



**Haringey** Council

<b>Report for:</b>	<b>Leader of the Council on 30 July 2013</b>	Item number:	
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<b>Title:</b>	<b>Housing Capital and Decent Homes Programme 2014-16</b>
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<b>Report of:</b>	<b>Mun Thong Phung, Director of Adult &amp; Housing Services</b>
	<b>Signed:</b> _____ <b>Date:</b> _____

<b>Lead Officers:</b>	Phil Harris, Deputy Director for Community Housing Services Tel: 0208 489 4338  Mustafa Ibrahim, Head of Commissioned Services Tel: 0208 489 5369
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<b>Ward(s) affected: All</b>	<b>Report for: Key Decision</b>
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**1. Describe the issue under consideration**

- 1.1 Haringey's 2014/15 (Year 7) Decent Homes programme will be the final year for which central government funding will be available.
- 1.2 As the 2014/15 programme will be the largest since 2008/09, it is essential that preparatory work starts as soon as possible. Consideration also needs to be given to how the Council will make all of its homes decent in the future.
- 1.3 This report proposes that the Decent Homes programme is extended by one year – to enable the Council to achieve full decency in 2015/16 (Year 8) – and provides details of the schemes that are recommended for inclusion in the 2014/15 and 2015/16 Decent Homes programme.

## **2. Cabinet Member Introduction**

- 2.1 Improving the Council's housing stock is a high priority and I am delighted by the excellent progress that Homes for Haringey and the Council have made in making the most of the resources available to bring as many residents' homes as possible up to the decent homes standard.
- 2.2 Haringey's 2014/15 programme will be its largest Decent Homes programme since 2008/09 and, as a result of the substantial investment planned for 2014/15 and 2015/16, almost 3,000 more homes will be made decent.
- 2.3 With programmes as large and as complex as the Decent Homes programme, it is sometimes necessary to vary the programme to address technical issues identified when homes are surveyed, respond to changes in the amount of funding available, maximise the amount of grant funding received and ensure that the improvements are carried out in an efficient and cost effective way.
- 2.4 Any schemes that were originally programmed for 2013/14 but have needed to be re-programmed to 2014/15 will be given priority and included at the front of the 2014/15 Decent Homes Programme.
- 2.5 Some of the Council's non-decent housing stock has not been included in the Decent Homes programme for 2014/15 and 2015/16 because it requires a very high level of investment and/or it needs to be considered within the context of more comprehensive regeneration options for the area.
- 2.6 Later this year, the Council will be publishing its Housing Investment and Estate Renewal Strategy and, over the next 12 months, the Council will investigate and evaluate the investment options of all of the schemes that have been left out of the 2014/15 and 2015/16 Decent Homes programme. It is essential that we find a suitable and sustainable solution for each scheme.
- 2.7 I would like to thank everyone involved in the delivery of Haringey's Decent Homes Programme over the last six years and for their commitment to ensuring its continued success over the remainder of the programme. I am especially pleased that tenants whose kitchens and bathrooms are in need of replacement will now benefit from the resumption of the Council's 'whole house' approach.
- 2.8 Homes for Haringey should be congratulated for its success in driving down the contract prices over the last few years, and I would like to thank the tenants and leaseholders for their patience and understanding during programme changes.

## **3. Recommendations**

- 3.1 The Decent Homes programme for 2014/15 and 2015/16 will be the subject of a Leader's Signing on 30 July 2013 when the Leader will be asked to:
  - (a) Agree the objective of achieving decency for all of the Council's rented housing stock in 2015/16, by extending the Decent Homes programme to include an eighth year in accordance with the approach described in Paragraphs 5.19 – 5.33 of this report;
  - (b) Approve the 2014/15 (Year 7) Decent Homes programme as set out in Appendix A of this report;

- (c) Approve the 2015/16 (Year 8) Decent Homes programme as set out in Appendix B of this report;
- (d) Agree that the properties listed in Appendix C of this report are not included in the Decent Homes programme at this stage;
- (e) Agree that, where it is necessary to make adjustments to the approved programme (due to the availability of funding, wider stock investment priorities and/or unforeseen issues that affect delivery), the authority to make such decisions is delegated to the Director of Adult & Housing Services, in consultation with the Cabinet Members for Housing and Finance & Carbon Reduction; and
- (f) Note that the Housing Investment & Estate Renewal Strategy, the HRA 30-Year Business Plan and further proposals on stock investment are being prepared for consideration by Cabinet later in 2013/14 and will be aligned with the proposals set out in this report.

#### **4. Alternative options considered**

- 4.1 In the course of developing the proposed programme, Officers considered the merits and feasibility of a number of approaches, including:
  - (a) Applying the “elemental” approach (undertaking only external and health and safety works) for as many homes as possible;
  - (b) Applying the “whole house” approach (undertaking all works required to achieve the decency standard) and prioritising homes that have the greatest investment need;
  - (c) Applying the “whole house” approach (undertaking all works required to achieve the decency standard) and prioritising homes that are easiest to complete and offer best value for money; and
  - (d) A selective approach combining elements of (b) and (c) above.
- 4.2 For the reasons outlined in this report, option (c) is the approach recommended for the Decent Homes programme in 2014/15 and 2015/16.
- 4.3 Option (a) was rejected on the grounds that, as this approach will not bring enough homes up to decency, Haringey will lose some or all of its Decent Homes funding for 2014/15 because it will fail to meet the 2014/15 decency target of 1,915 homes set by the Greater London Authority (GLA).
- 4.4 Option (b) was rejected on the grounds that a “whole house” approach that is targeted at those homes in the worst repair will not bring enough homes up to decency (so will result in the loss of GLA funding) because too few homes will be made decent within the available budget.
- 4.5 Option (d) was rejected on the grounds that, although it would bring enough homes up to decency, it would result in some internal works that have been outstanding from previous years being carried out instead of external works.

## **5. Background information**

### Decent Homes Standard

5.1 Central government defines a 'decent home' as one that meets (and is maintained in a condition that continues to meet) the following criteria:

- It is in a reasonable state of repair;
- It has acceptable and modern facilities and services;
- It provides an acceptable level of thermal comfort; and
- It is free from Category 1 ('serious') hazards as defined by the Housing Health & Safety Rating System (HHSRS)

### Haringey Decent Homes Standard

5.2 Works carried out to date have been to the Haringey Decent Homes Standard, which considers the condition of all elements included in the mandatory criteria (described in Paragraph 5.1 above), rather than just the minimum requirements to meet the government's standard.

5.3 This has meant, for example, that the Council would replace both the kitchen and the bathroom in circumstances where providing only one or the other would technically comply with the government defined Decent Homes criteria.

5.4 The Haringey Decent Homes Standard is based on an industry standard, regarded as good landlord practice, that seeks to prevent homes falling into non-decency and ensures good asset management of the stock.

