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Gary Ridley Chief Executive

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15<sup>th</sup> May 2008

Dear Councillor,

I hereby give you Notice that a Meeting of the **HOUSING SERVICES SUB-COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **TUESDAY 27<sup>th</sup> MAY 2008 at 2:00PM.**

### AGENDA

Page No.

1. Apologies for absence.
2. Election of Chair.
3. Declarations of Interest

Members are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

**Personal Interest – to be used where a Member will be remaining and participating in the debate and any vote:**

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

**Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:**

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)

Officers are also invited to declare any interest in any matters appearing on the agenda.

**NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.**

4. To consider the Dale and Valley Homes year end 2007/08 report and proposed programme 2008/2012. 1 - 22

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Sey Rdn', is shown within a light blue rectangular box.

**Chief Executive**

Members of this Sub-Committee: Councillors Mrs Burn, Mrs Carrick, Gale, J Shuttleworth and Ward.

Chair: To be appointed

TO: All other Members of the Council for information  
Management Team  
Director of Development – Dale and Valley Homes  
Customer Panel Representative



**HOUSING SERVICES SUB COMMITTEE**

**27 MAY 2008**

Report of the Strategic Director for the Community  
**DALE & VALLEY HOMES – DECENT HOMES PERFORMANCE**

**purpose of the report**

To provide an update regarding Dale & Valley Homes' performance on the decent homes programme of works during 2007/08 and proposed works for 2008/2012.

**background**

1. Following the initial meeting of the Housing Sub Committee held on 14 January 2008, members requested regular updates on progress.
2. Attached in Annex A is a report received from Dale & Valley homes that illustrates:-
  - Performance on decent homes programme
  - Performance on 2007/08 door and window replacement programme
  - Expenditure and satisfaction indicators during 2007/08
  - Benefits of local labour

**RECOMMENDED**

1. That consideration be given to the report attached as Annex A.

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**Officer responsible for the report**

David Milburn  
AD Policy and Resources  
Ext 379

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**Author of the report**

David Milburn  
AD Policy and Resources  
Ext 379

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## WEAR VALLEY DISTRICT COUNCIL

### HOUSING SUB-COMMITTEE

27 MAY 2008

Report of the Director of Development

#### **DALE & VALLEY HOMES DECENT HOMES YEAR END 2007/08 REPORT AND PROPOSED PROGRAMME 2008/2012**

##### **purpose**

To provide information to Wear Valley District Council Housing Sub Committee about the end of year performance for the Decent Homes Programme (including window and door renewal) for 2007/8

To provide information to Wear Valley District Council Housing Sub Committee about the forward Programme of Decent Homes internal works and window and door renewal from 2008 to 2012.

##### **background**

- 1 The Decent Homes Programme (including window and door replacement programme) has been the subject of reports to Housing Sub Committee in January and February 2008. These reports set out the programme, partnering arrangements and performance indicators.
- 2 This report provides an update on the end of year performance in terms of:
  - Capital outturn for Decent Homes.
  - Actual programme in terms of properties and components upgraded against estimates made at November 2007.
  - Actual expenditure against component headings compared with estimates made in November 2007.
  - Customer satisfaction targets and outturn.
  - Complaints during the course of the programme.
  - Economic benefits in terms of local labour employed.
- 3 Dale & Valley Homes has also provided a draft of the forward programme for the coming years, for members comment.

##### **2007/8 capital outturn for decent homes (including windows and doors)**

- 4 The total funding available for the Decent Homes Programme for 2007/8 was £7,650,000. This is made up from two elements:-
  - £2,650,000 per annum of Major Repairs Allowance which was made available to the council on an ongoing basis

- £5,000,000 of additional funding available as a result of the company achieving its "Two Star" rating
- 5 Dale & Valley Homes reported an indicative expenditure profile to Board 27 November 2007; this was considered by Housing Sub Committee in January 2008.
  - 6 The indicative profile was based on information from the sample stock condition survey undertaken in 2007, supplemented by surveys to investigate the need for electrical upgrades to the stock.
  - 7 This is the profile we have used to test affordability. The original profile included the caveat that there was a significant risk that more rewires will be required where we are providing kitchens and bathrooms and breaking into the circuits to provide more sockets. The projected expenditure profile is found with the first column of Annex 1.

### **reviewing the profile**

- 8 It was our intention to review the expenditure profile as soon as we could begin with the pre commencement surveys following appointment of a Consultant to undertake this work. We require the actual individual property costs, produced through 100% survey to determine whether the programme is affordable. If necessary we can then make adjustments to the specification or negotiate efficiencies to bring costs in line with available resources.

### **summary of capital outturn**

- 9 Overall expenditure on Decent Homes was £6,778,758.00 including technical services charges at 8%. This represents 88% of the resources available to Dale & Valley Homes during this period. Any under spend will be carried forward to 2008/9. This projection was based on achieving internal upgrade works to 250 homes and installing new windows and doors to 1350 properties. Details of expenditure against components can be found in column 2 of Annex 1.
- 10 Actual expenditure against individual decent homes items such as kitchens and bathrooms is higher than predicted due to a number of factors:
  - As the programme directed at worst first, we have found a high proportion of properties over the original 69% required new kitchens and bathrooms.
  - The projected costs were based on estimates and not on actual individual properties as no pre commencement surveys were carried out at that time.
  - They include an element of cost associated with a wider scope of works than anticipated - for example properties at Low Mown Meadows which required new kitchens also required internal structural works to be carried out to achieve decency.
  - Greater proportion of properties required heating systems and electrical upgrades - particularly partial upgrades.
- 11 At one point, in early February we estimated that, should Dunelm Property Services access almost all properties expenditure would be 98% of programme. Unfortunately a number of households refused works or have not allowed us access.

- 12 Our target was to upgrade 250 properties. However to ensure that we can get into as many homes as possible, we surveyed over 300 properties. Out of 314 potential properties 20 did not require any works, two were removed due to right to buy applications, 17 households we attempted to survey refused any works, and in 7 no access was gained. We have a no access procedure which sets out a range of visits/card drops and letters which are sent out by Dale & Valley Homes and the constructor. Those where no access was gained are now being actively reviewed with Housing Operations and may be referred to tenancy enforcement. Overall 244 homes were made decent against a target of 250.
- 5 A comparison has been made with the previous years costs. There are however some slight differences in the specification in that the kitchen specification for this year includes up to 8 cupboards. However the specification prior to 2007 was already very high. The Decent Homes specification has added some additional minor items.

The cost comparison is based on valuations, e.g. that is the cost of works carried out by the contractor and does not include additional items such as decorating allowances. The property types in each year include some bungalows, two and three bedroom houses. It should be noted that those properties in the 2007/8 programme were determined as "worst first" and required extensive works, often throughout the property.

For Dunelm Property Services we have provided average costs per item. On the previous programme however, many of the properties were contracted as bathroom and kitchen units so the cost for 2006/7 is the average combined cost of these items.

