

## Appendix 1

### A Decent Home: Government Definition

<p><b>Criterion A</b> It meets the current statutory minimum standard for housing</p>	<p>Dwellings which fail to meet this criterion are those containing one or more hazards assessed as serious ('Category 1') under the Housing Health and Safety Rating System (HHSRS).</p>
<p><b>Criterion B</b>  b) It is in a reasonable state of repair</p>	<p>Dwellings which fail to meet this criterion are those where either:</p> <ul style="list-style-type: none"> <li>– one or more of the key building components are old and, because of their condition, need replacing or major repair; or</li> <li>– two or more of the other building components are old and, because of their condition, need replacing or major repair.</li> </ul>
<p><b>Criterion C</b> It has reasonably modern facilities and services</p>	<p>Dwellings which fail to meet this criterion are those which lack three or more of the following:</p> <ul style="list-style-type: none"> <li>– a reasonably modern kitchen (20 years old or less);</li> <li>– a kitchen with adequate space and layout;</li> <li>– a reasonably modern bathroom (30 years old or less);</li> <li>– an appropriately located bathroom and WC;</li> <li>– adequate insulation against external noise (where external noise is a problem); and</li> <li>– adequate size and layout of common areas for blocks of flats</li> </ul> <p>A home lacking two or fewer of the above is still classed as decent, therefore it is not necessary to modernise kitchens and bathrooms if a home meets the remaining criteria.</p>
<p><b>Criterion D</b> It provides a reasonable degree of thermal comfort</p>	<p>This criterion requires dwellings to have both effective insulation and efficient heating. It should be noted that, whilst dwellings meeting criteria b, c and d are likely also to meet criterion a, some Category 1 hazards may remain to be addressed. For example, a dwelling meeting criterion d may still contain a Category 1 damp or cold hazard.</p>

This is a low standard and the majority of works that are carried out relate to the structure of the properties – windows, roofs, doors, and are key components of the building - electrics, heating, etc.

Within the definition of Decent Homes, there is scope not to renew one non-key component whilst still making the property decent; or two 'modern facilities'. It means that renewal of old kitchens and bathrooms was not automatic, and no wider

investment to the estate took place. (Our landlord obligations were calculated/delivered separately to DH).

This was the approach to show we could deliver DH as per the 2006 Option Appraisal.

### **Southwark Decent Homes Standard**

The standard is higher than Decent Homes but isn't strictly defined for all properties/estates. For the elements 'considered' below, contracts were to be extended on the basis of the needs and priorities of the stock and environment.

#### **Delivered within all contracts**

- Renewal of all old & poor condition kitchens and bathrooms.
- Double Glazing – unless design considerations.
- Sustainability works – not defined

#### **Considered as part of contracts**

- Improvement of entrances & common areas
- Environmental works
- Security works
- Works to non-housing – T&RA Halls, garages.