### Government funding for Decent Homes

5.5 For the first 3 years of Haringey's Decent Homes programme, the Council adopted a "whole house" approach that involved all of the works required to achieve decency being carried out by contractors with one visit.

5.6 After the grant funding for the programme was cut in 2010, the Council switched (with the agreement of residents) from a "whole house" approach to an "elemental" approach (which addressed external disrepair and health and safety issues only) from 2011/12. This meant that, despite the reduction in funding, a larger proportion of residents would benefit from improvement works and the fabric of the Council's stock would be protected.

5.7 Haringey's 2014/15 (Year 7) Decent Homes programme will be the final year for which government funding will be available.

5.8 Government funding for Decent Homes is now administered by the Greater London Authority (GLA) which has specified targets for the number of homes to be made decent with the funding it has allocated. The funding available from the GLA in 2014/15 is £25.48m and, in order to receive this funding, Haringey must make 1,915 homes decent by the end of March 2015.

### Decency, non-decency and the “elemental” approach

- 5.9 The distinction between decent and non-decent homes is potentially misleading, since many of the homes that have been classified as non-decent have already benefited from improvement works under Haringey’s “elemental” approach which addressed external disrepair and health and safety issues.
- 5.10 In order to make these homes decent and achieve the GLA decency target, it is necessary to undertake internal works (kitchens and bathrooms) and this has re-commenced in 2013/14 and will need to continue into 2014/15. Internal works are, of course, only carried out where needed.
- 5.11 It is also important to note that during the course of the Decent Homes programme, more than 5,000 homes that were deemed decent at the start of the programme have become non-decent.
- 5.12 A profile of the works carried out to date has been included as Appendix D.

### Decent Homes investment 2014/15 and beyond

- 5.13 Excluding those properties that have become non-decent since the start of the programme in 2008, Haringey’s programme will have reduced the level of non-decency from 41.8% of the stock to 26.2% of the stock by March 2014.
- 5.14 On completion of the 2013/14 Decent Homes programme, an estimated **3,952** rented homes will be non-decent. These are homes that were identified as being non-decent at the inception of the programme; some will have had works falling short of achieving decency, others have not had any work done.
- 5.15 The estimated cost of bringing these homes up to the Haringey Decent Homes standard is **£91.15m**.
- 5.16 Including the GLA funding of £25.48m, a total of £37.98m is available for the 2014/15 programme. Beyond 2014/15, a way must be found to deliver the required works to as many homes as possible (without grant funding) and to maintain the stock through a programme of ongoing planned works.
- 5.17 When the GLA funding has ended, the requirement to achieve “decency”, the standard and priority of the works to be undertaken, and the balance of external and internal works will be determined by the Council, rather than by the GLA and/or government, in the light of the HRA funds available.
- 5.18 The Council’s Medium Term Financial Strategy, approved by Cabinet in February 2013, includes provision for Decent Homes works of £30.938m in the 2015/16 HRA Capital Programme. Leaseholder receipts of £2m are also available for reinvestment in 2015/16.

### Proposed approach for 2014/15 and 2015/16

- 5.19 The proposed approach is based on ensuring that every tenanted home that was deemed to be non-decent at the start of the programme in 2008 is made decent by the end of March 2016.

- 5.20 Although it is not possible to achieve this objective with only the works planned for 2014/15, Homes for Haringey has developed a programme that achieves the GLA decency target in 2014/15 (within the overall funding available) and provides a viable programme that achieves decency on as much of the borough's tenanted stock as possible.
- 5.21 The proposed programme is a "whole house" approach, with comprehensive internal and external works being carried out to as many homes as possible.
- 5.22 Although this will ensure that the highest number of homes are made decent during the programme, it is only viable as a two year programme. This factor, together with the significant advantages of planning delivery over a 2 year period, has informed the proposed programme. The rationale for this approach is set out in Paragraph 5.27 below.
- 5.23 A further consideration in developing a viable Decent Homes programme is the treatment of those homes where technical, financial, location or regeneration considerations necessitate a different approach. These homes (which have not been included in the proposed programme) are as follows:
- Demountables
  - 'Orlit' dwellings
  - Noel Park
  - Imperial Wharf
  - Turner Avenue
  - Tangmere
  - Larkspur Close
- 5.24 The issues relating to these homes are described in Appendix C, and the total cost of the works that they require is estimated at more than £23m. However, the actual cost is likely to be even higher because the estimate does not take into account the full lifecycle costs involved in maintaining decency.
- 5.25 If the properties listed in Paragraph 5.23 are not included, sufficient funding is available for a two year programme in 2014/15 and 2015/16 as follows:
- |  |          |
|--|----------|
| Cost of achieving decency on all tenanted stock: | £91.150m |
| Cost of schemes to be excluded:                  | £23.572m |
| Remaining funding requirement:                   | £68.496m |
| Available funding in 2014/15 and 2015/16         | £70.918m |
- 5.26 In order to achieve decency on the entire rented stock that was deemed non-decent at the start of the programme – except for those homes that have been listed in Paragraph 5.23 above – it is proposed that the Decent Homes programme is extended, by one year, to 2015/16 (Year 8) and that the "whole house" approach that re-commenced in 2013/14 continues until March 2016.
- 5.27 The reasons for adopting this approach are as follows:
- (a) The "whole house" approach is necessary to meet the GLA's decency target and secure the funding for 2014/15;

- (b) Over the two years, a projected **2,916** tenanted homes can be made decent within the available funding (assuming the 2014/15 decency target is met);
- (c) It is more efficient, cost effective and less disruptive for residents if works are completed with one contractor visit rather than two.
- (d) The planning and delivery of the programme will be simplified and less risky. The 2014/15 programme is more than three times the size of the 2013/14 programme, and will be delivered with new contractors, who may be unfamiliar with Haringey's requirements and may require an extensive mobilisation period. The inherent risks would be mitigated if the programme is managed over two years.
- (e) The establishment of a two year programme will help with the planning and delivery of the works by Homes for Haringey's project team. Contractors would be able to work in what they would regard as a more logical sequence, and this could realise efficiency savings. Having an agreed 2 year budget will enable a smooth transition between the years without having to slow down or accelerate the programme to ensure the annual budget is met.
- (f) All of those tenanted homes identified as being non-decent in 2008 (except those listed in Paragraph 5.23) will be included in the programme, so residents can be assured that all required works will be completed in 2014/15 or 2015/16.
- (g) All tenanted homes will be improved to the same standard, which is easier to explain to residents, ward councillors and other stakeholders.
- (h) Two years of very substantial works provides an excellent platform for the transition to planned works that will be necessary, with more modest investment needs (see Paragraph 5.35 below) after 2015/16.

