

**Draft City of London Housing Standard  
for  
Corporation Tenants and Leaseholders**

The City of London Housing Standard is the standard to which City of London Corporation aims to maintain all of its housing stock. The Standard incorporates the Government's Decent Homes Standard and then also includes a number of elements over and above those which are required to meet the Decent Homes Standard.

The City of London Housing Standard:

- is based on extensive coproduction with tenants and leaseholders
- will ensure that all our homes are warm, safe and dry and that we meet our obligations under the law
- will ensure that residents have homes in good repair and that they are well maintained
- will be delivered over a period of 5 years with the majority of works happening before 2020
- will bring our homes up to a standard that is more comprehensive than the basic decent homes standard.

The City of London Housing Standard applies to all tenanted properties. For leasehold properties, the City of London Standard only applies to those repairs due to be carried out under the terms of the lease.

The elements included in the City of London Housing Standard are listed below and the Corporation aims to deliver the items included on the list over the next five years unless required for health and safety reasons or where it is financially more appropriate to do it sooner.

## The City of London Corporation Housing Standard

(note, this is not a priority order list)

1. Health and Safety. We will ensure that all properties are regularly inspected to ensure gas and water and heating appliances are safe and that communal areas and fire escapes comply with fire safety standards.
2. Water and sewerage. All homes will be provided with safe and clean water for drinking and washing, and drainage and sewerage systems will be well maintained and kept in good order.
3. Electrics. We will ensure all homes have an electricity supply and that landlord electricity supplies are safe and fit for purpose.
4. Aids and Adaptations. Where it is agreed that residents require aids and adaptations to help them live comfortable lives within their own homes these will be installed and maintained.
5. Heating. We will ensure all residents have appropriate and well maintained heating. This includes repairing or replacing individual heating systems as well as communal boilers where appropriate.

All plant and equipment necessary to supply the above amenities will be maintained in good order and replaced when it reaches the end of its useful life.

6. Roofs. All roofs to flatted blocks will be surveyed and where necessary repaired or replaced. In addition roof insulation will be fitted as standard where the design allows.
7. Door entry systems/CCTV. Where door entry systems and CCTV systems are in place they will be maintained and replaced as necessary.
8. Internal rewiring. All internal wiring to individual properties will be maintained and where necessary properties will be re-wired. All new rewires will be carried out using surface mounted trunking.
9. Lifts. All lifts will be maintained so that they are safe and reliable. Where lift cars and plant have reached the end of their useful life they will be refurbished or replaced.

10. Windows. All windows that have reached the end of their useful life will be replaced.
11. Planned maintenance. All properties will have regular planned maintenance where all gutters will be maintained or replaced as necessary, all previously painted exterior surfaces including communal areas and stairwells will be painted, and any necessary repairs to render or brickwork carried out.
12. Bathrooms. Flooring and tiling will be replaced as necessary in bathrooms that are in poor condition. All bathrooms will be replaced after they reach their useful life to allow for modern living standards to be achieved.
13. Kitchens. All kitchens that are in poor condition will have new flooring and tiling as well as replacement doors, worktops and units where required. All kitchens will be replaced after they reach their useful life. Replacement kitchens will maximise counter space and allow for modern living standards to be achieved.
14. Exterior walls. Where exterior walls have a low level of insulation then new dry lining insulation or cavity wall insulation will be installed where feasible.
15. Secure doors. All doors will be assessed for security and where necessary new high security doors installed.

In addition to major building elements estate environmental improvements will also be carried out including;

16. Estate lighting (in common parts) will be renewed to new energy efficient standards
17. Estates will be surveyed for ease of access and security and any necessary improvements carried out.

It is recommended that all City of London owned homes would be brought up to this standard within the next five years and would be maintained at this level for the next 30 years, or until such a point where the investment standard was reviewed depending on available resources. It is important to remind tenants and leaseholders that it may not be their home that benefits within the next five years as we will not be doing works to properties classed as decent or replacing elements where they are still fit for purpose.