

Service Area

Nazeya Hussain, Director of Growth

Your Ref: FO776

Enquiries to: Customer Response Team

Request from email address:

request-576544-83217dda@whatdotheyknow.com

1st July 2019



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FREEDOM OF INFORMATION ACT 2000 - INFORMATION REQUEST - REF NO F0776

I refer to your request for information received on 15/5/19 concerning Decent/Better Homes Spending. I have set out each of the 8 items that you have requested information against and applied my responses in red font below. In several instances the information is contained within a document that is attached as an appendix and labelled as indicated in red text.

1) Any surveys, including the Savills survey of 2009, showing what works were needed to bring each council property up to the Decent Homes standard.

Please see appendix 1. Appendix 1a contains information relating to dwelling surveys. Any references to specific address details have been omitted.

2) The number of homes that were made decent in 2012/13, 2013/14 and 2014/15, grouping them by Estate and listing the addresses of each property made decent.

Please see appendix 2 attached. Any references to specific address details have been omitted.

3) The funding agreement with the GLA for 2015-16, including the Schedules showing how many homes were to be made decent in exchange for that funding.

Please see appendix 3

GLA Decent Homes Grant 2015/16

Period	Units completed	Expenditure
Qtr.1	61	588,516.00
Qtr.2	160	1,949,430.00
Qtr.3	129	1,938,400.00
Qtr.4	224	1,871,281.00
	574	6,347,627.00

4) Any correspondence with the GLA to notify it of, or seek its agreement to, any revision of the number of homes to be made decent in each of the years it provided funding.

No amendments were made to the number of properties funded by the GLA. RBK did not request the full amount available for all the properties identified as non-decent and any that could not be upgraded due to access refusal, illness, etc, were replaced with others from the original list of properties identified.

5) Any Quarterly Claim Forms, Quarterly Milestone Reports and Annual Statements of Grant Usage submitted to the GLA in respect of the Decent Homes programme.

Please see appendix 4

The table in item 7 b below sets out the funding received from the GLA which has been reconciled by the GLA.

6) Any purchase orders and contracts relating to the Decent Homes programme spending from 2012/13 to 2019/20.

The particulars of invoices and contracts constitute commercially sensitive information in that it is likely to prejudice or harm the commercial interests of Royal Borough of Kingston. This is because disclosure of this level of detail is likely to negatively distort the marketplace for future tendering exercises. We consider that the qualified exemption set out in Section 43 (Prejudicial to commercial interests) subsection [2] applies to the information requested. Therefore, we have decided to withhold the information. In applying this exemption, we have had to balance the public interest in withholding the information against the interest in favour of disclosure.

7) Records showing a) how much in total the Decent Homes programme was originally estimated to cost and how much it has actually cost, listing how much has been spent each year; b) how the Council intended to finance, and how it did finance, the works not covered by the GLA and EDF grants; c) any decisions to change the number of homes to be made decent, or the amount to be spent, in any particular year and the reasons for doing so.

a) how much in total the Decent Homes programme was originally estimated to cost and how much it has actually cost, listing how much has been spent each year;

The initial estimated value of the Better Homes Programme overall was £65m with £25m allocated to Years 1 and 2 and £40 m to Years 3 to 5.

Financial Year	Expenditure £000
2012/13	6,580
2013/14	11,905
2014/15	13,832
2015/16	17,011
2016/17	7,122
2017/18	4,253
Total Expenditure	60,703

b) how the Council intended to finance, and how it did finance, the works not covered by the GLA and EDF grants;

The total Better Homes Programme was £60.7m and was funded through a range of resources. The Council contributed by far the larger share of the cost of the Better Homes Programme with £11m from HRA capital receipts, £28.3m from the major repairs reserve, and £0.65m from grants and other contributions. As some of the Better Homes programme involved external and landlord improvements (e.g. roofing) £2.6m is funded through leaseholder recharges. The council also secured £17.9m in Decent Homes backlog funding from the government, which was available for the years 2012 to 2016/17 to local Councils.

	2012/13 '000	2013/14 '000	2014/15 '000	2015/16 '000	2016/17 '000	2017/18 '000	Total '000
Funded by:							
Decent Homes Grant - GLA	3,000	6,389	2,199	6,348	0	0	17,936
HRA capital receipts	1,221	1,011	3,168	4,370	1,358	0	11,128
HRA Major Repairs Reserve	2,360	4,047	7,652	6,083	4,977	3,248	28,366
NHB Reserve	0	459	0	0	0	0	459
Energy Company Obligation (ECO) Grant	0	0	50	0	120	1	171
Leaseholder contributions	0	0	765	185	666	1,004	2,619
HRA Direct Revenue Funding	0	0	0	25	0	0	25
Total funding	6,581	11,906	13,833	17,011	7,121	4,253	60,703

c) any decisions to change the number of homes to be made decent, or the amount to be spent, in any particular year and the reasons for doing so.

N/A , please refer to the response in item 4

8) Records showing how many homes on the Cambridge Road Estate had been made decent before the Council decided in 2015 to suspend the programme on that Estate and how many have been made decent since

Works at CRE were initially programmed to take place during year 5 2016/17 of the BHP; in year 4 of the programme (2015/16) BH works were brought forward and carried out to 180 kitchens and bathrooms in 3 of the tower blocks - Childerley, Graveley and Brinkley. A small number of flats in Madingley had new kitchens and bathrooms installed in advance of the other towers as show flats to provide examples to residents. Other flats in Madingley had previously been repaired following the fire in the block in 2010 due to the fire and water damage to the internal areas, windows and the roof together with works to the rainwater goods.

If you are dissatisfied with the way your request for information has been handled by Kingston Council, you can ask for review by writing to: Freedom of Information Officer, Guildhall 2, High Street, Kingston upon Thames, KT1 1EU, or by email to: FOI@kingston.gov.uk

If you remain dissatisfied with the handling of your request or any review you have the right to make a complaint to the Information Commissioner at the address shown below. Further information about the Freedom of Information Act 2000 is also available from the Information Commissioner at:

Information Commissioner's Office
Wycliffe House
Water Lane, Wilmslow
Cheshire, SK9 5AF
Telephone: 01625 545 700
Website: <http://www.ico.org.uk/>

You can make future requests for information under the Freedom of Information Act 2000 on our website using the following link:

http://www.kingston.gov.uk/info/200278/freedom_of_information/716/form_make_a_freedom_of_information_foi_request

Yours sincerely,



Andrew Donaldson MCIQB
Group Manager - Housing Repairs and Maintenance



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