#### Dunelm Property Services costs 2007/8

- Average bathroom cost                      £1806
- Average kitchen cost                         £3378
  
- Central heating                                 £4691
- Rewire     £3320

#### The costs for 2006/7

- Where a property received both kitchen and bathroom the average cost was £4170
- Where a property received a new kitchen only the cost was £3644
- Central heating cost £3572

There is no comparable rewire costs as the 2006/7 programme did not undertake full rewires.

- 6 We have also looked to Benchmark with other housing providers. Unfortunately Housemark (our benchmarking club) is not yet able to provide these figures. We are working with our consultants to compare costs of other providers to our costs, taking into account the different specifications.
- 7 The above cost of kitchens for 2007/8 are related to those supplied by Howdens. We have now returned to Moores as provider (as for 2006/7). We will continue to work with Dunelm Property Services on the supply chain to reduce cost to bring them in line with the affordability predictions.
- 8 The costs for Dunelm Property Services include an element of prelims and start up costs as it is the beginning of the five year programme. We are challenging these costs through the Open Book Arrangement, and working with Dunelm Property Services to reduce prelim costs. Costs for central heating also include that each property has had an electric fire fitted (at cost of £500 each). In the previous programme this was not to every property.
- 9 Cost is only part of the value for money equation and should be considered alongside the customer satisfaction scores and wider benefits such as local labour.

### **window and door programme**

- 10 The window and door programme aimed to upgrade up to 1350 properties at a potential cost of £4,185 000. The programme was based on the existing contractor achieving completions of 40 per week (up to 1000 properties), and the new contractor/s delivering from March 2008 for the remainder. This was always an ambitious programme, given that the existing contractor would be working in several areas. At the end of March 2008, 867 properties were complete. The remainder of the 1000 homes will now be completed by end of May 2008. Formal approval to appoint the new contractor was not given until the third week in April 2008, so work will not commence until later this Spring. The average cost of new windows and doors per property decreased from £3,720 last year to £3,298 in 2007/8.

### **partnering and programme management arrangements – Dunelm property services**

#### **Partnering**

- 11 Over the last ten years the government has encouraged changes in the construction industry to improve delivery, quality, reduce accidents, and take greater account of sustainability. Various reports and policy initiatives have encouraged the industry to move towards collaborative working between client and contractor. This is known in the industry as “partnering”. Many social landlords now use this approach to deliver strategic programmes of investment, new build, regeneration or Decent Homes upgrades.

#### **Open Book Accounting**

- 12 Partnering also involves using “open book” accounting – this means that throughout all valuations and cost assessment the client (Dale & Valley Homes) will see the element of profit made by the contractor.

- 13 This means that Dunelm Property Services will open up their costs for us for validation e.g. we see the actual cost of purchase of goods, fitting by trade, overheads - if we consider any are unreasonable we can challenge.
- 14 Through partnering and open book accounting there is flexibility to continually review costs and quality.

### **Use of Sub-Contractors**

- 15 Dunelm Property Services supply the majority of joinery and general labour but draw on other elements of the ESH Group and sub contractors for specific trades.
- 16 All main suppliers/sub-contractors are North East based which meets the standard agreed by the Partnership Board for sub-contractors which is that local labour is defined as within 40 miles of Wear Valley. (The standard set for individuals employed directly by Dunelm Property Services is that 80% should live within the Wear Valley District council boundary).
  - Bartram Walker Heating and Plumbing (member of the ESH group based at Bowburn)
  - Service Stockton Electrics (company set up by Stockton Council)
  - Ho'ton Heating (Houghton le Spring)
- 17 In addition they also use Acklam Flooring (Middlesbrough) and Campbell Roofing (Crook). Suppliers include:
  - CTD Ceramic Tiles (Newcastle/Stockton)
  - J and G Archibalds Building Materials (Durham)
  - Edmond Robson Timber (South Shields)
  - Howden Kitchens (Bishop Auckland)
- 18 Dunelm Property Services would like to agree a full four year resource plan with us to ensure they can source trades within appropriate timescales and yet still maintain local labour, this can be done once the remaining 3300 surveys have been completed and work costed.

### **Supply Chain**

- 19 Dale & Valley Homes and Dunelm Property Services have begun to review the existing Supply Chain arrangements. Given the short period of time between contract award and starting on site (less than one month) it was not possible to set up a long term Supply Chain for the Wear Valley Decent Homes Programme, so we used Dunelm Property Services current suppliers.
- 20 The first part of the Supply Chain to be reviewed was the kitchen supplier. Dunelm Property Services were using Howdens - a local high quality supplier. To test value for money Dunelm Property Services and Dale & Valley Homes sought interest from five competing manufacturers. In December a presentation was held where the five manufactures displayed their produce ranges and met with officers and customer



representatives. A series of set questions were put to each manufacturer and scored accordingly by the panel.

- 21 The second stage consisted of officers comparing the sample products provided against the standards and choice of colours.
- 22 Stage three involved the pricing of individual units. The final stage covered the evaluation of the cost and quality.
- 23 The outcome of the value of money test was that Moores kitchens (based in Wetherby) provided a more competitive price to the existing supplier. We considered the implications of moving away from a local based supplier in terms of local labour and asked Howdens to review their costs but they were not willing to do so. The potential cost difference is estimated to be 33% and this will be reflected in the cost of kitchen renewal during 2008/09.
- 24 We are currently reviewing the supply chain for boilers and we will be able to report the outcome to the next Sub Committee.

#### **performance decent homes contractor and window and door contractor**

- 25 Graphs and key performance indicators statistics for both contractors can be found at Annex 2, detailing end of year returns for customer satisfaction expenditure, SAP rating, number of homes made decent.

#### **dunelm property services**

- 26 Dunelm Property Services Services completed 244 properties against a performance target of 250 in eighteen working weeks.
- 27 Generally more components were replaced than originally predicted as the properties we upgraded were "worst first". Once we went into all properties found that more components required replacing than originally indicated in the earlier sample surveys.
- 28 The graph in Annex 2 shows all the items fitted during 2007/8. The majority were within the Dunelm programme apart from 3 kitchens, 3 bathrooms and 43 full heating system which were fitted as one offs.

#### **customer satisfaction**

- 29 Customer satisfaction with Dunelm Property Services was recorded at 8.58 against a target of 9.0. From November to March three batches of surveys have been sent out and returned. This statistic is based on a 49% return rate. These surveys are the Vision Management surveys we have used to measure performance for several years. They are sent out to customers after works have been completed and it is left to the customer to return by free post. It is not our practice to ask customers to complete survey returns straight after works have been done because defects and overall satisfaction is not usually accurate at this time. Also we do not use face to face interviews to complete questionnaires as these can remove the objectivity, customers may be pressured to score higher than they actually would.

- 30 We check which particular areas the contractor scores lowest in – the two areas identified for improvement where Dunelm Property Services scored less than 8.0 are on “contractor progress and how well they kept customers informed” We are working with Dunelm Property Services to identify in which phases this was most prevalent and address these issues.

### **complaints**

- 31 Over the course of the work since November, one complaint has been recorded in our formal complaints system against the contractor which was resolved jointly by Dale & Valley Homes and Dunelm Property Services.

