

# Planned Maintenance and Decent Homes

Broseley and Barrow LJC  
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# The Decent Homes Standard?

- In order to be classed as “Decent” under this standard a home should be
- **“warm, weatherproof and have reasonably modern facilities”**
- “Decent” housing is important for the health and well being of those people living in it.
- Poor housing can give an area a “bad reputation”

- Poor housing may mean that people do not want to live in an area – long term empty properties
- Decent Homes are key to creating thriving and sustainable communities.

# Short definition of Decent Homes

- To be classes as decent a home must meet the following 4 criteria:
- It meets the current statutory minimum standard for housing (HHSRS)
- It is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort

## Reasonable Standard of Repair

- No category 1 hazards under the Housing Health and Safety Rating Scheme (HHSRS)
- Physical hazards e.g. Carbon Monoxide, lead, excess cold or excess heat.
- Protection against infection e.g. water supply, domestic hygiene, food safety
- Protection against accidents e.g. falls on stairs or landings, fire, structural collapse

# Reasonable State of Repair

- A property fails under this section if one or more **key** building components are old and because of their condition need replacing or major repairs carried out
- Or two or more other building components are old and because of their condition need replacing or major repair
- A component can not fail on “old age” alone

## Reasonably modern facilities and services

- A property is considered to not to meet Decent Homes if it does not have 3 or more of the following
- A kitchen that is 20 years old or less
- A kitchen that has adequate space or layout
- A bathroom that is 30 years old or less
- An appropriately located bathroom
- Adequate external noise insulation
- Adequate size and layout of communal entrance areas for blocks of flats

## Reasonable degree of thermal comfort

- To comply with this criterion the property must have a efficient heating and effective insulation.

# What have we been doing???

- Prior to 1<sup>st</sup> April 2009 we commissioned a 50% stock condition survey – this was carried out by Savills
  - The 50% not surveyed were “cloned”
  - This identified that 29.2% of our housing stock did not meet “decent homes standards”
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- We are concentrating our efforts on major planned maintenance programmes that cover “warm and weathertight” issues
- Central Heating – 300 properties with a further 300 to be surveyed
- Thermal Insulation/energy efficiency – 400 properties to be visited by grant partner plus a further 300 properties
- External Doors – 100 properties with a further programme of surveys post April 2010

- We have a limited budget - £2.5 million sounds lots – but divide it by 4263 it's £586.44 per property
- We need to concentrate on Decent Homes plus Health and Safety issues
- We need to programme works to take advantage of economies of scale and obtain better value for money and are aimed at those properties most in need.

# Failing decent homes











