**LHS Update**

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 th

Until this year, spending patterns seemed uneven,

£44.1m more.

funding. We need to be, because we have just bid for

the GLA targets that are the ‘strings attached’ for this

Authority provided a £50m grant for thi

£98.8m

We agreed with Lambeth Council that we will invest

Government’s ‘Decent Homes’ standard

brought up to Lambeth Housing Standard

About

contracts to complete the LHS works.

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.

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

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
<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>Started or Due to Start</th>
<th>Completed or Due to Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2012-13 LHS – Year 1</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Meath Estate</strong></td>
<td>Door Entry System @ Meath House</td>
<td>28</td>
<td>16</td>
<td>Paul Moxham, Project Manager (Electrical)</td>
<td>Jan 2013</td>
<td>Jan 2013</td>
<td>Apr 2013</td>
</tr>
<tr>
<td><strong>Lilford Estate &amp; Lilford Road Flats</strong></td>
<td>Estates Programme (Whole estate received works - Brightstock, Lilford, Tallyrand &amp; Winterslow houses) plus Lilford Road Flats – Internal works in Years 1 &amp; 2 and external in Year 2</td>
<td>165</td>
<td>54</td>
<td>Ronke O’Peters, Capital Works Project Manager</td>
<td>Nov 2012</td>
<td>May 2013</td>
<td>Jun 2013</td>
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<tr>
<td><strong>2013-14 LHS – Year 2</strong></td>
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<tr>
<td><strong>Herne Hill Flats</strong></td>
<td>Replacement of existing door entry systems for all flats in No. 8, 10-12 Herne Hill</td>
<td>18</td>
<td>3</td>
<td>Paul Moxham, Project Manager (Electrical)</td>
<td>Aug 2013</td>
<td>Jan 2014</td>
<td>Jul 2014</td>
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<tr>
<td><strong>Herne Hill Road Flats</strong></td>
<td>Communal Boiler Works: No. 8, 10-12 &amp; 14 Herne Hill</td>
<td>18</td>
<td>5</td>
<td>Laura Hunter, Project Manager (Mechanical)</td>
<td>Jul 2014</td>
<td>Nov 2014</td>
<td>Nov 2015</td>
</tr>
<tr>
<td><strong>Furst Street Estate</strong></td>
<td>Replacement Kitchen, Bathroom, Roof &amp; Windows @ No.26 Herne Hill Road</td>
<td>4</td>
<td>2</td>
<td>Prince Kamanda, Capital Works Project Manager</td>
<td>Mar 2014</td>
<td>Jun 2014</td>
<td>Jan 2014</td>
</tr>
<tr>
<td><strong>Kenbury Mansions</strong></td>
<td>Replacement of Door Entry Systems @ Kenbury Mansions</td>
<td>5</td>
<td>1</td>
<td>Paul Moxham, Project Manager (Electrical)</td>
<td>Dec 2013</td>
<td>Jan 2014</td>
<td>Oct 2014</td>
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<tr>
<td><strong>2014-15 LHS – Year 3</strong></td>
<td></td>
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<tr>
<td><strong>Brookwell Park Estate</strong></td>
<td>Internal Modernisation at 15, 17, 19 Effra Parade and Fleet, Herne Hill, Langbourne, Radwell, Sharebourne and Turnmill houses</td>
<td>50</td>
<td>0</td>
<td>Ronke O’Peters, Capital Works Project Manager</td>
<td>May 2014</td>
<td>Jun 2014</td>
<td>Oct 2014</td>
</tr>
<tr>
<td><strong>Herne Hill Flats &amp; Herne Hill Road</strong></td>
<td>Water tanks and Boosters @ Fleet, Langbourne, Sharebourne and Turnmill houses</td>
<td>50</td>
<td>17</td>
<td>Laura Hunter, Project Manager (Mechanical)</td>
<td>Sep 2014</td>
<td>Dec 2014</td>
<td>Apr 2016</td>
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<tr>
<td><strong>Herne Hill Flats &amp; Herne Hill Road</strong></td>
<td>Replacement of landlord electrics @ Fleet, Langbourne, Sharebourne &amp; Turnmill houses</td>
<td>50</td>
<td>17</td>
<td>Paul Moxham, Project Manager (Electrical)</td>
<td>Jan 2015</td>
<td>Apr 2015</td>
<td>Dec 2015</td>
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<tr>
<td><strong>Sheltered Housing – Matlock Close</strong></td>
<td>Estate Programme – External Works in No. 8, 10-12 Herne Hill and No. 26 Herne Hill Road</td>
<td>22</td>
<td>5</td>
<td>Prince Kamanda, Capital Works Project Manager</td>
<td>Sep 2014</td>
<td>Feb 2015</td>
<td>Mar 2015</td>
</tr>
<tr>
<td><strong>Street Property Programme – Year 3 – Please note this list is still being finalised</strong></td>
<td>LHs Plus for Sheltered Housing – all flats at Matlock Close will receive works</td>
<td>23</td>
<td>0</td>
<td>Michael Carlisle, Senior Project Manager</td>
<td>Jun 2014</td>
<td>Oct 2014</td>
<td>Jan 2015</td>
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</tbody>
</table>

**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.