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, with more activity in the second half of the year.

£44.1m more.

We need to be, because we have just bid for the GLA targets that are the ‘strings attached’ for this Authority. The Lambeth Council provided a £50m grant for this year’s work. The GLA targets mean we have to follow the Government’s ‘Decent Homes’ standard.

2014/15

£98.8m monitoring.

We agreed with Lambeth Council that we will invest £642m 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 current fire risk assessment and fire safety requirements, as well as improving security.

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: 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.

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## Larkhall Ward

### Councillor’s Update

**Lambeth Living**  
October 2014 (Issue 3)

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### 2012-13 Year 1

<table>
<thead>
<tr>
<th>Estate Name</th>
<th>Type of Works</th>
<th>No. Tenants</th>
<th>No. Leaseholders</th>
<th>Key Contact</th>
<th>Consultation Date</th>
<th>Works Started or Due to Start</th>
<th>Completed or Due to Complete</th>
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### 2013-14 – Year 2

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<tr>
<th>Estate Name</th>
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<th>No. Leaseholders</th>
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<th>Consultation Date</th>
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<tbody>
<tr>
<td>1. Clapham Road Estate</td>
<td>Replacement of Landlord Electrical @ Roy Ridley House &amp; Stringer Lodge</td>
<td>16</td>
<td>8</td>
<td>Paul Moxham Project Manager (Electrical)</td>
<td>Oct 2013</td>
<td>Jan 2014</td>
<td>Aug 2014</td>
</tr>
<tr>
<td>3. Clapham Road Estate</td>
<td>Lift Replacement @ Hugh Morgan, Russell Pickering &amp; Towns Houses</td>
<td>16</td>
<td>0</td>
<td>Denise Nunn St John Capital Works Project Manager</td>
<td>Mar 2013</td>
<td>Jun 2013</td>
<td>Nov 2013</td>
</tr>
<tr>
<td>4. Clapham Road Estate</td>
<td>Lift Replacement @ HUTCHESON HOUSE</td>
<td>8</td>
<td>4</td>
<td>Paul Moxham Project Manager (Electrical)</td>
<td>Nov 2013</td>
<td>Jan 2014</td>
<td>Aug 2014</td>
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### 2014-15 – Year 3

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### Street Property Programme Year 3

<table>
<thead>
<tr>
<th>Whole House Approach:</th>
<th>Indicative List – Please Note This is Being Finalised - Homes Occupied by Tenants Will Receive Internal as Well as External Works.</th>
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### Key Contacts

- Laura Hunter, Project Manager (Mechanical), email: lahunter@lambeth.gov.uk, T: 07538 601 385
- Paul Moxham, Project Manager (Electrical), email: pmoxham@lambethliving.org.uk, T: 07985 216 273
- Denise Nunn St John, Capital Works Project Manager, email: dnnunnsljohn@lambethliving.org.uk, T: 020 7926 5254
- Samantha Jones, Capital Works Project Manager, email: sjones@lambethliving.org.uk, T: 020 7926 1635
- Wayne Murray, Capital Works Project Manager, email: wmurray@lambethliving.org.uk, T: 020 7926 3428

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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.