

HOME GROUP LIMITED

Report to Copeland Borough Council's Strategic Housing Panel meeting to be held on 1 December 2010

DECENT HOME STANDARD

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1.0 PURPOSE

- 1.1 The purpose of this report is to bring to Strategic Housing Panel Members attention the progress on Home properties complying with the Decent Home Standard (DHS).

2.0 KEY POINTS

- 2.1 Home properties are 100% DHS compliant demonstrated by our stock condition data system.
- 2.2 The 10/11 DHS / Planned Maintenance Programme will continue with significant investment to properties to ensure that DHS status is maintained.
- 2.3 We are continuing with the verification of our survey data and development of a 5 year planned maintenance programme.

3.0 BACKGROUND

- 3.1 The Government set a target in 2002 for all Registered Social Landlords to have all of their housing stock compliant with their Decent Homes Standard by December 2010.
- 3.2 DHS investment and planned maintenance investment has been delivered over and above DHS. In order to minimise disruption for customers these programmes were merged into one investment programme several years ago which meant that we spent more time in each property and carried out work far in excess of the DHS.
- 3.3 Home set an internal target to meet the standard by October 2010 which has been achieved.
- 3.4 Current and future works will be delivered to maintain compliance with DHS.

4.0 NEXT STEPS

4.1 We will progress with our plans to deliver planned maintenance by: -

- Finalising the 5 year programme and consulting with all stakeholders.
- Continuing to develop the 'Home Standard' to see that all our properties exceed the DHS.