

## Appendix III

### York Standard:

City of York Council (CYC) is forecast to meet the Decent Homes standard by 2010 through a programme of modernisation and improvement outlined in the HRA Business Plan.

The Decent Homes standard comprises four criteria: HHSRS, disrepair, modern facilities and thermal comfort. If a property fails to meet the requirements of any of these criteria then the property fails the Decent Homes standard, with the exception of properties where tenants refuse access to CYC to carry out the improvements.

For 17 years CYC has carried out its internal modernisation programmes under the highly successful banner of Tenants Choice which focuses on customer choice, respect and whole house modernisation rather than elemental works over a prescribed period of time. In this area it was felt that meeting the Decent Homes Standard in its prescribed form would have been a backward step in the evolution of Tenants Choice and hence CYC has developed the 'York Standard'.

The Decent Homes standard prescribes 'lifespans' for the internal elements covered under Tenants Choice (kitchens, bathrooms, electrical rewiring and heating systems), these differ from 15-40 years and hence a rolling programme of whole house modernisation is not possible due to the differing replacement 'lifespans' of the elements which would lead to customers receiving the elements individually rather than all at the same time. This would have had a negative impact on customers in terms of disturbance, decoration and expectation hence CYC have retained their whole house modernisation commitment under the York Standard.

Whole house modernisation is reflected as should a property fail the decent homes standard CYC will look beyond this and evaluate the other ageing internal elements for replacement as well. Clearly quantifiable limits must be imposed in order to financially evaluate the affect of this and hence the commitment is that

'should one or more of the internal elements of kitchen, bathroom, electrical rewiring and central heating fail the Decent Homes Standard CYC will aim to modernise the remaining elements that have reached or passed 66% of their 'lifespan'\* at the same time'

\* - as defined by Decent Homes guidance

A comparison of the Decent Homes Standard and the York Standard can therefore be outlined below:

Improvement	Decent Homes Standard	York Standard
Ensure all hazards identified under the Housing Health & Safety Rating System are repaired/resolved	✓	✓
Replace electrical wiring every 30 years if in poor condition	✓	✓
Replace electrical wiring over 20 years old, regardless of condition, in conjunction with other internal improvements		✓
Replace central heating distribution system every 40 years if in poor condition	✓	✓
Replace central heating distribution system over 25 years old, regardless of condition, in conjunction with other internal improvements	✓	✓
Replace bathroom every 40 years if in poor condition	✓	✓
Replace bathroom over 25 years old, regardless of condition, in conjunction with other internal improvements		✓
Replace kitchen every 30 years if in poor condition	✓	✓
Replace kitchen over 20 years old, regardless of condition, in conjunction with other internal improvements		✓
Replace other internal & external elements with regard to Decent Homes defined lifespans	✓	✓

## **York Pride:**

Politically and corporately the City of York Council promotes York Pride, this is an acknowledgement that all CYC services need to look wider than just at the base services it can provide in order to contribute to the wider aspects of living in York such as the cleanliness and physical condition of the communal environment. Housing Services therefore undertook a review of the services delivered under its Capital Programme of modernisation to see what responsibility it had for and how it could contribute to York Pride.

In consultation with officers across the service it was agreed that a number of improvements could be offered to the communal environment serving the Authority owned flats in the City. These improvements would be combined where possible with 'other' works being undertaken in order to reduce the disturbance to customers. If no major improvements were planned then the remaining works would be profiled over a 7 year period of delivery from 2004/05-2010/11 to coincide with the external painting and repair programme address list.

As is the case with the York Standard, York Pride far exceeded any requirements of the Decent Homes Standard as this focussed on the dwelling itself and not the environment in which the dwelling is situated, a major concern of many residents.

Therefore the York Pride works from Housing Services consists of:

Fitting hard wearing vinyl floor coverings to communal stairwells and corridors

Decoration of stairwells and corridors

Rewiring and improving communal area and security lighting

Replacement of communal access doors and door entry systems

Fitting of burglar alarms

Major repairs/improvements/demolition of sheds and garages

Repairs/improvements to external communal areas such as concrete paths, drying areas, walls, fencing etc..