

DECENT HOMES PROGRAMME UPDATE – AUGUST 2008

Following a stock condition survey and successful application for ALMO status, Newark And Sherwood Homes Limited submitted a bid for £49.5 million to bring all the Council's Homes up to the Decent Homes Standard by 2010. This is a significant investment in Council tenant's homes and will be delivered over a five year programme.

Newark and Sherwood Homes, and A1 Housing (Formerly Bassetlaw District Council) carried out a joint tendering process for Construction partners to enable the large-scale Decent Homes works to be efficiently carried out.

Two Construction partners, Connaught Partnerships and Bullock Construction Ltd, emerged as our preferred partners and the Programme of works started in September 2005.

Prior to the commencement of any works a full property survey is completed against the Decent Homes Standard, the criteria of which is the Governments minimum standard.

The standard is split into four sections and includes:

1. Fitness Standard

- Structural stability, provision of w/c, bath or shower, water supply, food preparation area and drainage.

2. State of Repair

- Roof, walls chimneys, windows, doors, heating boiler.

3. Modern Facilities

- Age of Kitchen and Bathroom, Kitchen space and layout, Bathroom and W/C location.

4. Thermal Comfort

- Heating type, Wall construction and insulation.

Failure of a single item to meet the requirements of the Fitness Standard section would mean that work is required to the property. However, in other sections of the Decent Home Standard, two or three items would need to fail to trigger work on the property.

For example the Kitchen and Bathroom can be older than the criteria allows, but the Modern Facilities section requires three individual failures within the section to cause the property to fail.

Newark and Sherwood Homes are surveying all the housing stock to plan the works required to bring the properties up to the decent homes standard, and to plan future works to those properties that currently meet the standard, or are expected to fall below the standard before 2010.

A designer will visit the individual property to plan the kitchen and bathroom, agree the design and choices, finally leaving the Tenant with a computer generated design of the new layout. Our Contractor employs a Tenant Liaison Officer, who will keep in touch with tenants before, during, and after the work to their home, to resolve any concerns and act as a friendly contact between the tenants and contractors.

Year 1, 2 and 3 of the programme is now complete and the programme of works for year 4 and 5 has been agreed with our partnering contractors. Years 4 and 5 programme is shown in the link below:

[Decent Homes Programme Timetable](#)

If you have any questions regarding the delivery of the Decent Homes Programme please contact Jackie Widdison Newark and Sherwood Homes Tenant Liaison Officer Telephone 01636 655671.

Alternatively if you would like to become involved in monitoring the Performance of the Decent Homes Contract or be part of the Tenant Inspector Group that benchmarks Decent Homes and other investment works please contact Jason Cannon, Asset Management and Investment Manager on 01636 655654.