5.28 Based on this approach, the proposed programme for 2014/15 and 2015/16 has been developed and is set out in Appendices A and B respectively.

5.29 All the schemes that were originally programmed for 2013/14 but were subsequently re-programmed because of an earlier procurement delay have been included in the 2014/15 programme.

5.30 The new Decent Homes Contractor Framework Agreement, due to commence in November 2013, will be used to select four contractors for Decent Homes and other works and the two highest ranking successful contractors will be appointed for the first two years. A mini-competition will be carried out for all four contractors for works beyond the first two years of the Framework. Contract awards will be subject to a Member decision.

5.31 It should be noted that, at this stage, the 2 year programme constitutes a plan, not a firm commitment. It is based on stock condition data that has been cloned from a warranted statistically reliable survey.

- 5.32 It is not possible, yet, to accurately forecast the precise works required at individual addresses. The proposed programme must be sufficiently flexible to ensure that enough homes are made decent to meet the GLA's decency target, that any issues encountered are quickly identified and resolved, and that stock investment priorities are taken into account. Delegated authority is sought to ensure that timely decisions can be made if and when necessary.
- 5.33 In previous years the Decent Homes programme has been agreed with a 'reserve list' of schemes to be brought forward in the event that variations became necessary. The proposed Year 7 and Year 8 programme means that all homes that were deemed non-decent in 2008 will be made decent, except for those listed in Paragraph 5.23 (see Appendix C). In this scenario, the 'reserve list' is in effect those homes that have fallen into non-decency since 2008 and these will be prioritised and brought forward for works if required.

### Risk Management

- 5.34 There are a number of risks associated with the successful delivery of the proposed programme. Homes for Haringey will continue to manage the delivery risk and its risk log is reviewed regularly.

### Other Requirements

- 5.35 The Decent Homes programme cannot address, on its own, the full extent of stock investment requirements. Some of the important issues that will remain outstanding are as follows:
- **Newly arising need** - The proposed Decent Homes programme is based on those homes deemed non-decent at the start of the programme. It is estimated that, from 2016/17 onwards, approximately 1,000 homes a year will fall into non-decency.
  - **Energy efficiency** - Although Decent Homes works improve energy efficiency and thermal insulation, a recent energy efficiency assessment commissioned by Homes for Haringey indicates that an additional investment requirement of approximately £12,000 a home is required in the long term to achieve current best practice standards and tackle fuel poverty.
  - **Estate environmental works** – the government has cut the funding of £11.4m that were originally earmarked for these works.
- 5.36 In order to maintain decency from 2016/17 and address the additional needs set out in Paragraph 5.35 above, a long term investment plan is being developed as a key element of the HRA 30-Year Business Plan. Future works are being planned to enable maintenance of the Haringey Decent Homes Standard and deal with newly arising need.
- 5.37 These works will be largely internal (kitchens and bathrooms) and, for the first 10 years of the plan are estimated to be in the region of £3m per annum. Occasional larger scale investment (such as roof and window replacement works) will also be required.

## **6. Comments of the Chief Finance Officer and financial implications**

- 6.1 The table below sets out the confirmed Decent Homes backlog funding from the GLA for 2014/15 and HRA contributions for 2014/15 and 2015/16 included in the Council's Draft Capital Programme 2013/14 to 2015/16, as approved by Cabinet on 12 February 2013 (report of the Director of Corporate Resources: Financial Planning 2013/14 to 2015/16).

<b>Year</b>	<b>GLA funding (£000's)</b>	<b>HRA Contribution (£000's)</b>	<b>Leaseholder Receipts (£000's)</b>	<b>Total (£000's)</b>
<b>2014/15</b>	25,480	10,000	2,500	37,980
<b>2015/16</b>	0	30,938	2,000	32,938
<b>Total</b>	25,480	40,938	4,500	70,918

- 6.2 The 2014/15 backlog funding figure of £25.480m has been adjusted from the £27.480m reported to Full Council in February 2013, following GLA agreement to bring forward £2m from the 2014/15 allocation to fund the 2012/13 programme. In addition, there will be a contribution from unused leasehold recharges in both years. The leasehold recharges represent money already recovered from leaseholders to reimburse the Council for structural works carried out to their properties.
- 6.3 These are planned allocations and could be subject to revision during the MTF cycle over the next two years. In particular it is important to note that from 2015/16 there is no external grant so the programme will be funded by HRA resources only. The allocation is based on the current financial strategy which is to generate revenue surpluses through year on year rent increases and efficiency savings on the management fee. Changes to this strategy could require a reduction in the capital programme or additional HRA borrowing.

## **7. Head of Legal Services and legal implications**

- 7.1 Approval of the recommendations set out in the report is a key decision and the Directorate has confirmed it has been included on the Forward Plan.
- 7.2 The Head of Legal Services sees no legal reasons preventing the Leader from approving the recommendations set out in the report.

## **8. Equalities and Community Cohesion Comments**

- 8.1 The Asset Management Strategy 2007-2017 covers all investment in the Council's housing stock, including Decent Homes. In drawing up the strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering Decent Homes. This includes ensuring that all residents receive the same standard of work and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

## **9. Head of Procurement Comments**

- 9.1 The Head of Procurement notes the recommendations in this report and that Homes for Haringey will liaise with the central Construction Procurement team regarding the calling-off of works from the framework of approved contractors.

## **10. Policy Implication**

- 10.1 The Decent Homes programme supports the Council's objectives of seeking to provide a decent place for residents to live and of maintaining its own stock to a good standard in accordance with asset management industry practice.
- 10.2 Investment in Decent Homes is governed by the policy assumptions that underpin the Housing Revenue Account 30 Year Business Plan relating to rent policy, the standards that homes will be maintained to and other stock investment priorities. The proposed programme is consistent with these policies and the Business Plan that is currently being developed.

## **11. Reasons for Decision**

- 11.1 A decision is required to enable the detailed planning of what will be a large Decent Homes programme in 2014/15 and 2015/16, in accordance with the available resources.