### **local labour**

- 32 Dunelm Property Services are currently employing four apprentices currently on our programme. Dunelm Property Services directly employ almost 80% local labour, only a handful of their 40 employees live outside the Wear Valley district. We monitor this by collecting the home address from Dunelm of each employee. We are unable to compare this with previous year's records as this is a new key performance indicator from 2007. Dunelm Property Services are currently extending this key performance indicator to their suppliers and we can report on those returns at the next sub-committee.

### **window and door renewal programme**

- 33 Windowman UK Limited has completed 867 property upgrades against a target of 1000. Towards the end of the programme the number of units fitted decreased from 40 weekly to 32 weekly,

### **customer satisfaction – window and door renewal programme**

- 34 Windowman UK Limited have achieved an overall customer satisfaction rating of 8.7 against a target of 8.75. Three batches of vision management surveys were sent out and assessed from autumn 2007 to March 2008. This statistic is based on a 66% return rate.
- 35 We would like to bring to the attention of the members of the committee an error that was made in the report dated February 2008 regarding the customer satisfaction of the existing door and window contract.
- 36 Within this report on, item 16 we recorded that the customer satisfaction levels of Windowman, at that time, had fallen to 6.08 against a target of 8.75. The same information had been sent to Windowman and subsequently confirmed that he had noted an error in the calculation, and it should have been 9.31. We have apologised to Windowman and confirmed that we would retract our previous figures at this meeting.

### **complaints**

- 37 There have been three complaints registered with our formal complaints process against the window and door contractor, all have been satisfactorily resolved.

## **accidents – decent homes window and door programme**

- 38 Across both programmes contractors are asked to make declaration about the number and type of reportable accidents. For both programmes there have been no reportable accidents.
- 39 Separate site checks have also been carried out by the Councils Health & Safety Manager to validate safety procedures.

## **decent homes proposed programme 2008-12**

- 40 The current Decent Homes programme only sets out the programme for 2008/9. In response to customer demands we have produced a longer term programme to enable customers to see where they are in future years.
- 41 This programme has been developed using the "worst first" principle based on information currently held.
- 42 The programme has been developed by looking at the 2002 information and then considering the work completed on each estate to estimate decency level on each estate. It also takes into consideration where possible any electrical priorities identified in earlier specialist reports.
- 43 There are some caveats on this information in that it is now six years old and was initially based on cloned information. Ideally we would have wished to announce a more detailed programme however without the information from the detailed pre works surveys for our remaining 3300 homes we cannot be certain that the dates would not change from one quarter to the next.
- 44 In the meantime the programme can be circulated to customers, it indicates the year in which individual neighbourhoods will receive decent homes works. When we have information relating to every property we can put the streets into quarters and produce a newsletter in January of each year that identifies the programme to commence in April street by street. The newsletter will also have the dates of the customer launch events where they can choose colours and materials.
- 45 The proposed programme can be found at Annex 3.

## **value for money/financial implications**

- 54 Value for money is not just related to cost. The success of the Decent Homes programme needs to be measured in wider terms taking into account the customer satisfaction ratings, wider benefits to Wear Valley and the region in terms of local people employed and local businesses benefiting from involvement in the supply chain. Many of these indicators are new, in that we have only begun to collect them since November 2007 as part of the partnering arrangements with Dunelm Property Services. Given that the programme is in its first six months of a five year programme it is difficult to draw direct value for money conclusions at this stage.

- 55 In comparison with previous years customer satisfaction, Dunelm Property Services have performed better than last year's contractor for delivery of kitchens and bathrooms (8.35 compared to 8.58) but have not performed as well as heating Installation contractor (9.01 compared to 8.58)
- 56 The current costs associated with the Dunelm Property Services Decent Homes programme currently contain a high proportion of preliminary costs (which reflect set up costs). A sub-group of the Partnership Board has been set up to review programme and procurement costs. It meets quarterly, and feeds back to the Partnership Board (and subsequently Housing Sub Committee)

### **equality and diversity**

- 57 We are now monitoring the number of local people employed and tracking how successful apprenticeships and training places are across the programme. We have reviewed Dunelm Property Services current employee profile and asked that where possible they seek to recruit more female tradespersons and apprentices. Now the programme is bedded in we will work up plans for recruiting more apprentices this summer ready for the autumn intake. We will consider how Dunelm Property Services can work with us and the Council to provide training places for individuals who may be excluded from mainstream training or work. The Partnership Board agreed to set up a training and employment group to work up these proposals, which is to be launched in June 2008.

### **consultation**

#### **Programme 2007 - 2008**

- 58 For both streams of work customers were consulted individually about different choices, because of the timescale for approval of the programme it was not possible to hold customer launch events prior to the beginning of the programme. In future years it will be possible to programme these in several months ahead of works beginning, before customers need to make individual choices. The first full customer launch event is scheduled for 15 May at Watergate Estate.
- 59 Dale & Valley Homes and Dunelm Property Services staff attended St Helens Resident Meetings in September, October, November, January and March 2008.
- 60 Until recently there was no constituted resident group for Low Mown Meadows, but since Spring this year, the group became constituted and we met with them in May 2008.

#### **Programme 2008 – 2012**

- 61 The proposals for 2008 – 2012 were considered by a customer panel officer group in May. Consultation with full Customer Panel will take place in June prior to consideration of the programme at July Board.

**recommendations**

- 1 That Housing Services Sub Committee note the Decent Homes year end performance and proposed programme for 2008/12.

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**Officer responsible for the report**

Amanda Senior

Dale & Valley Homes Director of Development

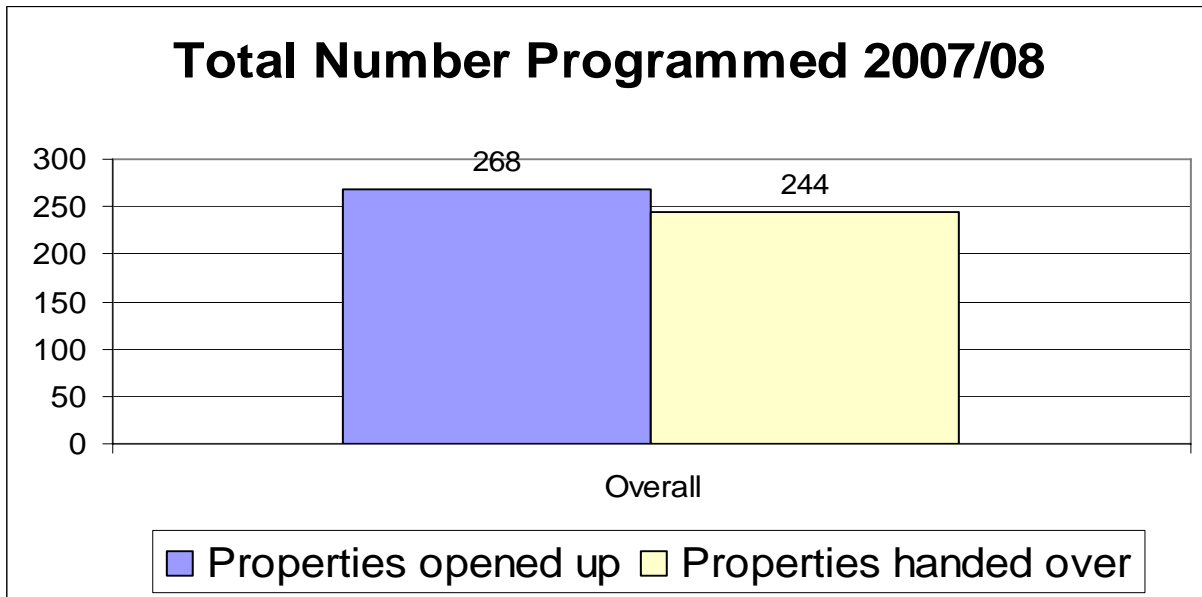
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## Annex 1 – Dale & Valley Homes Capital Programme Financial Outturn 2007/8

