

TAKING PRIDE IN YOUR HOME

The Lambeth Housing Standard for Council Tenants and Leaseholders

The Lambeth Housing Standard is the standard to which Lambeth Council aims to maintain all of its housing stock. The Standard incorporates the Government's Decent Homes Standard and then also includes a number of elements over and above those which are required to meet the Decent Homes Standard.

The Lambeth Housing Standard:

- is based on extensive coproduction with tenants and leaseholders
- will ensure that all our homes are warm, safe and dry and that we meet our obligations under the law
- will ensure that residents have homes in good repair and that they are well maintained
- will be delivered over a period of 5 years with the majority of works happening before 2017.
- will bring our homes up to a standard that is more comprehensive than the basic decent homes standard.

The Lambeth Housing Standard applies to all tenanted properties. For leasehold properties, the Lambeth Standard only applies to those repairs due to be carried out under the terms of the lease.

The elements included in the Lambeth Housing Standard are listed below and the Council aims to deliver the items included on the list over the next five years, with the exception of the final two items. Estate lighting, improved access and estate security will be brought up to standard from 2017 unless required for health and safety reasons or where it is financially more appropriate to do it sooner.

The Lambeth Housing Standard

(note, this is not a priority order list)

1. Health and Safety. The Council will ensure that all properties are regularly inspected to ensure gas and water and heating appliances are safe and that communal areas and fire escapes comply with fire safety standards.
2. Water and sewerage. All homes will be provided with safe and clean water for drinking and washing, and drainage and sewerage systems will be well maintained and kept in good order.
3. Electrics. The Council will ensure all homes have an electricity supply and that landlord electricity supplies are safe and fit for purpose.
4. Aids and Adaptations. Where residents require aids and adaptations to help them live comfortable lives within their own homes these will be installed and maintained.
5. Heating. The Council will ensure all residents have appropriate and well maintained heating. This includes repairing or replacing individual heating systems as well as communal boilers where appropriate.

All plant and equipment necessary to supply the above amenities will be maintained in good order and replaced when it reaches the end of its useful life.

6. Roofs. All roofs to flatted blocks will be surveyed and where necessary repaired or replaced. In addition roof insulation will be fitted as standard where the design allows.
7. Door entry systems/CCTV. Where door entry systems and CCTV systems are in place they will be maintained and replaced as necessary.
8. Internal rewiring. All internal wiring to individual properties will be maintained and where necessary properties will be re-wired. All new rewires will be carried out using surface mounted trunking.
9. Lifts. All lifts will be maintained so that they are safe and reliable. Where lift cars and plant have reached the end of their useful life they will be replaced.
10. Windows. All windows that have reached the end of their useful life will be replaced. All windows will be regularly maintained throughout their useful life
11. Cyclical maintenance. All properties will have regular cyclical maintenance where all gutters will be maintained or replaced as necessary, all previously painted exterior surfaces including communal

areas and stairwells will be painted, and any necessary repairs to render or brickwork carried out.

12. Bathrooms. Flooring and tiling will be replaced as necessary in bathrooms that are in poor condition and new showers over baths will be installed where the existing design and water pressure permits.
13. Kitchens. All kitchens that are in poor condition will have new flooring and tiling as well as replacement doors, worktops and units where required. All kitchens will be replaced after they reach 20 years old. Replacement kitchens will maximise counter space and allow for modern living standards to be achieved.
14. Exterior walls. Where exterior walls have a low level of insulation then new dry lining insulation will be installed where feasible and should further funding for additional insulation become available. The Council will actively seek to secure funding should it become available.
15. Secure doors. All doors will be assessed for security and where necessary new high security doors installed.

In addition to major building elements estate environmental improvements will also be carried out including;

16. Estate lighting will be renewed to new energy efficient standards
17. Estates will be surveyed for ease of access and security and any necessary improvements carried out.

It is recommended that all Lambeth owned homes would be brought up to this standard within the next five years and would be maintained at this level for the next 30 years, or until such a point where the investment standard was reviewed depending on available resources. However, as 46% of the stock is currently decent and not all homes require all elements, it is important to remind tenants and leaseholders that it may not be their home that benefits within the next five years as we will not be doing works to properties classed as decent or replacing elements where they are still fit for purpose.

While this new LHS excludes delivering new play areas and landscaping, which can contribute towards the 'quality of place', the Council is aware that 'quality of place' features highly to tenants. During the last tenant satisfaction survey, only 68% of tenants were satisfied with their neighbourhood as a place to live. This puts Lambeth below average in terms of satisfaction with neighbourhood amongst tenants in comparison to all other London Boroughs.

Where possible, the Council will endeavour to take on board local neighbourhood needs to support the improvement of the quality of our neighbourhoods. This will need to be funded over and above the Lambeth Housing Standard.