## **12. Use of Appendices**

The report includes the following Appendices:

- Appendix A – Proposed Decent Homes programme for 2014/15
- Appendix B – Proposed Decent Homes programme for 2015/16
- Appendix C – Properties not included in the proposed programme
- Appendix D – Profile of Decent Homes works to date

**APPENDIX A: PROPOSED DECENT HOMES PROGRAMME FOR 2014/15**  
**Whole House Approach**

**Hornsey**

Estat	Block Name	Street	Total Dwellings	Tenants	Lease	No of Tenante dwellings made decent	Total Indicative Cost
Various/Scattered		Barnard Hill	2	2	0	2	£ 34.29
		Beatrice Road	5	5	0	3	£ 23.96
		Collingwood Avenue	2	2	0	2	£ 30.96
		Colney Hatch Lane	1	1	0	1	£ 10.61
		Crescent Road	1	1	0	1	£ 20.64
		Dagmar	1	1	0	1	£ 21.91
		Denton Road	8	6	2	5	£ 98.84
		Donovan	4	3	1	3	£ 63.01
		Dukes Avenue	6	5	1	5	£ 102.666
		Elyne Road	2	2	0	2	£ 41.73
		Ennis	35	17	18	14	£ 179.730
		Florence	4	2	2	2	£ 24.66
		Gladwell Road	4	3	1	3	£ 62.07
		Granville	20	17	3	11	£ 125.343
		Lancaster Road	14	10	4	10	£ 144.101
		Milton Park	4	2	2	2	£ 8.459
		Muswell Avenue	9	7	2	7	£ 142.610
		Muswell Hill Road	12	8	4	8	£ 145.153
		Oakfield Road	13	7	6	7	£ 146.449
		Ossian	2	1	1	1	£ 23.09
		Oxford Road	2	1	1	1	£ 8.235
		Ridge Road	2	2	0	2	£ 28.70
		Scarborough Road	4	3	1	3	£ 58.24
		Stroud Green Road	12	6	6	6	£ 97.63
		Thirlmere	4	4	0	4	£ 73.12
		Tivoli	1	1	0	1	£ 22.68
		Uplands Road	27	13	14	11	£ 197.989
	Victoria Road	4	4	0	4	£ 77.64	
	Woodland Rise	4	2	2	2	£ 17.26	
	Woodstock Road	134	66	68	49	£ 972.785	
Alexandra Park Road 149-153		Alexandra Park	6	5	1	5	£ 75.42
Anderton Court	Anderton Court	Alexandra Park	15	9	6	7	£ 70.48
Blaenavo		Field Cottage	1	1	0	1	£ 10.93
Chettle Court	Chettle Court	Ridge Road	138	113	25	102	£ 1,304.436
Coldfall		Barrenger	47	47	0	38	£ 678.559
		Coppetts Road	23	23	0	15	£ 205.981
		Everington Road	24	24	0	16	£ 239.573
		Hill Road	56	56	0	38	£ 614.401
		Marriott Road	21	21	0	13	£ 199.674
		Steeds Road	50	50	0	29	£ 499.352
Ennis		Ennis	8	5	3	2	£ 46.37
Garton House	Garton House	Hornsey	39	30	9	25	£ 445.984
Grimshaw/Fire Station Flats	Fire Station	North Road	3	3	0	3	£ 11.31
Highgate Estate		Kenwood Road	38	34	4	29	£ 648.786
		Storey Road	14	14	0	14	£ 326.076
		Yeatman	26	26	0	26	£ 489.510
Hillcrest	Alexander	North Hill	8	4	4	0	£ 198.783
	Cunningham House	North Hill	8	4	4	0	£ 208.886
	Dowding House	North Hill	28	19	9	19	£ 839.687
	Montgomery House	North Hill	8	5	3	1	£ 215.355
	Mountbatten House	North Hill	28	16	12	13	£ 772.683
	Tedder House	North Hill	8	7	1	3	£ 132.044
	Wavell	North Hill	28	14	14	10	£ 697.601
Mount View Road		Mount View Road	34	23	11	£ 297.177	
Springfield Cottages	Springfield Cottages	North Hill	17	13	4	£ 206.932	
St James	Valette Court	St James'S Lane	27	18	9	£ 193.888	
Stroud Green Estate Phase	Lawson Court	Lorne	16	9	7	9	£ 173.933
	Wall Court	Stroud Green Road	24	12	12	12	£ 294.425
	Wiltshire Court	Marquis Road	16	8	8	8	£ 199.121
	Churchill Court		24	18	6	18	£ 560.482
	Connaught Lodge	Connaught Road	24	18	6	18	£ 414.202
Tudor Close	Tudor Close	Langdon Park Road	42	36	6	£ 644.571	
Woodridings Court	Wood Ridings Court	Crescent Road	56	41	15	£ 389.480	
			<b>1248</b>	<b>930</b>	<b>318</b>	<b>762</b>	<b>£ 15,310,756</b>

**North Tottenham**

Estat	Block Name	Street	Tota Dwellings	Tenants	Lease	No of Tenante dwellings made decent	Total Indicative Cost
Various/Scattered		Cemetery Road	7	7	0	2	£ 40,99
		Kitchener Road	9	8	1	3	£ 64,93
		Tower Gardens	1	1	0	1	£ 17,53
		Stoke Rochford	Kitchener Road	4	2	2	£ 23,07
Chesnut and Hamilton estate		Hamilton Close	127	85	42	83	£ 1,467,034
Forster		Forster	12	11	1	4	£ 76,98
Kathleen Ferrier	Kathleen Ferrier	Brereton Road	19	11	8	6	£ 61,61
St Loys Road	Howfield Place	St Loys Road	12	8	4	4	£ 57,14
		St Loys Road	25	19	6	13	£ 166,719
Stellar/Altair	The	Grasmere	57	36	21	36	£ 606,491
Reynardsons Court	Reynardsons Court	High Road	16	13	3	7	£ 248,714
Whitehall/Brereton/ Orchard	Rees House	Orchard Place	14	5	9	2	£ 111,094
		Orchard Place	12	5	7	5	£ 176,118
		Orchard Place	8	5	3	5	£ 142,671
Tamar Way		Tamar Way	80	50	30	42	£ 1,066,788
Whitehall/Brereton/ Orchard		Brereton Road	8	3	5	3	£ 21,90
		Church Road	28	14	14	13	£ 278,662
		James	22	15	7	13	£ 257,518
			<b>461</b>	<b>298</b>	<b>163</b>	<b>244</b>	<b>£ 4,885,987</b>

