LHS Update

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

The Story So Far

The LHS is the standard for how modern, warm, dry, safe and 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.

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 the GLA targets that are the ‘strings attached’ for this funding. We need to be, because we have just bid for £44.1m more.

Until this year, spending patterns seemed uneven, with more activity in the second half of the year and more spending in the last quarter than we would like. Until this year, spending patterns seemed uneven, with more activity in the second half of the year and more spending in the last quarter than we would like. Now, it’s five times more!

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.
- £44.1m more.
- 3,000 homes reached by new lifts (60 in 14/15).
- 1,603 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’.

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)

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/lhs-faqs

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

The LHS programme for your Ward can be found overleaf.
### Coldharbour Ward

**Councillor’s Update**

October 2014 (Issue 3)

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**Table:**

<table>
<thead>
<tr>
<th>Estate Name</th>
<th>Type of works</th>
<th>No. Tenants</th>
<th>No. Leasingholders</th>
<th>Key Contacts</th>
<th>Consultation Date</th>
<th>Works Started or Due To Start</th>
<th>Completed on or Due To Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2012-13 – Year 1</strong></td>
<td></td>
<td></td>
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<td><strong>2013-14 – Year 2</strong></td>
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<tr>
<td>Canterbury Gardens Estate</td>
<td>Landlord Electrics Replacement @ Burghal, Chatham, Chelham, Northgate, Westgate, Witchwood House</td>
<td>151</td>
<td>51</td>
<td>Paul Moxham Project Manager (Electrical)</td>
<td>Sep 2013</td>
<td>Dec 2013</td>
<td>Oct 2014</td>
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<tr>
<td>Ralton Road Estate</td>
<td>Replace existing door entry systems @ 10 Ben Mayley Way and 35 Marcus Garvey Way</td>
<td>12</td>
<td>0</td>
<td>Paul Moxham Project Manager (Electrical)</td>
<td>Dec 2013</td>
<td>Jan 2014</td>
<td>Jul 2014</td>
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<td>Southwark House Estate</td>
<td>Replacement of Existing Lift (Southwark House)</td>
<td>15</td>
<td>5</td>
<td>Paul Moxham Project Manager (Electrical)</td>
<td>Oct 2013</td>
<td>Jan 2014</td>
<td>Sep 2014</td>
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<td></td>
<td>Communal Boiler Works – 1-49 Elm Close, 1-5 Somerdale Road, Blocks 1-6 @ Southwark House</td>
<td>180</td>
<td>45</td>
<td>Laura Hunter Project Manager (Mechanical)</td>
<td>Jul 2014</td>
<td>Nov 2014</td>
<td>Nov 2015</td>
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<td>Street Property Programme</td>
<td>43 Gresham Road, 22-23 Seiling Place, 58-61 Saltoun Road, 12, 22, 40, 43, 53, 57, 65 Talna Road</td>
<td>14</td>
<td>0</td>
<td>Princil Kamanda Capital Projects Manager</td>
<td>Jul 2013</td>
<td>Oct 2013</td>
<td>Jun 2014</td>
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<tr>
<td><strong>2014-15 – Year 3</strong></td>
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<td>Angell Park Gardens</td>
<td>LHS Internals: Kitchen, Bathroom &amp; Rewiring @ Angell Park Gardens, Angell Road, Fyields Road, Mallians Meirs, St James Crescent</td>
<td>48</td>
<td>0</td>
<td>Ronke O’Peters Capital Projects Manager</td>
<td>Jun 2013</td>
<td>May 2013</td>
<td>Feb 2014</td>
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<td>Gordon Grove Flats</td>
<td>LHS Internals: Kitchen, Bathroom &amp; Rewiring @ Gordon Grove 1-3</td>
<td>11</td>
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<td>Ronke O’Peters Capital Projects Manager</td>
<td>May 2014</td>
<td>Aug 2014</td>
<td>Oct 2014</td>
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<tr>
<td>Ralton Road Estate</td>
<td>LHS Internals: Kitchen, Bathrooms, Internal Rewiring @ Whole Estate</td>
<td>12</td>
<td>0</td>
<td>Project Manager (Electrical)</td>
<td>Sep 2014</td>
<td>Jul 2015</td>
<td>Oct 2015</td>
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<tr>
<td>Street Property Programme – Please note this list is still being finalised</td>
<td>19 Balwyn Road, 4 Dalberg Road, 9, 17 &amp; 15 Effra Road, 28 Josephine Ave, 6-8, 17-21, 29-31, 35, 38-40, 43, 53, 66, 67, 77, 79, 91-93 &amp; 95, 97-99 &amp; 101, 9 desk only, 75-77, 99 Barmley Road, 35, 37, 45, 46 Saltoun Road</td>
<td>49</td>
<td>55</td>
<td>Ronke O’Peters Capital Projects Manager</td>
<td>Sep 2014</td>
<td>Jan 2015</td>
<td>Mar 2016</td>
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<td>Angel Town Estate</td>
<td>Sheltered Programme for Crowhurst Close</td>
<td>29</td>
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<td>Michael Carlish Capital Projects 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) It may be necessary to update the programme moving planned work on estates into a different financial year.