

3rd October 2006



Progress on the Decent Homes Programme for Council Housing

Presentation to the Social Care and Housing
Policy Development Committee

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What I am going to cover



- Context
- What is a 'decent home'?
- Progress against the target



Context



- In February 2003 the government set a standard for all social housing landlords for the homes they rent to tenants
- The standard is called the Decent Homes Standard
- It applies to council tenancies and housing association tenancies
- There is a similar version which applies to the private sector *if* the person living in that home is 'vulnerable'
- Milton Keynes Council is required to bring all the homes it owns up to the Decent Homes Standard by 2010

Context



- The council was required to carry out a stock options appraisal process to see whether the council could meet the standard and what tenants' views were
- That appraisal was done
- The assessment was that the council could achieve decent homes by 2010
- And 70% of tenants (40% voted) via a ballot voted to stay with the council

Context



- As part of the appraisal it was made very clear that a higher standard could have been achieved by transferring the council's housing to a housing association
- It was also clear that an Arms Length Management Organisation (ALMO) would not deliver much beyond the basic Decent Homes Standard
- Our options appraisal process was supervised by the Government Office for the South East who signed it off in July 2005

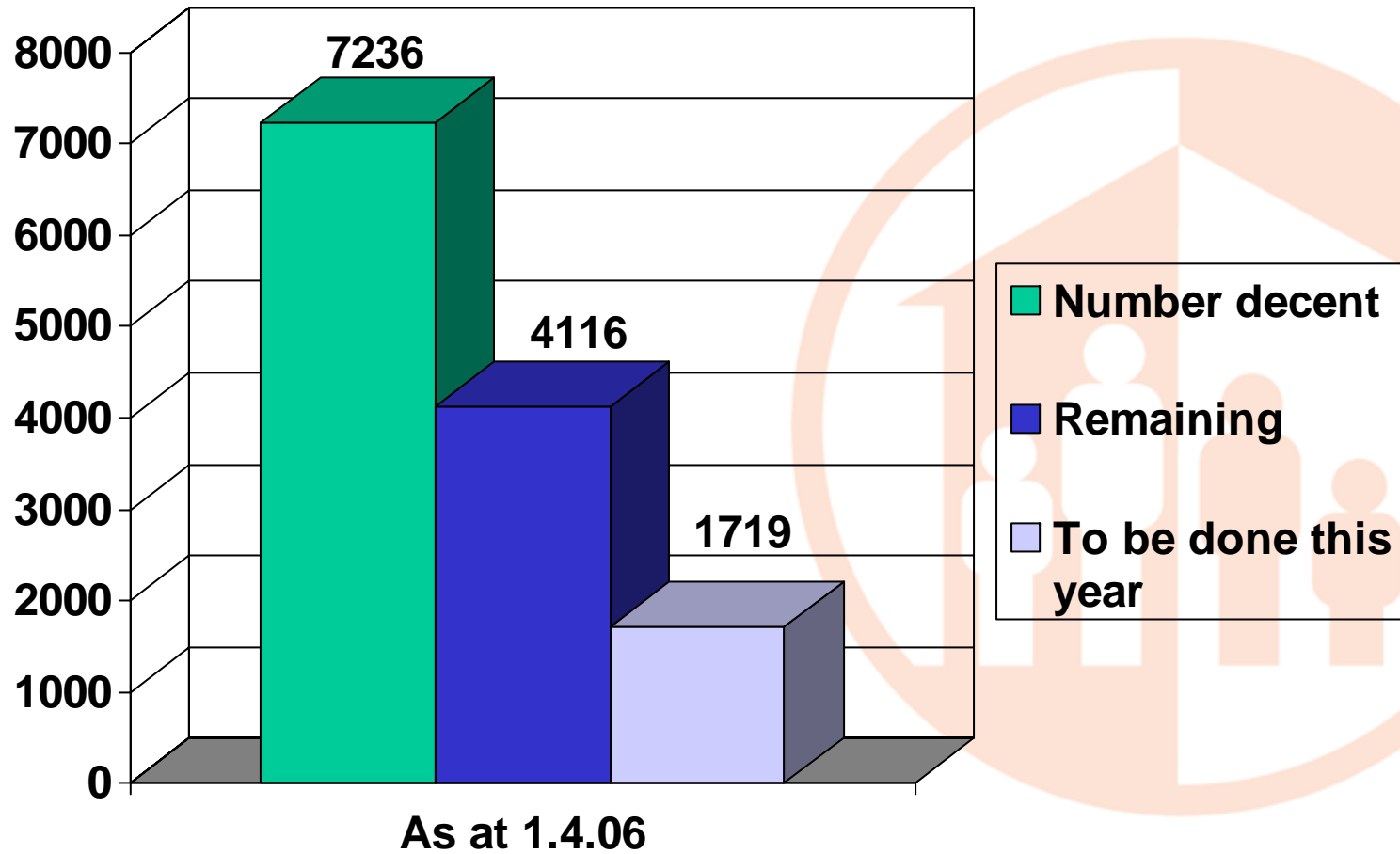
What is the Decent Homes Standard?