**South Tottenham**

Estat	Block Name	Street	Tota Dwellings	Tenants	Lease	No of Tenante dwellings made decent	Total Indicative Cost
Various/Scattered		Cavendish	9	7	2	7	£ 143,079
		Downhills Park Road	8	7	1	7	£ 100,773
		Harringay	7	6	1	6	£ 132,093
		Jansons Road	1	1	0	1	£ 20,27
		Lausanne	4	3	1	3	£ 55,31
		North Grove	2	2	0	2	£ 32,85
		Park	3	2	1	2	£ 44,68
		Roslyn	8	7	1	6	£ 127,817
		Seymour Road	7	5	2	5	£ 103,898
		Stanmore Road	5	2	3	2	£ 19,73
		Suffield Road	20	17	3	12	£ 279,029
		Umfreville Road	8	7	1	5	£ 113,975
		Wightman Road	20	14	6	12	£ 249,009
		Woodlands Park Road	6	5	1	5	£ 98,77
		Woollaston Road	2	1	1	1	£ 20,77
		Appleby/Penrith		Appleby Close	31	19	12
Penrith Road	36			23	13	23	£ 304,524
Brampton Road		Brampton Road	1	1	0	1	£ 12,49
Cornwall Road		Cornwall Road	51	36	15	31	£ 546,752
Fairfax/Effingham	Greaves	Wightman Road	6	3	3	3	£ 19,23
Fowler	Fowler	South Grove	11	4	7	3	£ 27,66
Ida		Caradon	7	7	0	6	£ 125,197
Ivatt Way		Ivatt Way	41	30	11	25	£ 299,092
Langham Road		Langham Road	20	16	4	14	£ 281,229
Lawrence Close		Lawrence Close	20	15	5	15	£ 240,593
Mountview Court	Mountview Court	Green Lanes	80	54	26	51	£ 681,330
Redland	Redland	Summerhill Road	20	12	8	12	£ 184,365
Sturrock/Gresley		Gresley	31	22	9	21	£ 430,273
		Sturrock Close	53	37	16	37	£ 750,833
Sydney Road	Sherida	Sydney Road	12	7	5	5	£ 114,419
The		St Anns Road	12	8	4	8	£ 148,724
Tiverton		Fladbury Road	10	8	2	8	£ 140,296
Warwick Gardens		Roseberry	10	5	5	4	£ 38,76
		Warwick Gardens	22	14	8	14	£ 197,460
		Legat Court	10	4	6	4	£ 75,06
		Reygate Court	12	10	2	10	£ 152,855
Ferry Lane		Yarmouth Crescent (houses)	32	32	0	28	£ 643,278
			<b>638</b>	<b>453</b>	<b>185</b>	<b>414</b>	<b>£ 7,297,691</b>

**Wood**

Estat	Block Name	Street	Tota Dwellings	Tenants	Lease	No of Tenante dwellings made decent	Total Indicative Cost	
Various/Scattered		Clarence	4	3	1	1	£ 54,48	
		Ewart	1	1	0	1	£ 4,140	
		High Road	8	5	3	5	£ 92,34	
		Hornsey Park	17	15	2	14	£ 298,074	
		Malvern	4	3	1	3	£ 53,91	
		Marquis Road	4	3	1	3	£ 65,65	
		New Road	5	3	2	3	£ 37,56	
		Newnham Road	2	1	1	1	£ 3,634	
		Nightingale Road	13	13	0	13	£ 248,661	
		Park Avenue	3	3	0	3	£ 60,00	
		Stuart Crescent	3	2	1	2	£ 14,65	
		Truro	9	9	0	9	£ 153,135	
		Waldegrave	7	4	3	4	£ 85,66	
		Basement Flat	Park Avenue	1	1	0	1	£ 11,74
		Clarence	Clarence	12	11	1	11	£ 225,848
		Commerce Road		Commerce Road	34	21	13	19
Nightingale Road	28			19	9	19	£ 411,956	
Basil Spence House	26			15	11	15	£ 175,257	
Joyce Butler House	Commerce Road	26	16	10	16	£ 273,475		
		Corbett Grove	4	2	2	2	£ 27,18	
Corbett Grove		Bounds Green Road	34	27	7	24	£ 430,866	
		Corbett Grove	28	19	9	17	£ 238,399	
Ellenborough Road	Ellenborough Court	Ellenborough Road	42	29	13	25	£ 298,637	
Falconer Court	Falconer Court	Compton Crescent	11	7	4	3	£ 62,83	
Gardner Court	Gardner Court	Willingdon Road	24	13	11	5	£ 79,62	
Grasmere Court	Grasmere Court	Palmerston Road	21	12	9	12	£ 229,353	
Irving Court	Irving Court	Eidon	10	10	0	7	£ 121,499	
Jack Barnett Way		Mayes Road	12	7	5	7	£ 100,191	
Janet Court	Janet Court	Canning Crescent	9	6	3	6	£ 201,356	
Marlow House	Marlow House	Truro	12	6	6	3	£ 61,92	
Norman Close	Norman Close	New Road	24	15	9	15	£ 318,569	
Parkland Road		Parkland Road	12	8	4	8	£ 148,539	
Partridge		Trinity Road	85	75	10	32	£ 490,667	
		Finsbury House	85	73	12	29	£ 488,835	
		Newbury House	6	4	2	4	£ 81,27	
Pellatt Grove 51		Pellatt Grove	6	4	2	4	£ 65,91	
Pellatt Grove 97-107		Pellatt Grove	64	61	3	48	£ 1,154,731	
Thetford Close		Thetford Close	10	4	6	4	£ 57,88	
Trinity/Barnes	Barnes Court	Trinity Road	20	15	5	11	£ 139,687	
		Clarence	6	4	2	1	£ 70,73	
Truro		Truro	18	11	7	11	£ 172,850	
Vincent		Lordship Lane	8	8	0	8	£ 96,26	
Williams Grove 3/5		Williams	51	22	29	11	£ 191,985	
Winkfield Road 1		Acacia Road	6	6	0	5	£ 95,38	
Winkfield Road 3	Elizabeth Blackwell House	White Hart	84	69	15	22	£ 309,513	
		Progress	69	63	6	49	£ 1,132,195	
Winkfield Road 4	George House	Bracknell Close	84	69	15	34	£ 391,140	
		Progress	9	4	5	4	£ 82,44	
Woodfield/The Hollies	Woodfield House	Woodfield Way	9	4	5	4	£ 82,44	
			<b>1061</b>	<b>801</b>	<b>260</b>	<b>554</b>	<b>£ 9,869,262</b>	

**YEAR 6 KITCHENS/BATHROOMS**

Estat	Block Name	Street	Tota Dwellings	Tenants	Lease	No of Tenante dwellings made decent	Total Indicative Cost
Year 6 kits/baths/doors (Headcom/Tenterden; Ferry Lane Ph2; Lordship Ln; John Clifford Hse; Newnham Rd)	Variou	Variou	429	429	0	65	£ 1,573,070

**GRAND TOTAL:**

<b>3837</b>	<b>2911</b>	<b>926</b>	<b>2039</b>	<b>£ 38,936,766</b>
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**APPENDIX B: PROPOSED DECENT HOMES PROGRAMME FOR 2015/16**  
**Whole House Approach**

