

APPENDIX B

Government Decent Homes Standard compared with The Harrow Standard

Like all other councils in England, Harrow Council has to bring all its homes up to a basic, minimum standard, known as the Decent Homes Standard, by 2010:

The Government Decent Homes Standard

The Decent Homes Standard states that Council homes must be in a reasonable state of repair and have reasonably modern facilities

A home has to have three or more of the following to meet the Decent Homes Standard:

- **A kitchen which is newer than 20 years old**
- **A kitchen with adequate space and layout**
- **A bathroom which is newer than 30 years old**
- **An appropriately located bathroom and WC**
- **Adequate noise insulation**

The Decent Homes Standard also requires homes to be in a reasonable state of repair and provide effective insulation and efficient heating

A home could be considered decent though if it has a new kitchen, but has a bathroom that is more than 30 years old. The Standard also doesn't require the provision of double-glazing.

The Decent Home Standard does not include anything outside your home such as walls, fences, car parking spaces or security measures.

The Harrow Standard

Tenants and leaseholders in Harrow are telling us that they would like to see a higher standard for their homes. We have responded to this by setting a higher standard for Council properties in Harrow - the Harrow Standard.

- ✓ Windows – high quality, well fitted and secure double glazed windows
- ✓ Kitchens – high quality, well planned kitchen replaced every 20 years
- ✓ Heating – high quality central heating systems using condensing boilers which will be replaced every 15 years
- ✓ Bathrooms – High quality well planned bathrooms replaced every 30 years
- ✓ Doors – secure front and rear doors
- ✓ Thermal insulation – greater energy efficiency measures than Decent Homes including 200mm loft insulation and draught proofing.
- ✓ Noise insulation – internal noise insulation for properties needing it most.
- ✓ Environmental improvements – such as security works to make estates safer; fencing, door entry systems and security lighting. The budget for these works is smaller than for the Harrow Standard improvements and tenants and residents will be asked to prioritise the most important works for their area.