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

What has the LHS delivered this year?

Results for the whole LHS programme since it began in 2012/13 include (the figures for the 2014/15 works so far are in brackets):

- 3,864 new kitchens (1395 in 14/15)
- 3,884 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 a new contractor. 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 week we took 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/lhs-faqs

We’ll publish Case Studies where residents talk about LHS works in their own words: www.lambethliving.org.uk/lhs-case-studies

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 Complete</th>
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</thead>
<tbody>
<tr>
<td><strong>2012-13 – YEAR 1</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>2013-14 – YEAR 2</strong></td>
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<tr>
<td>Bowater Close Estate &amp; Loats Road</td>
<td>LHS Estates Programme Kitchens, Bathrooms, Internal rewiring, Windows, roofs, doors where needed @ Bowater Close (no 2-58) and Loats Road (37-55 Odd)</td>
<td>30</td>
<td>8</td>
<td>Prince Kamanda</td>
<td>Mar 2014</td>
<td>Jun 2014 – Oct 2014 Nov 2015</td>
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<tr>
<td>Kings Avenue flats</td>
<td>Replacement of existing Door Entry system @ No 88 Kings Avenue (Flats 1-9)</td>
<td>4</td>
<td>5</td>
<td>Paul Moxham</td>
<td>Nov 2013</td>
<td>Jan 2014 – Aug 2014</td>
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<tr>
<td><strong>2014-15 – YEAR 3</strong></td>
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<tr>
<td>Arlinton Lodge Estate</td>
<td>Lift Replacement @ Arlington Lodge</td>
<td>81</td>
<td>38</td>
<td>Paul Moxham</td>
<td>Jan 2015</td>
<td>Jan 2015 – Sep 2015</td>
</tr>
<tr>
<td></td>
<td>Replacement of Landlord Electric @ Arlington Lodge (All plus Nos 6, 19 &amp; 35)</td>
<td>81</td>
<td>41</td>
<td>Paul Moxham</td>
<td>Jan 2015</td>
<td>Apr 2015 – Dec 2015</td>
</tr>
<tr>
<td>Street Property Programme Year 3 – Indicative List – Please note this is being finalised – Homes occupied by tenants will receive internal as well as external works</td>
<td>59, 63 &amp; 67 Acre Lane; 12, 32, 56, 64, 74 Bonham Road; 1, 7, 74 Branksome Road; 110, 134 Brixton Hill Road; 8 Oulse Road; 13 Audley Jones Way; 37 Glenelg Road; 1, 9, 10, 14, 23 Haycroft Road; 1, 5, 13, 15, 23, 26, 30, 31, 34, 52, 84, 94 Hayter Road; 49 Holmwood Gardens; 37, 59, 61 Horseford Road; 14 Kildonan Road; 89, 107 Kings Avenue; 7, 14, 35-41 (Odd); 30, 60, 79-83 (Odd) Lambert Road; 1-35 (Odd) and 4-22 (Even) Loats Road; 26, 28, 30, 96, 218, 222, 299, 303, 305, 313 Lyham Road; 14, 21, 25, 34, 45, 54, 73 Stratheven Road; 32, 47, 77, 78, 81 Subsbourne Road; 1 Town Hall Parade; 39, 46, 63 Trent Road; 17, 26, 38, 31 Winslade Road; 3 Winterhill Road</td>
<td>96</td>
<td>130</td>
<td>Prince Kamanda Ronnie O’Peters Capital Projects Manager</td>
<td>Nov 2014</td>
<td>Apr 2015 – Apr 2016</td>
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</tbody>
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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) It may be necessary to update the programme moving planned work on estates into a different financial year.