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 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 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](http://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](http://www.twitter.com/lambethliving)

The updated and expanded Frequenty Asked Questions (FAQs) will be available at meetings and drop-in sessions and are on the web: [www.lambethliving.org.uk/lhs-faqs](http://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](http://www.lambethliving.org.uk/lhs-case-studies)

What’s been going on?

On the back of this update you can find 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](http://www.lambethliving.org.uk/lhs-faqs)

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The LHS programme for your Ward can be found overleaf.
### 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 CONTACTS</th>
<th>CONSULTATION DATE</th>
<th>WORKS STARTED OR DUE TO COMPLETE</th>
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<tr>
<td>Caldwell Gardens Estate</td>
<td>COMMUNITAL, WATER TANK AND BOOSTER PUMP REPLACEMENTS @ APOLLO, ARIGOS, CADMUS, CREON, HECTOR, HERMES, JASON, JESSIE WOOD, JULIO, JUPITER, LATONA, LEO, MERCURY COURTS</td>
<td>110</td>
<td>56</td>
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<td>Oct 2013</td>
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### 2013-14 – Year 2

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<td>MINEST ESTATE (STOCKELL &amp; VAASSEL)</td>
<td>LHS ESTATES PROGRAMME – KITCHEN, BATHROOM, ELECTRICS, WINDOWS AND DOORS @ BURTON HOUSE, CALAS GATE, COLOGY COURT, MYATT HOUSE</td>
<td>45</td>
<td>32</td>
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<td>April 2014</td>
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<td>MYATT’S FIELD SOUTH</td>
<td>INDIVIDUAL HEATING INSTALLATIONS - ALL HOMES NEW CENTRAL SYSTEM AND BOILER @ THE CLOISTERS</td>
<td>235</td>
<td>79</td>
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<td>ONGOING DUE TO ISSUES WITH COMMUNAL BOILER</td>
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<td>PAULEST ROAD</td>
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<td>COWLEY ESTATE</td>
<td>COMMUNAL BOILER WORKS @ ALVANLEY, ANNESLEY, BRICKWORTH, BROMSTONE, CHARLIE, CLIFFSWELL, DOWNBARTON, DURLOCK, GARBUNGE, HALIAM, HANWAY, KINGSGATE, KNOWTON, LAUDERDALE, MACKAY, MORA, PENELope, REDLYNCH, SACKETT, SEASALTER, STOOLMARSH, WHITNESS, WOODCHURCH HOUSES</td>
<td>514</td>
<td>144</td>
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<td>Jun 2016</td>
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<td>CHARMER ROAD ESTATE (NOS 54-62 EVEN ONLY)</td>
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<td>HOLLAND TOWN ESTATE</td>
<td>LHS ESTATES PROGRAMME: KITCHEN, BATHROOM, ELECTRICS, WINDOWS AND DOORS - WHOLE ESTATE AS ABOVE (INTERNAL WORKS DONE IN 2013-14, EXTERNALS DUE TO START IN MAR 2015)</td>
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<td>80</td>
<td>Samantha Jones Capital Works Project Manager</td>
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<td>HOLLAND GROVE</td>
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<td>Michael Carroll Senior Project Manager</td>
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<td>CURRENTLY DISCUSSION WITH OLDER PERSONS SERVICE</td>
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<td>PAULEST ROAD</td>
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<td>Denise Nunn St John Capital Works Project Manager</td>
<td>Oct 2014 to Jan 2015</td>
<td>Mar 2015</td>
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### KEY CONTACTS

- Michael Carlish, Senior Project Manager email: mcarlish@lambethliving.org.uk T: 07973 400 501
- 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: 07966 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.
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<th>STREET NAME</th>
<th>Tenants</th>
<th>Leaseholders</th>
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<td>Union Road 39 &amp; 84</td>
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