- The Decent Homes Standard is based around the following elements:
 - Fitness – 1 or more fail (1989 Housing Act)
 - Key components – 1 or more fail
 - Non-key components – 2 or more fail
 - Modernity – 3 or more components fail
 - Thermal comfort
- Works are determined on a property by property basis dependent on their individual condition.
- Example – If a kitchen fails but the bathroom passes the standard, no work is required to meet the Decent Homes standard.

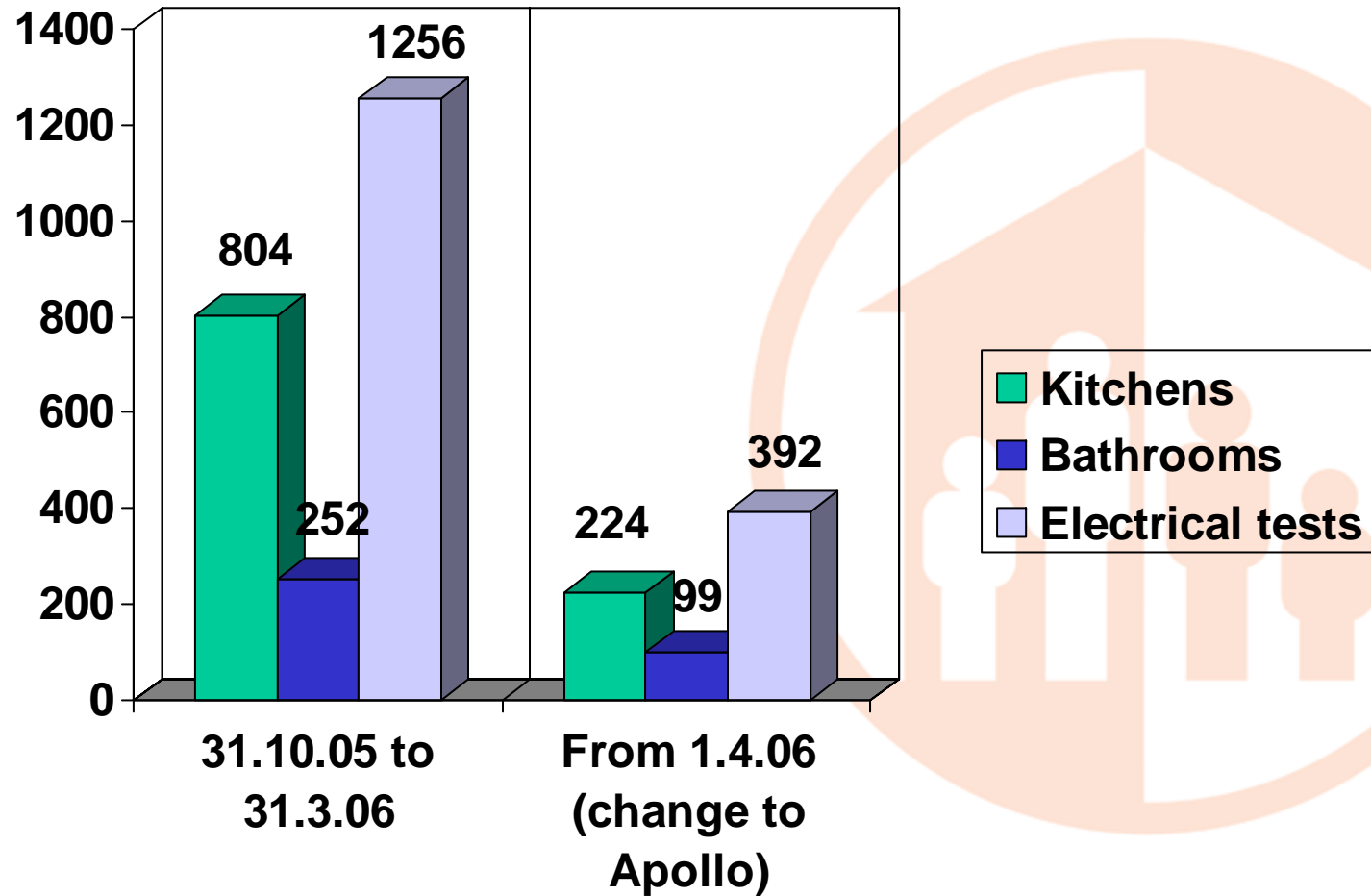


Progress on Decent Homes



Remember more become non decent each year

Progress on individual elements



This year's programme



2006/07 Programme

This year's programme is planned to as follows:

- 05/06 No Accesses
October
- Conniburrow
October
- Fuller Slade
October
- Granby Ct
October
- Lakes Estate
March

19th June - End

19th June - End

7th Aug - Mid

4t Sept - End

End October - Mid

Progress against target



- On current figures therefore 61.5% of homes are decent (7,236 of 11,758)
- On current plans we will meet the Decent Homes target for 2010

However, the challenges are...

- The standard is not high
- There are continuing expectations that other areas of work will be met that were not within decent homes standard
- What should our standards be post 2010?