**Hornsey**

Estat	Block Name	Street	Total Dwellings	Tenant	Lease	No of Tenanted dwellings made decent	Total Cos
Various/Scattered		Albany Road	1	1	0	0	£ 9,893
		Albert Road	14	10	4	8	£ 227,967
		Alexandra Park	10	7	3	5	£ 179,802
		Archway Road	2	1	1	0	£ 24,730
		Blythwood Road	10	6	4	6	£ 168,231
		Cecile	5	3	2	1	£ 28,545
		Church Crescent	3	1	2	1	£ 37,730
		Coniston Road	3	3	0	3	£ 76,641
		Cornwall Road	4	2	2	2	£ 83,691
		Crouch Hill	8	6	2	6	£ 199,881
		Curzon	5	2	3	2	£ 47,323
		Dagmar	5	4	1	1	£ 97,969
		Drylands Road	1	1	0	1	£ 34,264
		Elder Avenue	3	2	1	1	£ 43,548
		Elgin	2	2	0	1	£ 54,373
		Elm	6	4	2	2	£ 74,267
		Felix Avenue	2	2	0	1	£ 34,359
		Ferne Park Road	9	6	3	6	£ 159,591
		Grasmere	1	1	0	1	£ 29,581
		Haringey	11	3	8	3	£ 133,508
		Hatherley	2	1	1	1	£ 28,332
		Hillfield Park	4	1	3	1	£ 37,471
		Hornsey Lane	4	2	2	2	£ 50,025
		Kings	5	3	2	3	£ 82,461
		Landrock Road	2	2	0	1	£ 37,971
		Lorne Road	3	1	2	1	£ 27,995
		Marquis Road	4	3	1	0	£ 86,879
		Mayfield Road	3	2	1	2	£ 61,778
		Milton Avenue	12	5	7	3	£ 151,163
		Milton Road	32	19	13	13	£ 319,330
		Mount Pleasant Crescent	3	3	0	3	£ 90,294
		Mount Pleasant	1	1	0	0	£ 6,357
		Muswell Road	3	2	1	2	£ 48,025
		North Hill	7	7	0	4	£ 107,475
		North Hill	2	1	1	1	£ 29,125
		Northwood Road	3	3	0	1	£ 46,235
		Oakley	3	2	1	2	£ 58,603
		Osborne Road	5	5	0	3	£ 143,747
		Palace Gates	3	2	1	1	£ 47,583
		Princes	12	8	4	7	£ 238,701
		Queens Avenue	2	1	1	1	£ 30,862
		Rosebery	4	4	0	4	£ 105,823
		Southwood Avenue	1	1	0	0	£ 8,641
		Tetherdown	4	4	0	2	£ 66,828
		The Avenue	5	3	2	3	£ 92,561
		Upper Tollington Park	10	4	6	2	£ 58,035
		Vallance Road	4	3	1	3	£ 146,348
		Victoria Road	4	1	3	1	£ 45,983
		Wembury Road	4	2	2	0	£ 2,971
		Weston Park	3	3	0	2	£ 68,793
		Bedford Road	4	2	2	2	£ 67,740
		Palace Mansions					
	Albert Close		Albert Close	18	6	12	3
Alexandra Park 215/217		Alexandra Park	5	3	2	3	£ 93,895
Beattock Rise		Beattock Rise	8	8	0	6	£ 162,471
Blaenavo	Blaenavo	Fortis	4	2	2	2	£ 68,699
Clissold Close		Clissold Close	3	2	1	0	£ 42,696
Colwick Close		Hornsey	12	7	5	0	£ 108,258
Crescent		Bolster Grove	32	14	18	12	£ 324,983
	Charter Court	Crescent	6	3	3	3	£ 70,949
Farnefields Court	Farnefields Court	Oakfield Road	9	5	4	5	£ 134,970
Grimshaw/Fire Station Flats		Fire Station	1	1	0	0	£ 3,301
Grosvenor Road 118 A/B		Grosvenor Road	3	2	1	2	£ 66,321
Grosvenor Road 92 A/B		Grosvenor Road	3	2	1	2	£ 68,833
Holmesdale Road		Holmesdale Road	6	3	3	1	£ 70,300
Lancaster Road		Lancaster Road	16	14	2	1	£ 53,361
Muswell Hill Place		Muswell Hill Place	12	8	4	8	£ 212,809
Quermore		Quermore	9	7	2	7	£ 203,325
St James	Winkley Court	St James'S Lane	12	3	9	3	£ 90,559
Stroud Green Estate Phase	Brackenbury	Osborne Road	16	7	9	6	£ 159,055
	Charter Court	Stroud Green Road	14	8	6	3	£ 122,005
	Ednam	Florence	6	1	5	1	£ 69,593
	Marquis Court	Marquis Road	16	9	7	0	£ 58,949
	Wisbech	Lorne Road	8	7	1	7	£ 115,832
	Fenstanton	Marquis Road	8	5	3	5	£ 102,587
	Hutton Court	Victoria Road	24	20	4	16	£ 156,656
	Lorne House	Lorne Road	6	5	1	5	£ 53,757
	Nichols Close	Osborne Road	16	12	4	12	£ 102,417
Ronaldsha	Florence	36	27	9	13	£ 116,710	
Wallace Lodge	Osborne Road	6	3	3	3	£ 78,371	
Summersby Road		Summersby Road	48	26	22	22	£ 791,009
Toyne		Toyne	27	27	0	20	£ 623,213
View		Jacqueline Creft Terrace	4	4	0	3	£ 81,987
		Maurice Bishop Terrace	3	3	0	3	£ 75,693
			<b>660</b>	<b>422</b>	<b>238</b>	<b>299</b>	<b>£ 8,702,281</b>

**North Tottenham**

Estat	Block Name	Street	Total Dwellings	Tenants	Lease	No of Tenanted dwellings made decent	Total Indicative Cost
Various/Scattered		Arnold Road	5	4	1	1	£ 42,10
		Bruce Grove	6	3	3	3	£ 97,09
		Chester Road	6	4	2	0	£ 9,710
		Church Road	1	1	0	0	£ 231
		Lansdowne Road	1	1	0	0	£ 4,289
		Liston Road	2	2	0	1	£ 62,43
Chesnut and Hamilton estate		Mount Pleasant Road	11	11	0	5	£ 132,479
		Philip	7	7	0	1	£ 179,739
		Chesnut	12	10	2	2	£ 66,36
		Chesnut Road	15	13	2	12	£ 362,373
		Fairbanks	35	35	0	34	£ 940,981
Northumberland Park		Rycroft Way	3	3	0	2	£ 65,08
		Blaydon Close	85	68	17	12	£ 479,438
		Haynes	37	31	6	7	£ 243,982
		Morpeth Walk	42	26	16	9	£ 267,206
		Northumberland Grove	34	19	15	2	£ 122,930
		Rothbury / Morpeth Walk	6	5	1	0	£ 26,28
		Rothbury Walk	87	65	22	1	£ 520,502
		Waverley Road	128	100	28	5	£ 428,839
Park		Park View	68	57	11	14	£ 903,438
Ranelagh Road		Ranelagh Road	3	1	2	0	£ 8,271
St Loys Road		Steele	9	4	5	4	£ 126,484
			<b>603</b>	<b>470</b>	<b>133</b>	<b>115</b>	<b>£ 5,090,259</b>

