one concern for residents and councillors is finding out what’s happening and when.

What can residents and councillors expect?
We’ll write before we start work on homes and estates to introduce the LHS team and the surveyors and contractors who will survey and carry out the works on homes.

We’ll publish newsletters on the website and tweet reminders about them.

www.twitter.com/lambethliving

The updated and expanded Frequently Asked Questions (FAQs) will be available at meetings and drop-in sessions and are on the web:

www.lambethliving.org.uk/hs-faqs

We’ll publish Case Studies where residents talk about LHS works in their own words:

www.lambethliving.org.uk/hs-case-studies

The LHS programme for your Ward can be found overleaf
<table>
<thead>
<tr>
<th>ESTATE NAME</th>
<th>TYPE OF WORKS</th>
<th>No. TENANTS</th>
<th>No. LEASEHOLDERS</th>
<th>KEY CONTACTS</th>
<th>CONSULTATION DATE</th>
<th>WORKS STARTED OR DUE TO START</th>
<th>WORKS COMPLETED OR DUE TO COMPLETE</th>
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<tbody>
<tr>
<td><strong>2012-13 – YEAR 1</strong></td>
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<td><strong>2013-14 – YEAR 2</strong></td>
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<td>Lardale Estate</td>
<td>LHS Internals for Tenant Occupied Homes @ Burrow &amp; Coaldale Walks, Lardale Close, Rosendale Road, Warren Close</td>
<td>88</td>
<td>0</td>
<td>Gary Dickson / Ian Bhoorasingh</td>
<td>JUN 2013</td>
<td>OCT 2013</td>
<td>APR 2014</td>
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<td>Guernsey Grove</td>
<td>LHS Internals for Tenant Occupied Homes @ Guernsey Grove</td>
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<td>JUN 2013</td>
<td>MAR 2014</td>
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<td>Rosendale Gardens Estate</td>
<td>LHS Internals for Tenant Occupied Homes in @ Cormorant, Dunlin, Dunlock, Eagle, Heron &amp; Petrel Courts</td>
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<td>JUL 2013</td>
<td>MAR 2014</td>
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<td><strong>2016-15 – YEAR 3</strong></td>
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<td>Guernsey Grove</td>
<td>LHS External Works: Doors, Windows and Roofs (Where Necessary for Tenants) @ Guernsey Grove</td>
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<td>3</td>
<td>Gary Dickson / Ian Bhoorasingh</td>
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<td>AUG 2013</td>
<td>MAR 2014</td>
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<td>Lardale Estate</td>
<td>Replacement of Landlord Electrics @ Burrow Walk 1-7, 9-17, 14 &amp; 15, 16-23, Coaldale Walk (1-15 odd), 6, 8, 10, 14, 16, Lardale Close (1-7, 9-11, 13-22), Rosendale Road Nos 213-50 odd only, 530-269 odd only, Warren Close Nos 1-25 &amp; 27</td>
<td>69</td>
<td>21</td>
<td>Paul Moxham / Project Manager (Electrical)</td>
<td>JAN 2015</td>
<td>APR 2015</td>
<td>AUG 2015</td>
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<td>Rosendale Gardens Estate</td>
<td>LHS Internals for Tenant Occupied Homes @ Cormorant, Dunlin, Dunlock, Eagle, Falcon, Fillingham, Heron &amp; Petrel Courts, Crooked Road, Elmsworth Grove &amp; Park Hall Road</td>
<td>118</td>
<td>0</td>
<td>Gary Dickson / Ian Bhoorasingh</td>
<td>JUN 2013</td>
<td>AUG 2013</td>
<td>MAR 2014</td>
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<td><strong>Street Property Programme – This List is Still Being Finalised</strong></td>
<td>2 &amp; 3 Ashurst Gardens, 10 Avenue Park Road; 37 Carson Road; 3, 67, 72 Chestnut Road; 22, 37, 50 Dalmore Road; 29, 31-37 Hawarden Grove; 42 Lancaster Avenue, 46, 17 Maley Avenue, 56, 86-92, 237, 388, Norwood Road; 23 Park Hall Road</td>
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<td>30</td>
<td>Gary Dickson / Ian Bhoorasingh</td>
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<td>APR 2015</td>
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<td>Sheltered Housing Programme</td>
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<td>Michael Carlisle / Senior Project Manager</td>
<td>JUN 2014</td>
<td>CURRENTLY DISCUSSION WITH OLDER PERSONS SERVICE</td>
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**KEY CONTACTS**

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**PLEASE NOTE:** (1) The programme is indicative and is based on information held on the Lifespan stock condition database. All homes will be subject to survey prior to the start of improvement works. (2) The information held on Lifespan indicates all homes will need works on the following: sewage and drainage, aids & adaptations, insulation, planned preventative maintenance, environmental improvements and health & safety. (3) It may be necessary to update the programme moving planned work on estates into a different financial year.