

Women's Pioneer Housing



Homes Standard

December 18

Our Homes Standard: Building on the Decent Homes Standard

All WPH homes will meet the Decent Homes Standard. Over the next few years we will build on this to deliver to a higher standard.

This will include an ongoing programme of kitchen and bathroom improvements and works to ensure that our homes are clean, safe and secure and that all communal areas are in good decorative order. We will ensure that all flats are in good decorative order when new tenants move in either by re-decorating as part of the works we do prior to re-letting the flat or by offering a decorating allowance to the incoming tenant.

1. Our homes will meet the statutory minimum standard for housing:

Our homes will be free of Category 1 hazards as defined in the Housing Health and Safety Rating System (HHSRS) namely hazards which pose a serious and immediate risk to residents health and safety

We will include HHSRS assessments in our stock condition surveys to enable early identification of potential hazards and have systems in place for dealing with any potential hazards identified.

2. Our homes will be kept in a reasonable state of repair

We will meet all our statutory and regulatory repairing obligations through

- A prompt and effective responsive repair service
- Programmes of planned and preventative maintenance informed by regular stock condition surveys
- Comprehensive servicing arrangements for communal plant and installations.

3. Our homes have reasonably modern facilities and services:

- a. All kitchens will have adequate space and layout. No kitchen will be older than 20 years.
 - This will be achieved through a programme of tenant in place replacements and renewals when flats are vacant. We are planning to complete our tenant in place programme of kitchen upgrades over a number of years. Kitchens will be upgraded to meet our Kitchens Standard .
- b. All homes will have an appropriately located bathroom and WC. No bathrooms will be older than 30 years.
 - This will be achieved through a programme of tenant in place replacements and renewals when flats are vacant. We plan to complete the tenant in place programme over a number of years. Bathrooms will be upgraded to meet our Bathroom Standard.

- In addition, in order to ensure that our homes remain suitable for residents as they get older, we will fit showers rather than baths where it is practical to do so. In existing homes, we will offer this option to tenants where it is practical to do so.
- c. There will be adequate insulation against external noise where necessary. This will be achieved by providing appropriate double or secondary glazing where excessive external noise has been identified, e.g. where properties are next to a busy road or railway line.
- d. Communal areas will be of an adequate size and layout.
- e. When carrying out works to empty flats, we will take the opportunity to improve the layout where it is practical to do so.

4. The home will provide a reasonable degree of thermal comfort

Each home will have a heating system which offers the resident a degree of flexibility in how it is used.

Each home will have an energy rating of E or above as is the case for the private sector.

5. The homes will provide a good level of security

Each home will have

- A good quality lock and closer on the main entrance door
- A door access system in all buildings where required.
- An entrance door secured with new locks fitted at change of tenancy.
- Window locks to windows in basements, ground and vulnerable upper floor flats.

New homes will incorporate Secure by Design features.

6. Provide clean and safe buildings

We will comply with all relevant Health and Safety legislation and regulatory requirements in order to keep residents safe

This will include:

- Carrying out regular health and safety checks on all buildings with communal areas.
- Carrying out periodic Risk Assessments in line relating to Fire Safety ,Asbestos management and Water Safety
- Having appropriate regimes in place for the inspection and testing necessary for gas and electricity installations
- Ensuring that safety equipment and installations are regularly maintained.
 - Ensuring that internal; communal areas are kept free of hazards and are regularly cleaned.

7. Keeping homes and communal areas in good decorative order

We will:

- Carry out internal communal redecorations on an 8 year cycle.
- Ensure that, at a change of tenancy, the home will be in good decorative order. In some instances, instead of decorating ourselves, a decorating allowance will be offered to a new tenant.
- Provide a good quality carpet and underlay when a flat becomes vacant