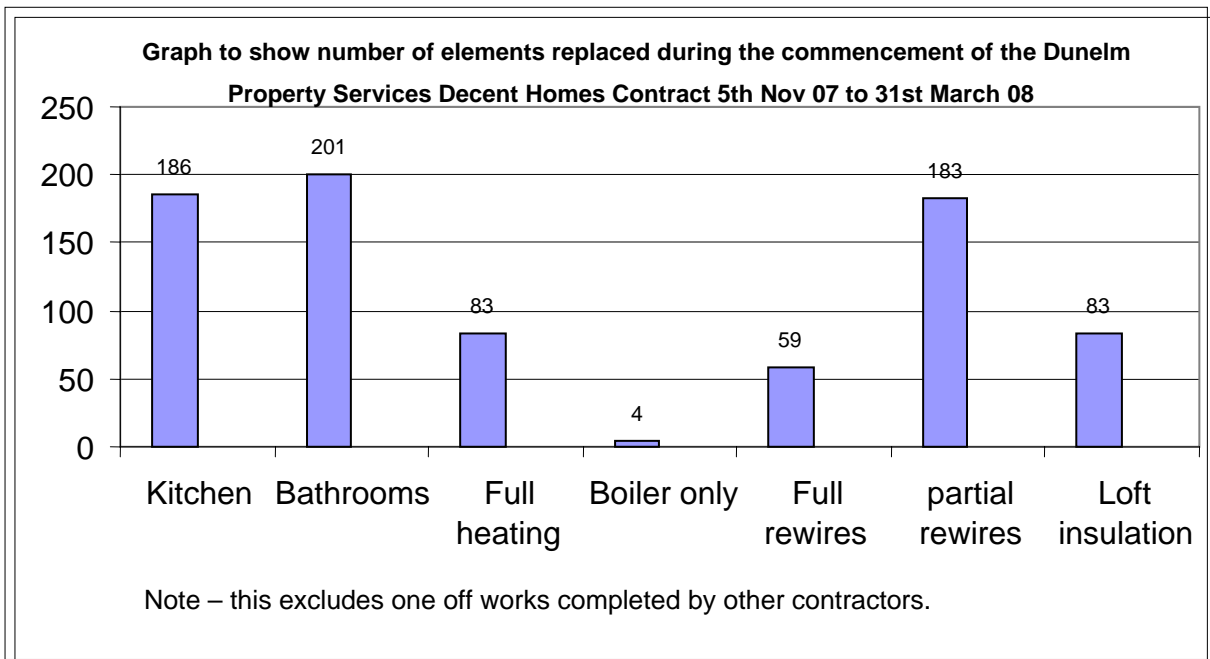
	2007/8 Projection	2007/8 Outcome	Projection	Outcome	Comment
Bathrooms	£293,724	£497,373	172.5	204	More properties required upgrades once pre commencement surveys completed than based on initial projection which was based on sample stock condition survey.
Electricals	£297,750	£851,533	67.5 Full 55 Partial	59 Full 183 Partial	As above.
Heating	£393,878	£719,984	67.5	126 Systems 83 Lofts Insulated 4 Only Boilers	As above.
Kitchens	£324,786	£897,403	172.5	189	As above
Windows & Doors	£4,185,000	£2,956,186	1350	867	Windowman started prog July -March original target based on Windowman achieving 40 per week plus new contract delivering during March 2008. Windowman performance has reduced to 30-32 per week. New contract will not commence now until May.
Roof Structure		£55,514			Works associated with one off renewals.
Adaptations	£20,000				Budget no longer required.
Batched Works		£12,492			One off works associated with replacement of paving.
Stock Condition Survey	£250,000	£56,177			Expenditure has been replicated next year to complete full pre commencement survey by autumn.
Demolitions	£75,000	£81,657			Demolitions moth balling works at West Lane and Coundon.
Asbestos Surveys	£50,000	£126,597		3764	Programme was accelerated to ensure all homes had surveys before windows and doors fitted.
Boilers	£60,000				Accounted for in "heating"
Electrical Upgrade	£100,000				Accounted for in "electrical"
Structural	£77,000	£21,476			One off works to chimneys, walls
Voids	£75,000				Expenditure accounted for in main Decent Homes works
<b>Sub Total</b>	£6,202,138	£6,276,392			314 surveyed for prospective work 5th Nov to 31st March. 268 opened up to have works carried out. 244 made decent by 31st March. A further 24 made decent by the 10th April. 17 refused works, 7 no access gained, 20 no works required, 2 removed due to RTB.
8% technical charges	£496,171	£502,224			
<b>Total</b>	£6,698,309	£6,778,758			

## Annex 2



Programme Nov 2007 - March 2008. Neighbourhoods - St Helens Auckland; Low Mown Meadows, Crook.

As part of the quality checks we have carried out defect checks on 207 properties, this has identified the average defects of 2.8 against a target of zero.

