



Appendix 7

Housing Investment Plan

Consultation on the 5 year
programme

Darren Welsh

Head of Housing Strategy & Options

Housing Services Department

June 2011

What did Cabinet agree on the 31st May 2011?

- To make all council homes in Southwark warm, dry and safe by 2016
- To deliver a £326m programme of investment over 5 years in council homes in Southwark
- To consult residents on the draft 5 year programme before it is finalised
- To review other options for 3 estates (Hawkstone low rise, Abbeyfield and Four Squares) and report back to cabinet in October 2011

Why are we here today ?

- To give you a detailed breakdown of the proposed 5 year programme
- To ask you for your views on the draft programme
- To tell you how we will consult with residents and other ways for feeding back
- We will consider all comments received before making a final decision on the programme of work

How has the programme been put together?

- **It is based on**
 - **need**
 - The housing stock condition survey (based on a sample of properties) told us which homes were in the worst condition and required work most urgently
 - **what we can afford**
 - We have looked at the amount of money that we have to spend in any one year to make sure that the funding is fairly distributed
 - **practical considerations**
 - For example, how blocks are grouped in the programme, taking account of the works they need and their location.

What type of work is being planned?

- It will depend on a detailed survey - not all homes will require work to be carried out to them over the next 5 years
- The type of work that is carried out may include work to:
 - Roofs
 - Windows
 - Structural works
 - Electrics
 - Doors
 - Fire safety measures
 - And some work to bathrooms and kitchens but only where this is needed due to poor condition and age

What type of work is not being planned?

- We are not planning to carry out:
 - Full kitchen replacements
 - Full bathroom replacements
 - External or communal decorations

(only on an exceptional basis)

- Or environmental improvements, such as landscaping, fencing, paving or lighting
- Block security works - eg entryphones

(unless we receive additional resources to fund this work)

Scope of works



- The intended major works will meet our landlord obligations and the government decent homes standards.
- The decent homes standards is a government programme aimed at social tenanted properties but some of the works to meet the standard will benefit leaseholders and will be subject to charges.

The draft 5 year programme

- The draft programme is available tonight for you to look at and take away
- Schemes are listed alphabetically by area, by year, and by estate
- The type of work planned is shown in a tick box format
- This information is also available on line at www.southwark.gov.uk/consultations

Is the programme likely to change?

- Once finalised, the programme is unlikely to change unless the council receives additional resources
- If there are extra funds, we will use this money to bring forward schemes and do the work more quickly
- Any changes will be subject to further consultation

How is the programme going to be delivered?

- The new Head of Major Works will be responsible for delivery
- Progress will be monitored by the Strategic Director of Housing Services
- There will be progress reports four times a year to Tenant Council and Homeowners Council and the Cabinet Member for Housing Management
- The progress reports will include information on the budget, the timing of the programme and recommendations for approval on any changes that need to be made
- There will also be an annual review of the whole programme which will be reported to cabinet

Tell us what you think?

- Discuss the programme at your T & R A and return a collective comment form to your Area Housing Office
 - Complete an individual comment form at the local Area Housing Office
 - Complete a form on line
www.southwark.gov.uk/consultations
 - Or email us at:
warmdryandsafe@southwark.gov.uk