

GREATER LONDON AUTHORITY

[REDACTED]
(by email)

Our Ref: MGLA 070317-4977

4 April 2017

Dear [REDACTED]

Thank you for your request for information which the GLA received on Tuesday 7 March 2017. Your request has been dealt with under the Freedom of Information Act 2000.

You asked for:

In 2015, you provided a redacted version of the backlog funding application from Lambeth:

https://www.whatdotheyknow.com/request/backlog_funding_2

The Information Commissioner subsequently upheld the redactions on the grounds that it related to a future financial year. As that financial year in question is now historical, please provide the un-redacted version.

Please find the relevant information attached.

The figures in the attached document were based on estimates of costs and works as they were supplied at the bid stage and may therefore differ from Lambeth Council's final completion figures for 2015/16 in respect of the Decent Homes Backlog funding programme.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this email.

Yours sincerely

Eleanor Byrne
Area Manager

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

GLA Decent Homes 2015-16 Bidding Application

Applicant Details

Decent homes Backlog funding : 2015-16

Please see the bidding prospectus for details on bidding requirement. To bid for Decent Homes Back Log funding for 2015-16, please enter information in the cells highlighted yellow.

Section A: Applicant Details

- A1 Bidding Local Authority Name:
A2 Ordinance (ONS) Code:
A3 Contact Person Name
A4 Address:
A5 add 1
A6 add 2
A7 add 3
A8 postcode
A9 Contact Telephone number
A10 Contact email address

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Section B: LA Owned Non-Decent Stock

Backlog has been defined as stock that did not meet the Decent Homes standard at 1st April 2012

Data from your
Last LAHS return

A comment will appear if a statement is required:

- B1 Total stock on 1 April 2013 (number of homes)
B2 Total non-Decent Homes backlog stock (on 1 April 2012)?
B3 Of the stock that was non-decent on 1 April 2012 how much will remain non-decent on 1 April 2015
(*see note below)?

24,908 *
12,293 *
4,616 *
19%
24%

STATEMENT 1: The info you've entered varies from LAHS, please provide a statement explaining the reasons for the difference

- B4 Percentage of stock that will remain non-decent at 1 April 2015

*do not include newly arising non-decent stock, only include details of stock that was non decent on 1 April 2012 (funding from this bid round can only apply to homes that were non decent on 1 April 2012 and will continue to be non decent on 1 April 2015 - back log non decent homes).

- B5 Non decent stock (over 10%) that will remain non decent on 1 April 2015
B6 Non decent stock (up to 10%) that will remain non decent on 1 April 2015

2,125 homes
2,491 homes

Section C: Your Bidding Options

The figures you provided above show that 4,616 homes, that were non decent in April 2012, will remain non decent in April 2015.

Use Section D: Priority will be given to landlords with over 10% of historic stock remaining non decent on 1 April 2015. For your borough the information you've provided shows that 19% of your stock representing 4,616 homes, will remain non decent on 1 April 2015. Of this stock 2,125 homes are priority and represent the number of homes over 10% of your stock (at April 2012) that will remain non decent in 1 April 2015. If you wish to bid for C funding for this stock, please use section D below.

Use Section E: The figures you have provided show a further 2,491 homes, will also remain non decent on 1 April 2015 and, whilst this is not a priority for this round of funding, you may also bid to bring these homes up to decent homes standards. If you wish to bid for DH funding for this stock, please use section E below.

Section D: Bid - Over 10% Non Decent Stock (LA owned)

The figures you provided in section B show that 2,125 homes that were non decent in April 2012, will remain non decent on 1 April 2015 and represent non decent homes over 10% of your stock

We understand that some stock may require extensive or challenging work to be undertaken to bring the homes up to DH standard, whilst other homes may require standard works to be carried out. To ensure we are able to assess your bid effectively and take account of stock that may be challenging, please use sections D.1 and D.2 to bid for these groups separately, as costs, funding requested and numbers of homes affected may vary between these categories. Please note, we may only be able to fund some of the homes in one or both groups.

Section D.1: Stock over 10% non decent - homes requiring standard works

Homes to be made Decent and funding requested:

- D1.1 Number of homes to be made decent requiring standard works
D1.2 Total Decent Homes funding required to bring these homes up to DH standard
D1.3 Funding requested per unit

2,029
£21,366,712
£10,531
Note, this cannot exceed 2,125 homes. (Line B5)

Costs breakdown for bringing homes in D1.1 up to Decent Homes standards

Please state how many of the homes in your bid for stock over 10% non decent that require standard works, (see line D1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.