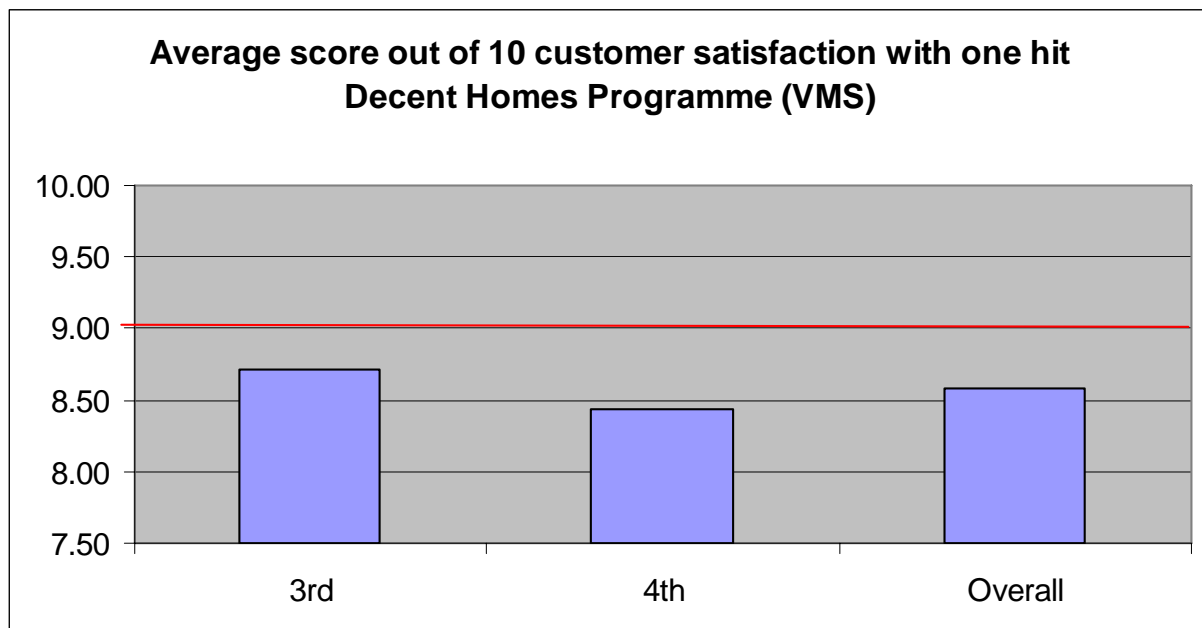


## Annex 2.1 – Summary of Year and Performance Indicators

Indicator	07/08 Target	Quarterly Performance				Year Overall
Average score out of 10 customer satisfaction with the One Hit Decent Homes programme (Visions Mngt System)	9.00	N/A	N/A	8.71	8.43	8.58
Average score out of 10 customer satisfaction with the new Doors and Windows programme (Visions Mngt System)	8.75	N/A	9.56	8.08	8.45	8.70
Proportion of planned to responsive repairs expenditure	65:35	12:88	35:65	75:25	86:14	55:45
	186%	14%	54%	300%	614%	122%
% of properties complete against programme-Decent Homes	98.0	N/A	N/A	115.0	94.3	97.6
% Actual spend against budget - Capital Works	88.0	N/A	N/A	101.9	80.7	87.3
Average SAP rating of dwellings	66.0	64.6	64.6	65.5	65.5	65.5
% of dwellings non-decent	15.0	30.3	29.9	28.6	36.7	36.7
% change in the proportion of non-decent homes	60.0	1.1	0.6	3.7	-28.2	-21.3

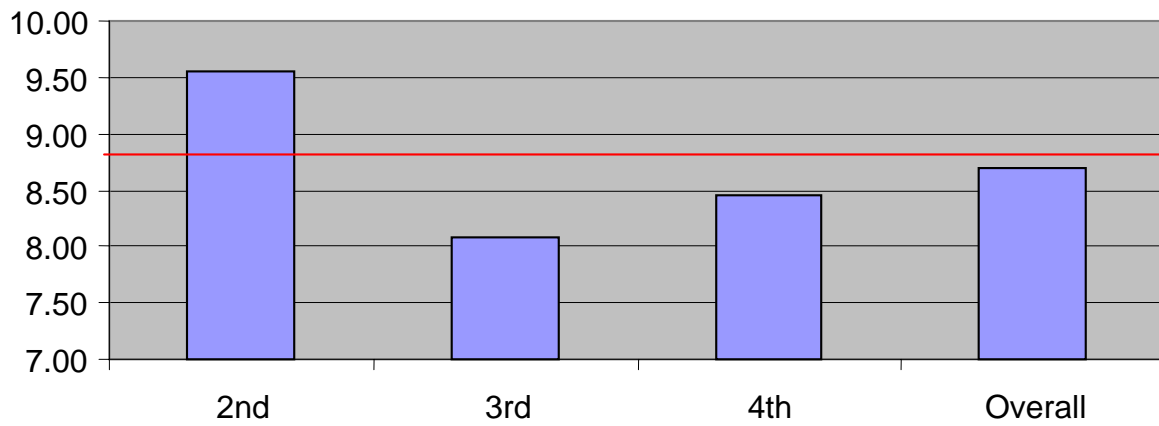
% of actual spend against spend profile for the Decent Homes programme	100.0	N/A	N/A	N/A	N/A	87.3
% of properties complete against the Decent Homes programme in phases	97.0	N/A	N/A	N/A	N/A	97.6
% of local labour employed Decent Homes Contractor	80	N/A	N/A	N/A	N/A	78
% of BME employed by the Decent Homes Contractor		N/A	N/A	N/A	1	1
% of waste going to landfill	67	N/A	N/A	N/A	65.5	65.5
Average Defects at handover	0	N/A	N/A	N/A	N/A	2.8

## Annex 2.2

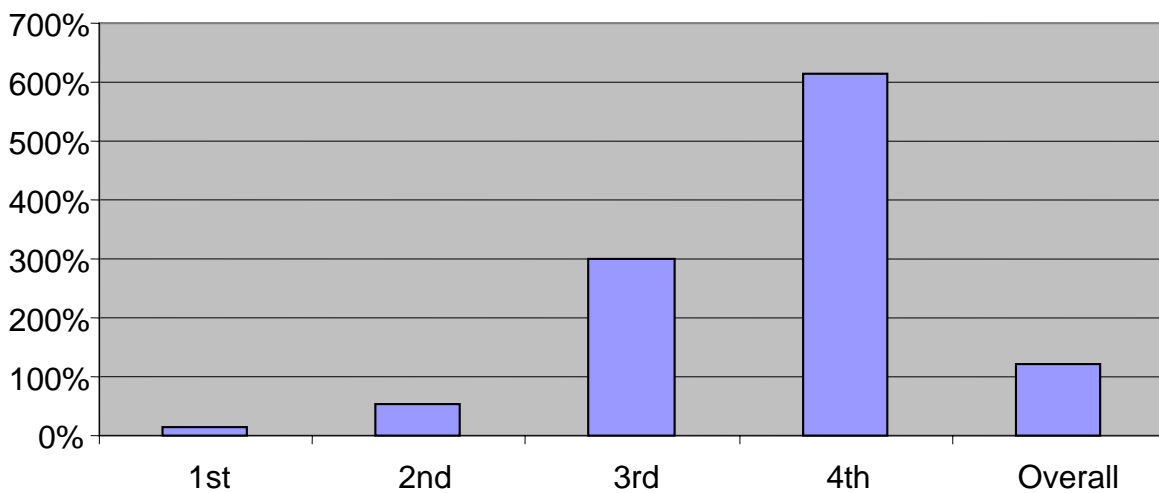




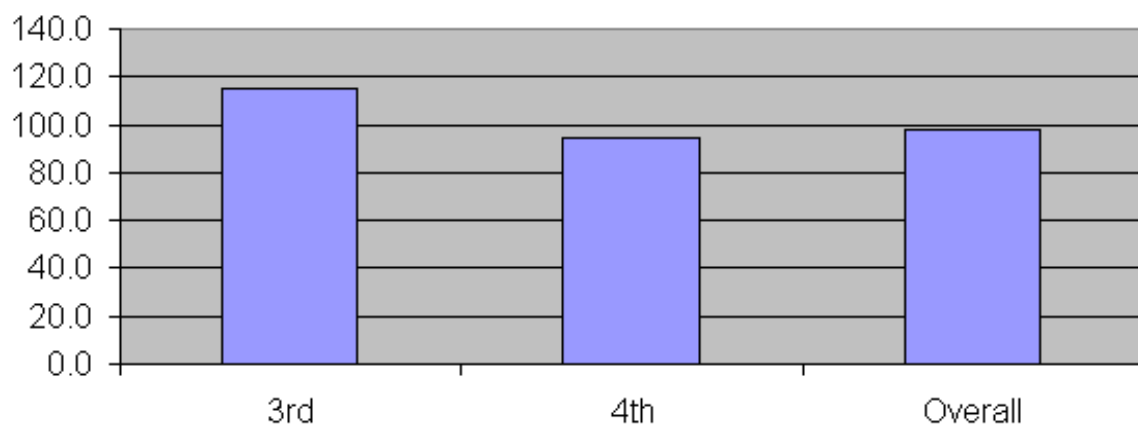
**Average score out of 10 customer satisfaction with the new Doors and Windows programme (VMS) 2007/8**



