

“Stevenage Standard”

Affordable Housing
(given)

Inside (house and garden)

- Decent Homes Standard (given)
- + good quality fittings (kitchens and bathrooms)
- + complete electrical rewires (over 5-10 years) – where required
- + condensing boilers (over 5-10yrs)
- + UPVC window replacement (3 yrs)
- + guttering
- + planned maintenance programme (70 %)
- + responsive repairs (30%)
- + security
 - locks/door entry
 - lights (external)
- +adaptations
- +energy efficiency

Outside

- CCTV
- Doctors/schools etc
- Neighbour issues
- Anti-social behaviour
- Landscaping
- Cleansing/Grounds Maintenance
- Parking
- Garages
- Fencing
- Security

Responsive Repairs

- speed
- quality
- experienced qualified tradesmen (multi skilled)
- modern repairs service
 - o appointments (kept!)

Housing Stock

Sheltered

- bed-sits in sheltered accommodation – no good – remodel?
- Modernise – building and services
- Warden service
- Fabric of building
 - o + fixtures and fittings

Services for elderly and other grounds

- lifts
- security - lighting – door entry systems
- Adaptations, etc
- CCTV

Best of housing stock

- more 2 beds
- encourage moves from 3 beds, under occupation

Needs of different groups

- elderly
- disabled
- young people