Item:	Houses			Flats		
	No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Kitchen	34	£4,035	£137,190	922	£4,035	£3,720,270
Bathroom	16	£3,006	£48,096	1238	£3,006	£3,721,428
Heating system - boiler	6	£1,422	£8,532	709	£1,422	£1,008,198
Heating system - distribution	6	£2,299	£13,794	709	£2,299	£1,629,991
Windows	15	£5,500	£82,500	1079	£5,500	£5,934,500
Doors	3	£917	£2,751	370	£917	£339,290
Insulation	0	£200	£0	12	£200	£2,400
Rewire	12	£1,546	£18,552	1570	£1,546	£2,427,220
Roofs	0	£5,000	£0	12	£5,000	£60,000
Other*	15	£2,000	£30,000	1091	£2,000	£2,182,000
D1.4 Total Costs			£341,415			£21,025,297

*Other - please specify:

Other costs in relation to ECO opportunities for window

- D1.5 Cost per unit of homes bid for in line D1.1

£10,531
STATEMENT 2: Please provide details of value for money for the cost details you've provided

Section D.2: Stock over 10% non decent - requiring extensive or challenging works

Homes to be made Decent and funding requested:

- D2.1 Number of homes requiring challenging work to be made decent
D2.2 Total Decent Homes funding required to bring these homes up to DH standard
D2.3 Funding requested per unit

96
£1,916,850
£19,967
Note, this cannot exceed 2,125 homes, as noted in line B5 above.

GLA Decent Homes 2015-16 Bidding Application

Costs breakdown for bringing homes in D2.1 up to Decent Homes standards				Houses			Flats		
Please state how many of the homes in your bid for stock over 10% non decent that require challenging works, (see line D1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.				No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Item:									
Kitchen				0	£4,035	£0	21	£4,035	£84,735
Bathroom				11	£3,006	£33,066	33	£3,006	£99,198
Heating system - boiler				0	£1,422	£0	3	£1,422	£4,266
Heating system - distribution				0	£2,299	£0	3	£2,299	£6,897
Windows				9	£7,315	£65,835	87	£7,315	£636,405
Doors				0	£1,220	£0	12	£1,220	£14,640
Insulation				9	£200	£1,800	87	£200	£17,400
Rewire				4	£1,546	£6,184	44	£1,546	£68,024
Roofs				9	£6,650	£59,850	87	£6,650	£578,550
Other **				33	£2,000	£66,000	87	£2,000	£174,000
D2.4	Total Costs					£232,735			£1,684,115

**Other - please specify:

The above represents dwellings located within a

D2.5 Cost per unit of homes bid for in line D2.1

£19,967 STATEMENT 2: Please provide details of value for money for the cost details you've provided

Section E: Bid - Under 10% Non Decent Stock (LA Owned)

The figures you provided in section B show that 2,491 homes that were non decent in April 2012, will remain non decent at April 2015 and represent non decent below 10% of your total stock on 1 April 2012 that will remain non decent from 1 April 2015 onwards.

We understand that some stock may require extensive or challenging work undertaken to bring the homes up to DH standard, whilst other homes may require standard works to be carried out. To ensure we are able assess your bids effectively and take account of stock that may require challenging work, please use section E.1 and E.2 to bid for these group separately, as costs, funding requested and numbers of homes affected may vary between these categories. Please note, we may only be able to fund some of the homes in one or both groups.

Section E.1: Stock below 10% non decent - homes requiring standard works

Homes to be made Decent and funding requested:

E1.1	Number of homes to be made decent requiring standard works	2,131	Note, this cannot exceed 2,491 homes, as noted in line B6 above.
E1.2	Total Decent Homes funding required to bring these homes up to DH standard	£13,427,045	
E1.3	Funding requested per unit	£6,301	

Costs breakdown for bringing homes in E1.1 up to Decent Homes standards				Houses			Flats		
Please state how many of the homes in your bid for stock below 10% non decent that require standard works, (see line D1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.				No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Item:									
Kitchen				178	£4,035	£718,230	568	£4,035	£2,291,880
Bathroom				72	£3,006	£216,432	505	£3,006	£1,518,030
Heating system - boiler				336	£1,422	£477,792	602	£1,422	£856,044
Heating system - distribution				336	£2,299	£772,464	602	£2,299	£1,383,998
Windows				22	£5,500	£121,000	369	£5,500	£2,029,500
Doors				49	£917	£44,933	270	£917	£247,590
Insulation				29	£200	£5,800	6	£200	£1,200
Rewire				348	£1,546	£538,008	764	£1,546	£1,181,144
Roofs				29	£5,000	£145,000	6	£5,000	£30,000
Other***				49	£2,000	£98,000	375	£2,000	£750,000
E1.4	Total Costs					£3,137,659			£10,289,386

***Other - please specify:

Other costs in relation to ECO opportunities for window

E1.5 Cost per unit of homes bid for in line E1.1

£6,301 STATEMENT 3: Please provide details justifying why you require additional funding to bring these homes up to DH standard.