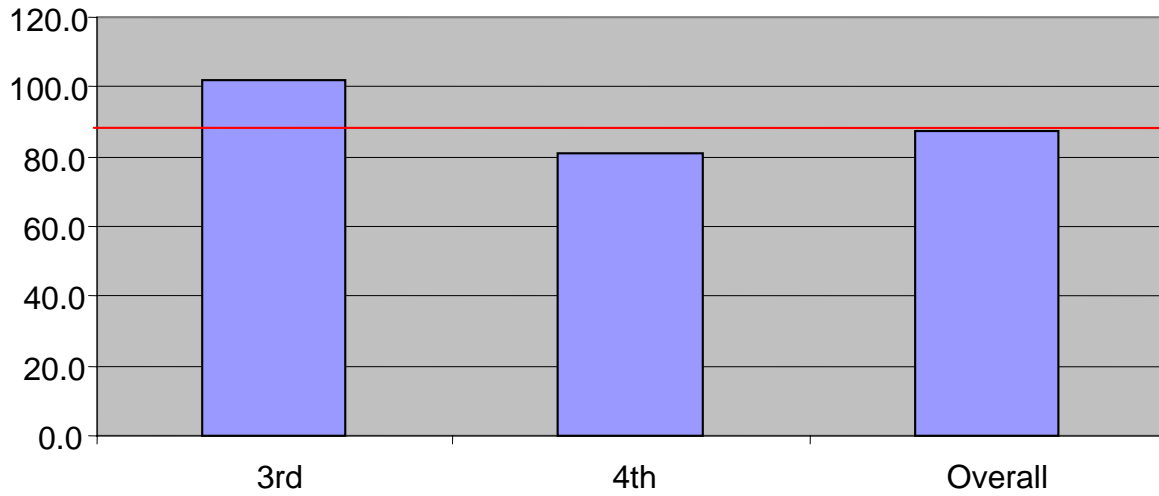
**Proportion of planned to responsive repairs expenditure 2007/8**



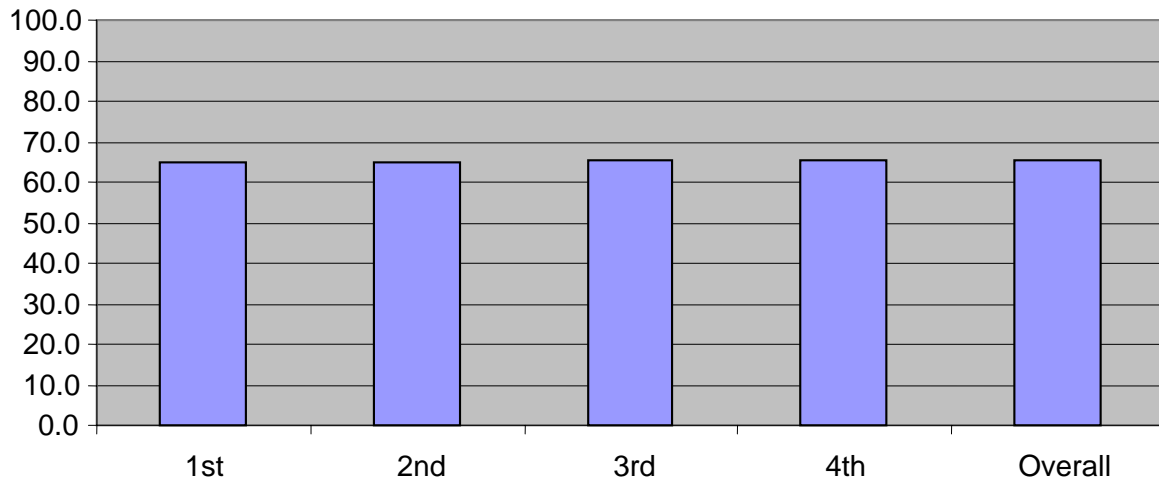
**% of properties complete against programme-Decent Homes 2007/8**



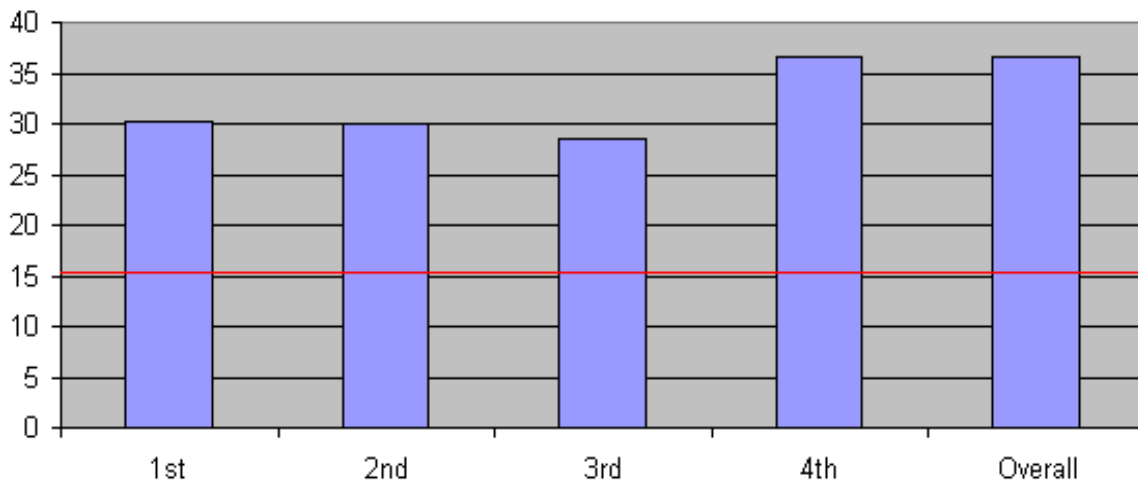
**% Actual spend against budget-Capital Works 2007/8**



