

## **FREQUENTLY ASKED QUESTIONS ABOUT THE FUTURE CAPITAL PROGRAMME**

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### **1. Why am I not getting new windows?**

1.1 HFI's main aim for works up to 2010 is to get all the properties it manages to the Governments Decent Homes Standard. HFI will therefore renew or repair windows where necessary to make sure that all properties meet the Decent Homes Standard by the set target of 2010. If existing windows currently meet the Decent Homes standard, and will continue to meet the standard by 2010, then they will not be renewed or repaired. This is line with HFI's and Islington Council's overall drive towards greater value for money and sustainability so that works are not done unnecessarily.

### **2. Why am I not getting a new entry phone system as part of the Decent Homes work?**

2.1 Entry phone installation is not part of the Decent Homes Standard. Money for this is available under separate headings such as Tenants Compact (selected by Area Consultative Panels) and the Community Safety budget (agreed by HFI's Investment and Delivery Committee).

### **3. How was the order for properties decided for the rest of the Decent Homes programme from 2007-2011?**

3.1 The initial programmes in previous years were selected on the basis of the seven-year cyclical maintenance programme at the time, which also meant that a large number of tall blocks had Decent Homes work. In addition estate wide kitchens and bathrooms could be brought forward because HFI were working on the estates at the time. For future programmes properties were selected on the basis of the need to meet the Decent Homes standard externally and to try and keep to the seven-year programme if feasible. If kitchen and bathroom works were required these were included as well as electrical and heating work. Properties were also selected if they were close to properties requiring works, to ensure economies of scale and efficiency.

### **4. Why are some properties getting new kitchens and bathrooms and others aren't?**

4.1 The reasons why properties get a new kitchen and bathroom is more clearly laid out on the HFI website under the Getting It Right section. However, in summary, HFI have a higher standard than the basic Decent Homes one. If your kitchen is over 30 years old in 2011, or your bathroom over 40 years old, then you will get a new kitchen and/or bathroom.

### **5. I live in a street property not in the PFI schemes? When will I have works done?**

5.1 All the non PFI street properties are being brought together in a single contract. Tenders will be sought from contractors for these, and an order of works will be decided later in 2007.

**6. What works are going to be done to properties in the remainder of HFI's Decent Homes programme?**

6.1 The fundamentals of the Decent Homes programme are to bring all properties up to a standard set by the Government by 2010. HFI has adapted this to a higher standard called the HFI standard. Roofs are repaired where required to give a minimum of seven years life, kitchens are replaced if over thirty years old, bathrooms over forty years old, electrics are repaired to a minimum of a seven year life, boilers renewed if over 20 years old and the structural integrity must be ensured regardless of age.