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.

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

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 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 upsilled 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
### Councillor's Update

**Stockwell Ward**

**October 2014 (Issue 3)**

---

#### Estate Name | Type of Works | No. Tenants | No. Leasingholders | Key Contact | Consultation Date | Works Started or Due to Start | Works Completed or Due to Complete
---|---|---|---|---|---|---|---
**Hemans Estate**

- LHS Estates Programme – Kitchen, Bathroom, Electrics, Windows and doors – Whole Estate
  - No. Tenants: 179
  - No. Leasingholders: 47
  - Key Contact: Denise Nunn St John
  - Consultation Date: Jan 2013
  - Works Started: Aug 2013
  - Works Completed: Dec 2014

- Door Entry System Replacement
  - No. Tenants: 80
  - No. Leasingholders: 24
  - Key Contact: Paul Moxham
  - Consultation Date: Dec 2013
  - Works Started: May 2013
  - Works Completed: Jun 2013

**Murdell Estate**

- Booster Pump Replacement @ Dovet Court, Goston Gate, Harrison Way (10263, 2-4EVEN) & Portland Grove
  - No. Tenants: 142
  - No. Leasingholders: 74
  - Key Contact: Laura Hunter
  - Consultation Date: Feb 2013
  - Works Started: Apr 2013
  - Works Completed: Nov 2013

- Replacement of Landlord Electrics @ Dovet Court, Goston Gate, Harrison Way (8-38, 7-180 even)
  - No. Tenants: 283
  - No. Leasingholders: 123
  - Key Contact: Paul Moxham
  - Consultation Date: Feb 2013
  - Works Started: Jul 2013
  - Works Completed: Apr 2014

**Spurgeon Estate**

- Communal Boiler Works @ Lansdowne Way (No. 40-70 & 78-82 (Even Only)) and Teveresham Lake (1-95 odd, 70-84 even)
  - No. Tenants: 43
  - No. Leasingholders: 32
  - Key Contact: Laura Hunter
  - Consultation Date: Jun 2014
  - Works Started: Nov 2014
  - Works Completed: Mar 2015

- Door Entry System Replacement (1 Horne Rd & Wilcocks Lodge)
  - LHS Landlords electrical and lateral mains rewire (Kelvedon House)
  - No. Tenants: 25
  - No. Leasingholders: 67
  - Key Contact: Paul Moxham
  - Consultation Date: Dec 2012
  - Works Started: Feb 2013
  - Works Completed: Jul 2013

**Street Property Programme Year 2**

- 25, 27 Aldebert Terrace; 48, 82 Crimsworth Road; 13 & 27 Goldsworth Road; 16, 24, 26, 38 Guildford Road
  - No. Tenants: 161
  - No. Leasingholders: 91
  - Key Contact: Wayne Murray
  - Consultation Date: Jul 2013
  - Works Started: May 2013
  - Works Completed: Mar 2014

**2014-15 - Year 3**

- Crimsworth Estate
  - LHS Internals: Kitchen, bathroom & rewiring – whole estate
    - No. Tenants: 4
    - No. Leasingholders: 4
    - Key Contact: Samantha Jones
    - Consultation Date: Jun 2014
    - Works Started: Jun 2014
    - Works Completed: Jan 2015

- Thorncroft Road
  - LHS Estates Programme: Kitchen, Bathroom, Electrics, Windows and doors @ Thorncroft Road 17-37
    - No. Tenants: 9
    - No. Leasingholders: 12
    - Key Contact: Wayne Murray
    - Consultation Date: Jul 2014
    - Works Started: Apr 2015
    - Works Completed: Sep 2015

- Tradescant Estate
  - LHS Estates Programme: Kitchen, Bathroom, Electrics, Windows and doors @ Tradescant Road Nos 40-54 & 56 & 159 South Lambeth Road
    - No. Tenants: 7
    - No. Leasingholders: 4
    - Key Contact: Wayne Murray
    - Consultation Date: Jul 2014
    - Works Started: Apr 2015
    - Works Completed: Sep 2015

---

**KEY CONTACTS**

- Laura Hunter, Project Manager (Mechanical) email: lhunter@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: dnunnstjohn@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

**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.