

Get involved!

HAVE
YOUR
SAY



@lb_southwark



facebook.com/southwarkcouncil

Southwark
Council
southwark.gov.uk

Setting priorities for investing in council homes



Asset Management, Housing and Modernisation Department



 @lb_southwark

 facebook.com/southwarkcouncil

Background



- Between 2011 and 2016, the council spent c.£500m on our Warm, Dry, Safe (WDS) programme which brought the percentage of homes meeting the government's Decent Homes Standard in Southwark up to 95% from less than 60%.
- Since then, we have begun the Quality Homes Investment Programme (QHIP) which goes beyond the government's Decent Homes Standard to provide our residents with new kitchens and bathrooms when the current ones are 20 and 30 years old respectively, as well as carrying out work to external decorations, roofs, windows, doors and electrics, as well as fire safety work.
- We currently have an 8-10 year programme in place up to 2025/26. This programme sets plans for spending £100m each year so every property in the borough has work done in the first cycle. Work will then continue on a cyclical basis for the next 30 years, subject to council resources.

Background



- However, following the tragedy of Grenfell Tower and consequent changes to Building and Fire Safety regulations as well as our commitment to becoming a carbon neutral borough by 2030, our plans for very large investment to improve district heating provision across the borough, as well as the inevitable economic consequences of the COVID pandemic, there is a significant squeeze on the council's budgets.
- We are not going to be able to do everything that we would like to do so we need to understand your priorities.

What matters most to you



- We would like you to score each of the below on a scale of 1-5, where 1 is most important to you and 5 is least important:

1. Energy efficiency: reducing the amount of gas and electricity needed to run our homes by upgrading insulation and fitting more efficient heating, lighting etc.
2. Issues of damp in your home/block
3. Bathrooms: replacing tenants' bathrooms that are over 30 years old
4. Kitchens: replacing tenants' kitchens that are over 20 years old
5. Block Security: for example, by fitting secure entry doors on blocks that do not have them, improving lighting and improvements to communal spaces
6. Block Appearance: ensuring our blocks are decorated well outside and in the communal areas
7. Heating and hot water: replacing our older heat networks and hot water systems
8. Lifts and other mechanical/electrical items in our blocks such as ventilation systems
9. Access to well-equipped and good condition T&RA Halls
10. Attractive and well-maintained estate grounds



THANK YOU
ANY QUESTIONS