

Newham Homes Investment Programme Descriptions

The programmes are designed around the principle of bundling necessary works together in tailored packages designed for effective delivery. Ideally there should be only one 'visit' for external work, to reduce procurement and delivery costs and to minimise inconvenience to residents. Exceptions to this will be where urgent the renewal of a particular component (e.g. communal electrics) cannot wait for the scheme into which those works would normally be 'bundled', and which for some other reason cannot itself be brought forward.

Similarly, for those properties where internal investment works are required over the period, it is again planned that these too will also only be visited once, again to reduce costs and to minimise inconvenience to residents.

The funding levels for each programme are shown in Appendix A2

The scope and expected size of the programmes are outlined below. It is envisaged that each package will be delivered by constructor partners procured on a 'best value' basis for the duration of the initial investment period, in order to maximise potential gains from an 'Egan style' relationship, including continuing improvement and economies of scale.

Programme 1- Tall Block Enveloping Programme

Covering our tall blocks (6 stories and over), this programme will refurbish the exterior (including renewal of windows, cladding or roofs where required) and internal common areas, bringing them all up to Decent Homes standards and laying the basis for a conventional cyclical maintenance programme at the end of the period.

The scope of work will vary from block to block, so as to ensure that the block meets the Decent Homes Standard and also that the most essential maintenance items not covered by the standard are also dealt with. This can include such items such as the renewal or refurbishment of landlord's electrics (risers, laterals and lighting) and door entry and CCTV systems where required, the replacement of soil stacks, and remedial maintenance to the surrounding immediate environment.

It will also include the replacement of lifts where these need renewal, thus saving the expense and disruption of a separate contract involving building works and site co-ordination.

Programme 2- Low-rise Enveloping Programme

This programme covers all our purpose-built, low-rise properties (both flats and houses). Combining the previous Windows and Roofs Plus and Cyclical Preventative Planned Maintenance Programmes, so that windows and roofs are covered, being either renewed or maintained as necessary, along with repair and redecoration externally and in internal common areas where this is essential, bringing them all up to Decent Homes standards, and laying the basis for a conventional cyclical maintenance programme at the end of the period. It includes the improvement of refuse disposal arrangements, and the renewal or refurbishment of landlord's electrics (risers, laterals and lighting) and door entry and CCTV systems

where required, and remedial maintenance to the surrounding immediate environment.

Programme 3- Street Property Programme

Newham owns around 1,300 homes acquired from the private sector, the vast majority of them dating from the Victorian period. These vary dramatically in location, condition and layout, and we have developed a separate programme to accommodate this by providing individually specified, comprehensive refurbishment inside and out, to ensure the properties meet the Decent Homes Standard.

Programme 4- Heating Plus

This programme centres on providing new central heating systems or new boilers where this is required for Decent Homes standards, and where specialist input is required in the design and installation of the systems. This is generally the case in tall blocks, and where obsolete district heating systems are being replaced by individual systems. On the principle of 'one internal visit only' to achieve the required standards, when a block or street is included in this programme then if a kitchen and bathroom are both 'out of date' then either one of these is replaced along with the central heating installation, depending on the nature of the property layout. It is important to remember that the Decent Homes Standard only requires a 'modern' kitchen or bathroom, not both). Where the homes need it, this programme will also include full rewiring of the property.

Resident choice is paramount. Residents can choose from a wide selection of component colours, styles and finishes available for both bathrooms and kitchens, in terms of units, worktops, flooring, tiling, etc. We will use show flats wherever possible for both demonstration/consultation purposes as well as for respite during work.

Programme 5- Internal Modernisation

This programme provides the required elements of internal modernisation in the remaining purpose-built properties where the Heating Plus programme has not resulted in the home meeting Decent Homes standards. This programme will therefore in those properties that require these works in order to meet the Decent Homes Standard, install or replace central heating; replace the wiring; and either a kitchen or bathroom. Homes do not require both a 'modern' kitchen and a 'modern' bathroom to meet the DHS. However, this programme will renew both (accompanied in relevant cases by re-modelling) in cases where the existing bathroom provision is particularly poor, again helping to take our properties past the DHS to become 'Modern Homes'.

We will use the same specifications and range of residents' choices as in the Heating Plus programme.

Programme 6- Environmental and Security Improvements

This programme covers schemes of landscaping and/or electronic or physical security improvements, enhancing the environment and community safety. While delivery by designers and constructors should be common, it is envisaged that these schemes will be identified, consulted on and developed through two different mechanisms.

A substantial proportion will be delivered through our Resident-Led Improvement Programme. This develops further our successful Tenant-Led Improvement Programme, where tenant participation in prioritisation and design has been particularly extensive.

However, it has become clear in the last few years that there is a need to fund some schemes involving security and landscaping/ boundary work even when residents have not submitted a bid through the TLIP/RLIP process. Sometimes this is due to the issues being on estate boundaries and being 'off radar' for most residents, even though there are significant technical, housing management or safety issues involved. It is proposed that the Neighbourhood Renewal and Security Programme will enable these schemes to be identified, developed and funded, and then consulted on with residents in the same way as mainstream programmes.

Supplementary Capital Programme

There is still the need for capital funding for some work that falls outside the scope of the main investment programmes. This covers issues including Minor Capital Works where eligible expenditure on individual major repair or other 'responsive' items is charged direct to capital; Newham Secure Homes, where housing officers work in partnership with the local Crime Prevention Officers to provide security measures for residents who are victims of repeat crimes; and Special Needs Adaptations for disabled Council tenants.