

## Haringey Decent Homes Summary

The Haringey Decent Homes funding has been reduced under the Government's new backlog funding arrangements. A comparison of our original funding profile and our revised funding profile is given in the table below:

	2011/12	2012/13	2013/14	2014/15	Total
Original DH Funding Profile	£44m	£41.6M	£12.98m	-	£98.58m
Revised DH Backlog Funding Profile	£19m	£17m	£6.45m (indicative only)	£27.48m (indicative only)	£69.93m

In view of the reduced funding available, it has been agreed to change the way we deliver the Decent Homes Programme. Previously the Decent Homes Programme has worked on a 'whole house' approach. This is where, when we visit a home, we do all the necessary work internally and externally to make that home fully decent. From this year forward we will change to an elemental programme of works. This means we will be carrying out a reduced scope of works in all homes initially to make those homes weather tight and free from health and safety hazards. This will allow us to carry out the most essential works in a way that will benefit the largest number of residents. When this programme has completed we will return to homes, where necessary, to carry out any remaining works required to make that home meet the full Decent Homes Standard.

From an energy efficiency perspective, many of the Decent Homes elements that have an impact on energy efficiency will be retained as part of the elemental package of essential works. We will still be replacing windows, boilers/heating systems and carrying out loft and cavity wall insulation where required.

The table below shows the new scope of works to be adopted from this year (along with the previous scope of works for comparison). Due to the changed way of working, not all homes receiving works in the Decent Homes Programme will be made fully decent as per the government's standard. The output forecast shows how many homes we expect to work on in each year (table B1) and how many of these will actually be made decent (table B2).



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Element	Full Haringey Standard	Current decent homes standard	Proposed improvement standard
<b>INTERNAL</b>			
Kitchen	Will be replaced when kitchen reaches 20 years old with a modern kitchen unless work is needed beforehand because unfit. Street/estate approach	Will be replaced when kitchen reaches 20 years old with a modern kitchen and/or if HHSRS requirement. Assessed on an individual property basis	Will not be replaced  (unless work/replacement is needed under HHSRS)
Bathroom	Will be replaced when bathroom becomes 30 years old with a modern bathroom unless work is needed beforehand because unfit. Street/estate approach	Will be replaced when bathroom reaches 30 years old with a modern bathroom and/or if HHSRS requirement. Assessed on an individual property basis	Will not be replaced  (unless work/replacement is needed under HHSRS)
Electrics (wiring)	Will be replaced when work becomes necessary on a street/estate/block approach	Will not be replaced unless works identified by PIR testing  Assessed on an individual property basis	Will not be replaced unless works identified by PIR testing  Assessed on an individual property basis
Electrics (CCU)	Will be replaced when work becomes necessary on a street/estate/block approach	Will not be replaced unless works identified by PIR testing  Assessed on an individual property basis	Will not be replaced unless works identified by PIR testing  Assessed on an individual property basis

Element	Full Haringey Standard	Current decent homes standard	Proposed improvement standard
Boiler	All properties should have a full modern central heating system	Assessed on an individual property basis following survey. Replacement: rem life of =<5 years	Will not be replaced (unless replacement is needed under HHSRS)
Heating system	All properties should have a full modern central heating system	Assessed on an individual property basis following survey. Replacement: rem life of =<5 years	Will not be replaced (unless replacement is needed under HHSRS or system reaches end of its life)
Smoke detectors	All properties should be fitted with mains wired smoke detectors	Hardwire or 10 yr life battery systems installed if not present  Assessed on an individual property basis	Will be installed or replaced if identified under HHSRS, or as part of upgrade of wiring under PIR test.
Insulation	All cavity wall properties should be fitted with cavity wall insulation	Loft – subject to survey, installed to 300mm if possible Cavity - subject to survey, installed if possible Assessed on an individual property basis	Loft – subject to survey, installed to 300mm if possible Cavity - subject to survey, installed if possible Assessed on an individual property basis
Asbestos	No reference in Options Appraisal	Asbestos survey carried out to dwellings in DH programme (Yr 1 and Yr 2 requirement was 10% of dwellings where works carried out; Yr 3 onwards, requirement is 100% of all dwellings irrespective of works identified or not)	Asbestos survey carried out to all dwellings in DH programme

Element	Full Haringey Standard	Current decent homes standard	Proposed improvement standard
<b>EXTERNAL</b>			
Roof (inc associated structure)	Will be replaced when work becomes necessary on a street/estate approach. Flat roofs to be replaced with pitched roofs where feasible	Will be repaired/replaced following survey/options appraisal. Assessed on an individual property/block basis	Will be repaired/replaced following survey/options appraisal. Assessed on an individual property/block basis
Windows	All single glazed windows will be replaced with double glazing irrespective of condition on a street/estate/block basis (except in a conservation area where secondary glazing may be used instead).	Will be replaced with double glazed units if necessary following survey. Assessed on an individual property/block basis  (window repairs carried out under PPM)	Will be repaired or replaced with double glazed as necessary  Note: single glazed and steel framed windows will not automatically be replaced – this is dependent on remaining life
Front/back doors (to dwellings)	Will be replaced with modern and secure doors, irrespective of existing condition on a street/estate approach	Replaced with modern and secure doors in accordance with performance specification, when works becomes necessary  Assessed on an individual property basis following survey. Replacement: rem life of =<5 years  Note: only street facing doors/doors on open walkways will be replaced (door repairs carried out under PPM)	Replaced with modern and secure doors in accordance with performance specification, when works becomes necessary  Assessed on an individual property basis  Note: only street facing doors/doors on open walkways will be replaced  (door repairs carried out under PPM)



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Element	Full Haringey Standard	Current decent homes standard	Proposed improvement standard
External door (to block)	Will be replaced with modern and secure doors, irrespective of existing condition on a block approach	Not included in current standard	Will not be replaced
No door entry system to block	Will be provided in all cases	Not included in current standard	Will not be installed. Essential planned maintenance works will be addressed in the M&E Capital Programme
Lift old and in need of repair	Will be replaced/upgraded as part of a fully funded planned preventative maintenance programme	Not included in current standard	Will not be installed / upgraded. Essential planned maintenance works will be addressed in the Lift Capital Programme
No security cameras on estate	Will be provided where deemed appropriate	Not included in current standard	Will not be installed. Essential planned maintenance works will be addressed in the M&E Capital Programme
Structural repairs	All necessary structural work should be carried out to the high rise properties and low rise non-traditional units in order to give these properties a 30 year life	External concrete repairs carried out as necessary – in addition External Repairs and Decorations (Chimney/ Wall finish/ Fascia/soffit/barge) will be repaired if scaffolding erected for roof and/or windows works under DH programme.	Essential structural repairs will be undertaken.



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Element	Full Haringey Standard	Current decent homes standard	Proposed improvement standard
		<p>Assessed on an individual property/block basis</p> <p>External fabric and finish repairs carried out under PPM if scaffolding not erected for DH works</p>	
External environment	Items such as fencing, gates, paths will be replaced as and when required. Provision also made for environmental improvements. Scope for significant estate remodelling	Not included in current standard	Will not be included
digital TV	All properties should be cabled for digital TV reception before analogue is switched off	Included within Year 1 and 2 of programme - not included in current standard	Will not be included. These works will be addressed in the M&E Capital Programme.