



Charnwood Borough Council
FREEPOST MID24276
LOUGHBOROUGH
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Does every council house qualify for work ?

Our houses already have a mixture of repair work done. We will use the recent stock condition survey to identify if homes meet the Decent Homes Standard. This may result in some more detailed survey work on certain properties. We will let tenants know what work needs to be done to their home.

When will this work happen ?

All Council dwellings have to reach the Decent Homes Standard by 2010, so works will be undertaken on a programmed basis from now until that time. Work has already started, but when the ALMO reaches a two star standard it will be able to obtain the £35.8 million extra funding that is needed to improve tenants homes and will include:

- Over 1300 new kitchens
- Nearly 1300 new bathrooms
- Nearly 2000 new heating systems
- Over 900 homes rewired
- Over 800 homes with new windows

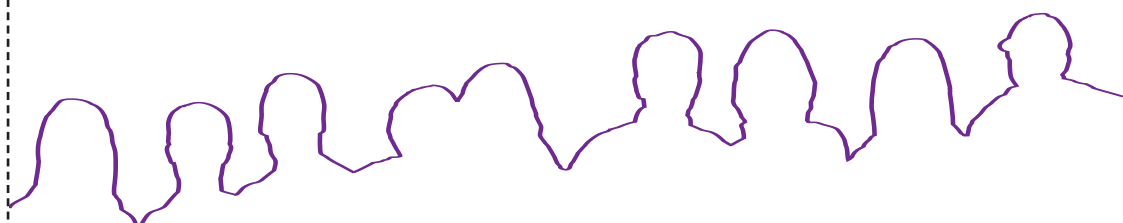


For more information:

Telephone: 01509 634562

Web: <http://www.charnwood.gov.uk/housing/almoupdate.html>

These improvements will only happen if you give your support to set-up Charnwood Neighbourhood Housing.



Charnwood Neighbourhood Housing

What is the
Decent Homes Standard ?

unlocking a brighter future



What is the Decent Homes Standard ?

The Government has set a target to ensure that all Council homes meet standards of decency by 2010. A decent home is one that is wind and weather tight, warm and has modern facilities.

"We will use the recent stock condition survey to identify if homes meet the Decent Homes Standard. This may result in some more detailed survey work on certain properties."

What is a 'decent' home ?

To be defined as 'decent', a home must meet each of the following criteria:

- **It must not be unfit**
- **It is in a reasonable state of repair**
- **Have reasonably modern facilities and services, which means:**
Homes which fail to meet this criterion are those where either:
 - one or more of the key building components are old and, because of their condition, need replacing or major repair; or
 - two or more of the other building components are old and, because of their condition, need replacing or major repair.
- **It has reasonably modern facilities and services**
Dwellings (homes) which fail to meet this criterion are those which lack three or more of the following:
 - a reasonably modern kitchen;
 - a kitchen with adequate space and layout;
 - a reasonably modern bathroom;
 - an appropriately located bathroom and WC;
 - adequate insulation against external noise (where external noise is a problem);
 - adequate size and layout of common areas for blocks of flats.
- **It provides a reasonable degree of thermal comfort**
This means that your home must have both effective insulation and efficient heating.

More information about the decency standard can be found at the Communities and Local Government website: www.communities.gov.uk

Is this why the Council is setting up Charnwood Neighbourhood Housing ?

Yes, the Government has offered councils several ways in which they can qualify for extra funding to improve tenants homes to meet the Decent Homes Standard.

After consulting with tenants we have decided that setting up an ALMO called Charnwood Neighbourhood Housing, is the best way to get the investment needed to invest in tenants' homes.

In order to get the extra money that is needed tenants have to support the proposal to set up Charnwood Neighbourhood Housing, and Charnwood Neighbourhood Housing has to get a two star (good) rating for the services it provides.

The Council applied to the government for the extra £35.8 million which would enable us to reach the Decent Homes Standard.

What does this mean for tenants ?

The extra money raised would be used to speed up work required to bring all homes up to the Decent Homes Standard. In addition to this we also want to improve on other Housing Services for tenants.

What work will be done ?

Work may include:

- Kitchens
- Bathrooms
- Heating systems
- Windows
- Roofs
- Electrical upgrades and re-wires
- Damp proof course
- Modernisation to homes built before 1945 that have not already had this done
- Refurbishment to non-traditional properties
- Adaptations for disabled tenants



Your feedback...

Please tear along perforation and post your reply slip back to us using the FREEPOST Ref: 06/07CNH/02

Your details...

Name

Address

Telephone

How can tenants help...

(Please circle your answer Yes or No)

1. Did you know that Charnwood Borough Council is proposing to establish an Arms Length Management Organisation, or ALMO, to manage its homes? (Yes / No)
2. What would you like to know more about concerning Charnwood Borough Council's proposal to establish an ALMO...
What is an ALMO? (Yes / No)
Rents and Tenants Rights? (Yes / No)
Involvement of Tenants? (Yes / No)
Repairs and Maintenance? (Yes / No)
3. Based on what you know, would you be in support of Charnwood's proposal to establish an ALMO? (Yes / No)