**South Tottenham**

Estat	Block Name	Street	Total Dwellings	Tenants	Lease	No of Tenanted dwellings made decent	Total Indicative Cost
Various/Scattered		Avenue	3	3	0	2	£ 65,46
		Beaconsfield Road	10	6	4	5	£ 156,669
		Bedford Road	2	1	1	1	£ 51,33
		Broad Lane	2	2	0	0	£ 40,90
		Burgoyne Road	9	5	4	5	£ 124,787
		Carlingford Road	10	7	3	6	£ 179,906
		Clyde Road	13	11	2	3	£ 236,974
		Collingwood Road	1	1	0	1	£ 33,55
		Cornwall Road	4	1	3	1	£ 44,97
		Crowland Road	3	3	0	0	£ 45,17
		Duckett Road	6	1	5	1	£ 52,17
		Endymion Road	11	6	5	2	£ 58,36
		Grove Park	15	11	4	9	£ 279,858
		Hampden Road	5	1	4	0	£ 52,42
		Hewitt Road	4	3	1	3	£ 95,22
		Linden Road	3	2	1	1	£ 40,69
		Mattison Road	3	2	1	2	£ 73,32
		Pemberton Road	3	2	1	2	£ 51,27
		Philip	4	2	2	0	£ 49,43
		Pulford Road	1	1	0	0	£ 8,641
		Raleigh Road	2	1	1	1	£ 42,41
		Roslyn	2	2	0	0	£ 21,56
		Salisbury Road	2	1	1	1	£ 29,77
		Sirdar	5	4	1	3	£ 80,45
		St Anns Road	5	3	2	3	£ 119,217
		Summerhill Road	4	2	2	2	£ 77,50
		Sydney Road	4	3	1	3	£ 74,34
		Terront Road	10	7	3	6	£ 165,726
		Westerfield Road	26	15	11	11	£ 282,580
		Coombes Croft	Conway Road	4	3	1	3
	Lower Part	Suffield Road	5	1	4	1	£ 36,82
Appleby/Penrith		Cornwall Road	36	22	14	20	£ 490,293
Bedford Road		Bedford Road	9	9	0	2	£ 195,245
Cornwall Road		Ida	18	10	8	3	£ 128,807
Dorset Road		Dorset Road	16	15	1	11	£ 319,956
Fairfax/Effingham		Fairfax	16	8	8	8	£ 203,108
Green Lanes		Green Lanes	8	2	6	2	£ 62,48
Ida		Ida	58	35	23	12	£ 872,713
Lomond Close		Lomond Close	50	35	15	26	£ 782,507
Milverton	Milverton	Wightman Road	6	2	4	2	£ 54,68
Philip Lane 63-79		Philip	7	7	0	1	£ 142,830
Plevna		Plevna	89	71	18	45	£ 1,149,005
Stonebridge Road		Stonebridge Road	109	85	24	67	£ 1,819,521
Summerhill Road		Summerhill Road	9	9	0	4	£ 194,753
Sydney Road	Wordsworth	Sydney Road	18	11	7	10	£ 254,723
	Wordsworth Parade	Green Lanes	10	5	5	5	£ 175,662
The		Ermine	55	49	6	24	£ 1,047,560
		Sherboro Road	5	5	0	0	£ 103,725
		Sherborough Road	3	3	0	1	£ 74,28
Vicarage	Vicarage	Abbotsford Avenue	6	2	4	0	£ 38,28
			<b>709</b>	<b>498</b>	<b>211</b>	<b>321</b>	<b>£ 10,875,350</b>

**Wood**

Estat	Block Name	Street	Total Dwellings	Tenants	Lease hold	No of Tenanted dwellings made decent	Total Indicative Cos
Various/Scattered		Alexandra	7	3	4	2	£ 53,592
		Arcadian	4	2	2	2	£ 55,641
		Barclay Road	2	2	0	0	£ 462
		Barratt Avenue	1	1	0	1	£ 31,866
		Bounds Green Road	2	1	1	1	£ 96,040
		Braemar Avenue	2	1	1	1	£ 36,108
		Brownlow Road	5	1	4	0	£ 342
		Buckingham Road	1	1	0	1	£ 41,539
		Caxton Road	5	3	2	2	£ 61,017
		Courcy Road	8	6	2	6	£ 173,65
		Finsbury Road	9	9	0	6	£ 167,00
		Grainger	4	2	2	2	£ 51,956
		Henningham Road	1	1	0	0	£ 4,289
		Lyndhurst Road	4	2	2	0	£ 33,795
		Maryland Road	3	2	1	1	£ 28,688
		Mayes Road	4	1	3	1	£ 24,756
		Parkhurst Road	3	1	2	0	£ 3,301
		Parkland	8	7	1	5	£ 193,49
		St Michaels Terrace	1	1	0	0	£ 10,529
		Station Road	1	1	0	1	£ 31,474
		Thorold Road	2	2	0	0	£ 17,554
		Tower Terrace	9	8	1	8	£ 205,47
		Trinity Road	11	8	3	4	£ 134,98
	Turnpike	10	8	2	8	£ 192,19	
	White Hart	1	1	0	1	£ 37,043	
	Whittington Road	6	3	3	3	£ 97,590	
	Willingdon Road	5	2	3	0	£ 11,326	
	Woodside Road	8	3	5	1	£ 45,976	
Dorset Road N22 26-40		Dorset Road	4	4	0	0	£ 134,94
Durnsford Road		Durnsford Road (non-orlits)	10	10	0	10	£ 297,87
Ellenborough Road		Ellenborough Road	6	3	3	3	£ 93,638
Fire Station Flats Wood Green		Fire Station	12	7	5	5	£ 157,21
Greenwood House	Greenwood House	Pellatt	12	2	10	2	£ 95,596
Jack Barnett Way		Jack Barnett Way	18	18	0	13	£ 305,16
James/Croxford/Crossways		James	7	7	0	0	£ 94,381
Marlborough House	Marlborough House	Marlborough Road	6	2	4	2	£ 77,147
Park		Tredegar	44	31	13	13	£ 426,19
		Park	18	9	9	2	£ 59,038
Pellatt Grove 109-119		Pellatt	6	3	3	3	£ 77,328
Pellatt Grove 2-8		Pellatt	7	1	6	1	£ 34,604
Pellatt Grove 81-87		Pellatt	8	7	1	3	£ 113,27
Terrick Road		Terrick Road	9	6	3	2	£ 120,89
White Hart Lane		Fenton Road	52	43	9	14	£ 496,49
		Gospatrik Road	51	50	1	13	£ 375,10
		White Hart	41	40	1	13	£ 360,96
Winkfield Road 4		Pellatt	26	24	2	15	£ 368,31
			<b>464</b>	<b>350</b>	<b>114</b>	<b>171</b>	<b>£ 5,529,845</b>

**GRAND TOTAL:**      **2436**      **1740**      **696**      **906**      **£30,197,734**

## **Appendix C - Properties not included in the proposed programme**

Paragraph 5.23 of this report identifies Council stock with high and/or complex investment needs, which means that the works and funding required cannot be met by Decent Homes work alone. In some cases there are significant technical issues while for others the Council is considering more comprehensive regeneration options for these estates.