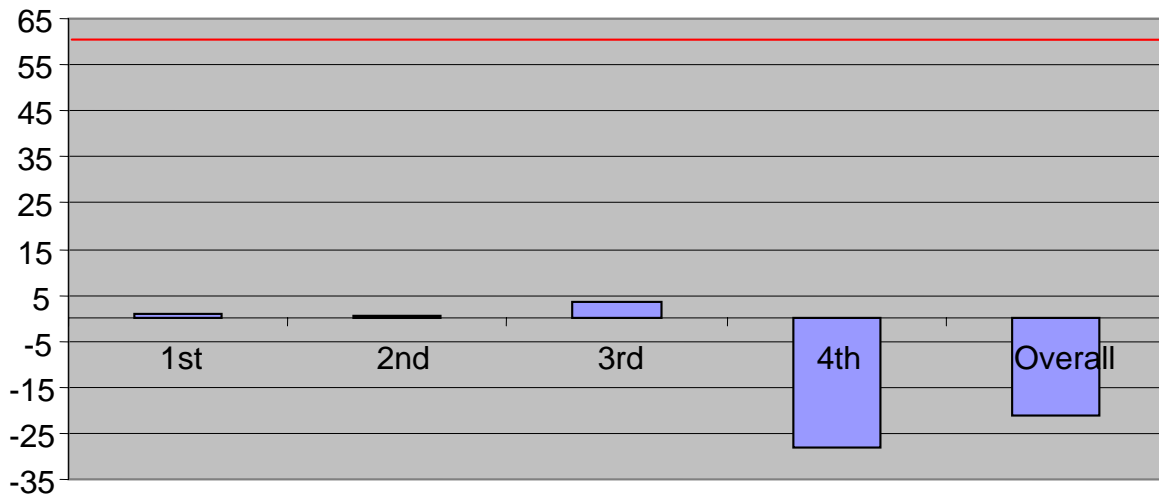
**Average SAP rating of dwellings 2007/8**



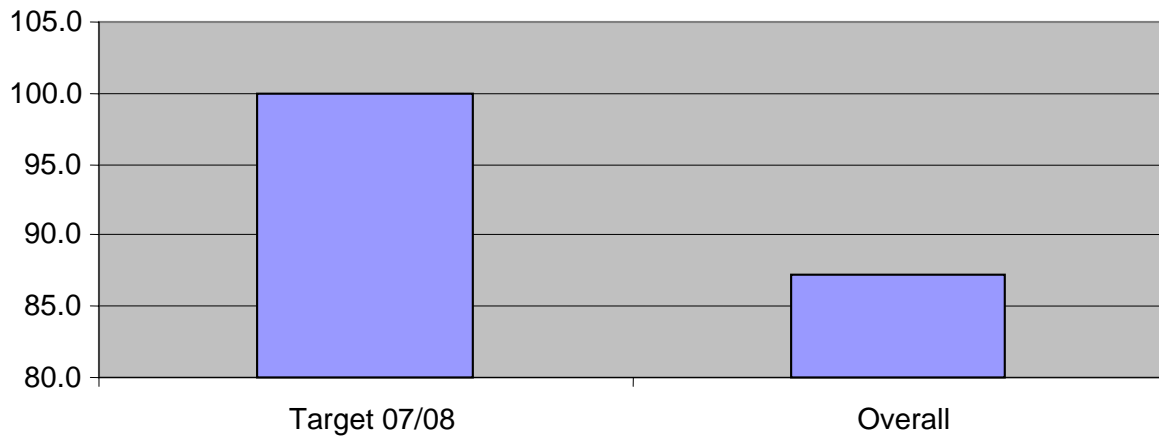
**% of dwellings non-decent 2007/8**



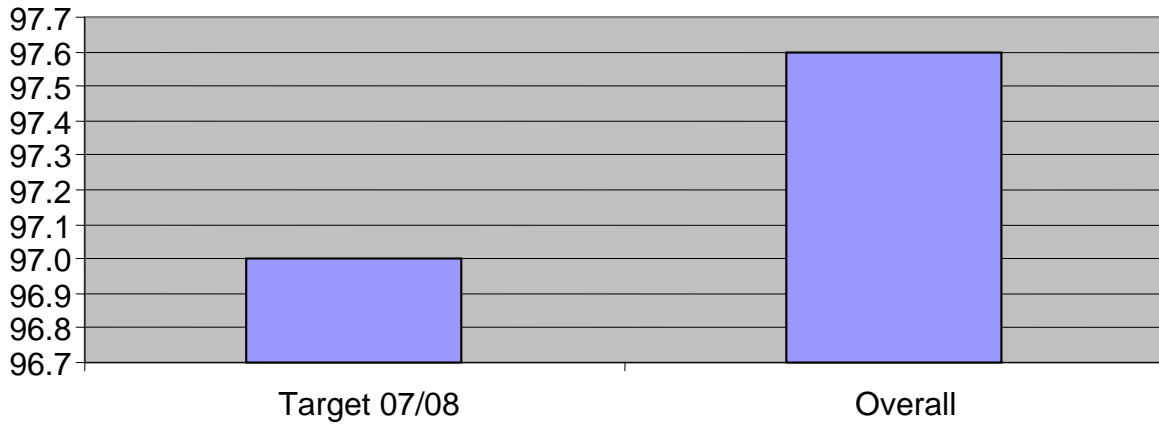
**% change in the proportion of non-decent homes 2007/8**



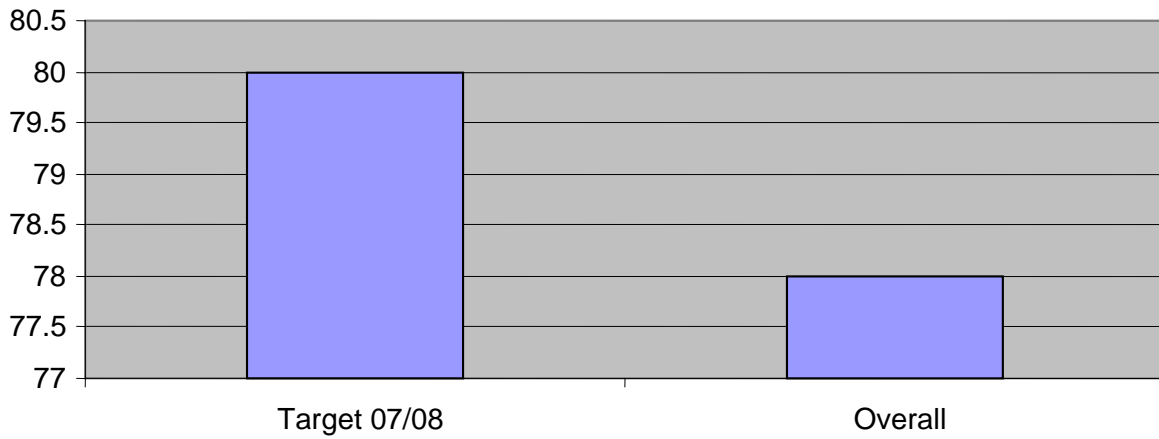
**% of actual spend against profile for the Decent Homes programme 2007/8**