Section E.2: Stock below 10% non decent - stock requiring challenging work

Homes to be made Decent and funding requested:

E2.1	Number of homes requiring challenging work to be made decent	360	Note, this cannot exceed 360 homes. (Line B6 minus line E1.1)
E2.2	Total Decent Homes funding required to bring these homes up to DH standard	£4,158,030	
E2.3	Funding requested per unit	£11,550	

ERROR, check homes entered in line E2.1, this can't exceed homes entered in line B6 minus homes in line E1.1 above

Costs breakdown for bringing homes in E2.1 up to Decent Homes standards				Houses			Flats		
Please state how many of the homes in your bid for stock below 10% non decent that requires challenging works, (see line E1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.				No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Item:									
Kitchen				89	£4,035	£359,115	2	£4,035	£8,070
Bathroom				36	£3,006	£108,216	7	£3,006	£21,042
Heating system - boiler				92	£1,422	£130,824	13	£1,422	£18,486
Heating system - distribution				92	£2,299	£211,508	13	£2,299	£29,887
Windows				95	£7,315	£694,925	25	£7,315	£182,875
Doors				26	£1,220	£31,720	0	£1,220	£0
Insulation				81	£200	£16,200	25	£200	£5,000
Rewire				142	£1,546	£219,532	5	£1,546	£7,730
Roofs				81	£6,650	£538,650	25	£6,650	£166,250
Other****				327	£4,000	£1,308,000	25	£4,000	£100,000
E2.4	Total Costs					£3,618,690			£539,340

****Other - please specify:

The above represents dwellings located within a

E2.5 Cost per unit of homes bid for in line E2.1

£11,550 STATEMENT 3: Please provide details justifying why you require additional funding to bring these homes up to DH standard.

Section F: Works to Leaseholder Stock

Please provide details of the number of leaseholder properties affected by 2015-16 Decent Homes backlog funding

Homes to be made Decent and funding requested:

F1.1 Number of homes to be made decent:

552

Costs breakdown for bringing homes up to Decent Homes standards

Item:	Houses			Flats		
	No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Heating system - distribution	0		£0	0		£0
Windows	175	£5,500	£962,500	375	£5,500	£2,062,500
Doors	0		£0	0		£0
Insulation	0		£0	0		£0
Rewire	0		£0	0		£0
Roofs	175	£5,000	£875,000	2	£5,000	£10,000
Other*****			£0			£0
F1.2 Total Costs			£1,837,500			£2,072,500

*****Other - please specify:

Charges for leaseholders effected by proposed roof and

F1.3 Cost per leaseholder property:

£7,083

STATEMENT 4: Please provide details as specified in the prospectus.

Summary of your bid

Summary non decent stock levels

% of stock that was non decent on 1 April 2012 and will remaining non decent on 1 April 2015	19%
No of homes representing stock that was non decent on 1 April 2012, remaining non decent on 1 April 2015	4,616
No of homes representing over 10% stock that was non decent on 1 April 2012, remaining non decent on 1 April 2015	2,125
No of homes representing up to or under 10% stock that was non decent on 1 April 2012, remaining non decent on 1 April 2015	2,491

Summary - homes over 10% of non decent stock	Non Decent Homes	Cost per home	funding requested per home	Total funding requested
Over 10% non decent stock - standard non decent stock bid for	2,029	£10,531	£10,531	£21,366,712
Over 10% non decent stock - non decent stock bid for that requires challenging work	96	£19,967	£19,967	£1,916,850
Total homes over 10% non decent bid for:	2,125			
Number of homes over 10% of total non decent stock	2,125			

Summary - homes below 10% of non decent stock	Non Decent Homes	Cost per home	funding requested per home	Total funding requested
Below 10% non decent stock - standard non decent stock bid for	2,131	£6,301	£6,301	£13,427,045
Below 10% non decent stock - non decent stock bid for that requires challenging work	360	£11,550	£11,550	£4,158,030
Total homes below 10% non decent bid for:	2,491			
Number of homes below 10% of total non decent stock	2,491			

Overall Decent Homes backlog funding requested:	4,616			£40,868,637
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STATEMENT 5: Delivery Record - Please provide details of how you will ensure that the works required to bring the homes in this up to decent homes standard will be completed in one year and that the funding you've requested will be drawn down in that year. Include details of contractor frameworks and ability to provide additional dwellings within the estates (please refer to the funding guidance section 5).

STATEMENT 6: - Retrofit statement

Please confirm you have completed statements 1 to 6 in the support your bid. The statements should be provided in the template accompanying this bid form and can be downloaded from the GLA website.

Select from drop down

If all your information entered on this form is correct and accurate, please return this to the GLA at: DecentHomes2015-16@london.gov.uk

Deadline for bids to be submitted is: 12 noon on 19th September 2014

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