It is proposed that, rather than include these properties in the Decent Homes programme for 2014/15 and 2015/16, the Council should investigate and evaluate alternative options within the context of Haringey's Housing Investment and Estate Renewal Strategy.

These properties (including 1,387 tenanted homes) comprise the following:

### **Demountables**

These are temporary prefabricated dwellings which are now beyond their useful life so should not be invested in further. All sites have been identified for disposal and/or possible redevelopment, including alternative council uses. Demountables are at 1-11 Watts Close N15 and 1-8 Barbara Hucklesbury Close, N22 (8 dwellings on Noel Park Estate). These are all council owned and are currently being used as temporary accommodation.

### **'Orlit' dwellings**

These are houses made of precast reinforced concrete (PRC), designated as defective under the Housing Defects Act 1984. Homes for Haringey's recent energy efficiency assessment of the stock showed that the cost of bringing this stock up to current best practice energy standards (SAP80) would be £67,000 per dwelling, compared to a borough average of £12,000.

There are 70 'Orlit' properties in total, of which 50 are tenanted and 20 are freehold:

- 1-29 Tunnel Gardens (21 Tenants, 7 Freehold)
- 73-79 Blake Road (3 Tenants, 1 Freehold)
- 1-26 Park Grove (19 Tenants, 7 Freehold)
- 67-89 Durnsford Road (7 Tenants, 5 Freehold)

### **Noel Park**

The Noel Park estate, comprising 1,239 Council homes, was built at the turn of the 20th century and is an Article 4 conservation area. Additional costs are associated with external works required to comply with the conservation area requirements, including the reinstatement or rectification of missing or incorrect conservation area features.

Notwithstanding the challenges of bringing the stock up to the Decent Homes standard, given its heritage and age, 223 of the properties have prefabricated bathroom 'pod' rear additions which were added during the 1970s. These pods have survived far in excess of their intended design life, and are now showing a large number of significant defects, notably movement of the foundations, damp and latent asbestos issues.

A pilot replacement pod project was undertaken in early 2012 at a cost of £25,000 per unit. Feedback from residents was positive with regards to the installation and finish but concerns were raised that the bathrooms are still very small. In many of the homes, the layout is inadequate due to the lack of space.

An innovative and carefully considered plan is required to meet the specific funding and design requirements of the council homes in Noel Park. There are a number of options that are being looked at as part of the Council's wider stock investment review.

### **Imperial Wharf (out of borough)**

The estate is located in the borough of Hackney and consists of a total of 173 dwellings made up of low and medium rise blocks and houses. Within the estate there are a high level of right-to-buy leasehold flats and 43 freehold houses. Following the reduction in Decent Homes funding, Cabinet agreed to defer Decent Homes work for Imperial Wharf and all other out of borough stock. In view of this, alternative options are being looked at for the future of the estate as part of the Council's wider stock investment review.

### **Turner Avenue**

Situated off West Green Road and adjacent to Brunel Walk (a block of poor quality, council owned temporary accommodation), the estate was built in the 1950s and comprises 70 flats in four 4-storey blocks. In Turner Avenue, 45 of the flats are tenanted and 25 are leasehold. The quality and layout of the existing buildings, car parking, amenities and public open space in Turner Avenue are poor, and the level of investment required to bring the temporary accommodation in Brunel Walk up to a decent standard is prohibitive. In view of this, consideration is being given to a variety of options for the future of the estate, including the redevelopment of Turner Avenue and Brunel Walk.

### **Tangmere (Broadwater Farm)**

The block is a stepped construction (*ziggurat*) design, unique on the estate. Design flaws and component age have resulted in major problems of water penetration and condensation. Tangmere was deferred from the 2012/13 Decent Homes programme pending consideration of alternative options for addressing its complex investment needs.

### **Larkspur Close**

Cabinet decided in December 2011 to seek a partner to acquire Larkspur Close and maintain it as a sheltered housing scheme. It was excluded from the Decent Homes programme pending this exercise, which did not succeed in identifying a partner.

In accordance with the Cabinet decision, Larkspur is now being converted to a Community Good Neighbour scheme, a process that will take some time to conclude and will involve some residents moving.

The estimated cost of a basic package of works which will bring all 37 homes up to the Decent Homes standard is approximately £1m, or some £27,000 per home. This is significantly greater than the average unit cost and calls into question further investment in stock that is poor quality and below modern standards.

Given the ongoing conversion and high investment costs, Larkspur has not been included in the proposed programme at this stage.

## Appendix D – Profile of Decent Homes Programme to date

The following table provides a summary of the numbers of homes made decent and spend in the Decent Homes Programme to the end of 2012/2013 and projections for 2013/14:

	07/08 Pilot & Set Up	08/09 Year 1	09/10 Year 2	10/11 Year 3	11/12 Year 4	12/13 Year 5	13/14 Year 6*
Tenanted stock at start of year	16,248	16,160	16,146	16,132	16,118	16,110	16,002
Non-decent stock at start of year	6,876	6,752	5,893	4,436	3,327	4,796	4,448
Made decent in year	36	1,555	2,192	1,743	442	333	544
RTB sales	88	14	14	14	8	34	80
RTB Sales (non-decent)	88	14	14	14	8	34	23
Homes falling into non-decency in year	0	710	749	648	1,919	84	1,020
Tenanted stock at end of year	16,160	16,146	16,132	16,118	16,110	16,076	15,922
Non-decent stock at end of year	6,752	5,893	4,436	3,327	4,796	4,513	4,901
% non-decent at end of year	41.8%	36.5%	27.5%	20.6%	29.8%	28.1%	30.8%
Spend	£6,999,000	£28,470,173	£39,685,512	£34,097,835	£19,280,458	£25,416,000	£15,500,000

\*Stock numbers and non-decent at start of year 6 adjusted following transfer of Waltham Cross estate

- Number of tenanted dwellings receiving works to end of 2012/13: **8,875**
- Of the above, the number of dwellings made decent to end of 2012/13: **6,301**
- During 2013/14 the number of tenanted homes to be worked on is **945** of which **544** will be made decent
- Total number of tenanted homes with additional investment requirements (identified in Appendix C): **1,342** of which **974** are non-decent.