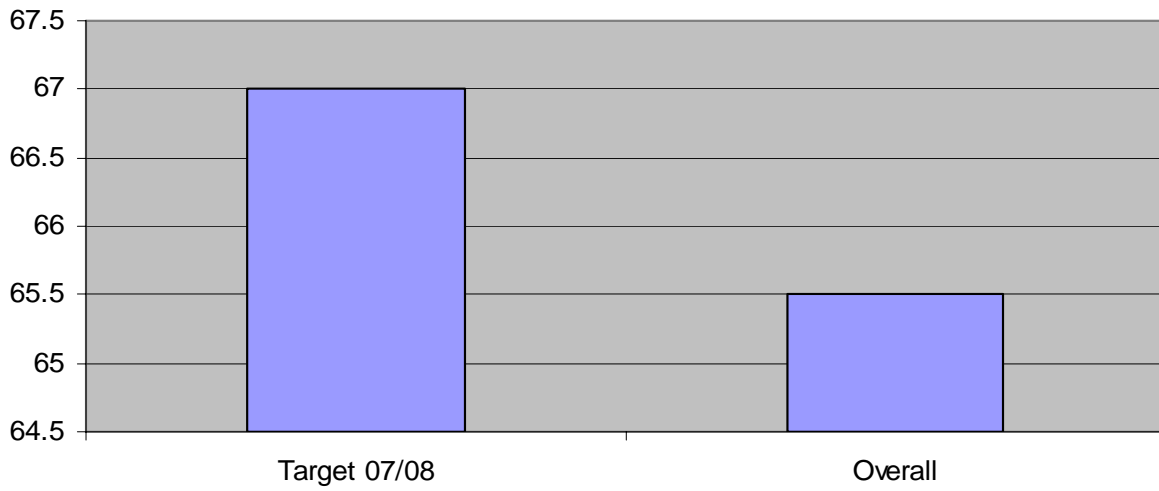
**% of properties complete against the Decent Homes Programme 2007/8**



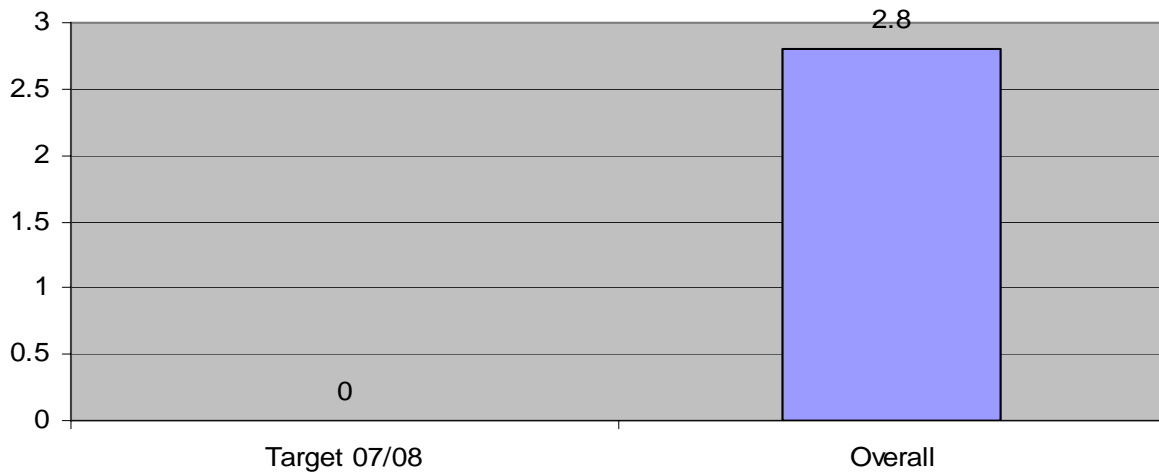
**% of local labour employed by the Decent Homes Contractor 2007/08**



### % of waste going to landfill



### Average defects at handover



### Annex 3 – Dale & Valley Homes Proposed Decent Homes Programme 2008 - 2012

								Window Year	Window Month	Numbers
Area	Estate	Numbers	2007	2008-09	2009-10	2010-11	2011-12			
<b>Bishop Auckland</b>										
St Helen's	Leazes Lane	195	Prog	2008						
St Helen's	Blythe/Central/Maben	14		2008						
St Helen's	Oval / Dalton/Simpson	35		2008						
Bishop Auckland	St Andrews Road	73		2008						
St Andrews	North End / McCullagh	56		2008				2008	July	30
Bishop Auckland	Woodhouse	756			2009	2010	2011			
Bishop Auckland	Witton Park	1			2009					
Bishop Auckland	Witton le Wear	11			2009					
Town Centre	Town Centre	71			2009			2008	September	14
West Auckland	Oakley Green/River Walk	191				2010		2008	September	38
West Auckland	Katrine/Leven/Front Street	86				2010				
West Auckland	Copeland Road Area	24				2010		2008	September	24
West Auckland	Henknowle	184				2010		2008	August/September	178
Coundon Area	York Close	47					2011			
Coundon Area	The Crescent	42					2011			
Coundon Area	Hambleton Rd/Cotswold Close	169					2011	2008	October	146
Coundon Area	Grey Gardens/Rodney/Benbow	103					2011			
Coundon Area	Eldon Lane	15					2011			
Coundon Area	Coundon Grange	15					2011			
South Church	South Church	37					2011			
Leeholme	Mickle Grove	37					2011	2008	November	37
Leeholme	Addison Road	57					2011			
Leeholme	Cambridge Street/Buck Terrace	41					2011			
Escomb	Escomb	46					2011			

Area	Estate	Numbers	2007	2008-09	2009-10	2010-11	2011-12	Window Year	Window Month	Numbers
<b>Crook</b>										
Crook Phase1	Low Mown Meadows	173	Prog							
	Bankfoot Grove	24			2009					
	West End Villa's	49		2008				2008	May	49
	Watergate	455		2008	2009			2008	June/July	262
Sunnybrow	Rockingham/Masefield	25			2009			2009	February	25
	Huntsgarth	103			2009			2009	February	103
	Dovedale Ave/Mooreland Close	74			2009			2009	January	74
Howden	Plantation View	28			2009					
	Foxcovert Grove	49			2009					
	Fir Tree	2			2009					
Crook Phase 2	Town Centre	89			2009			2008	November	77
Crook Phase 3	West View	46				2010				
	South End Villa's	14				2010				
Willington	Hall Lane Estate	65				2010		2009	January	65
	Hall Lane Extension	134				2010		2008	December	94
	George/York/Clarence Terrace	5				2010		2008	November	5
	Dellside	4				2010		2008	November	4
	Dene Estate	1				2010		2008	November	1
	Age Miners Homes	27				2010				
	Wear Valley View	114					2011	2009	March	96
	St Thomas Close	11					2011			
	Rosedale	62					2011	2009	March	62
	Bourne Way	21					2011			
Tow Law	Tow Law	6					2011			
Billy Row	Stanley Way	84					2011			
Hunwick	The Riggs	35					2011			

							Window Year	Window Month	Numbers	
Area	Estate	Numbers	2007	2008-09	2009-10	2010-11	2011-12			
	Hall View	8					2011			
<b>Dales</b>										
Wolsingham	The Garth	15		2008						
	The Crofts	24		2008						
	Lydgate	42		2008						
	Lynndale	12		2008						
	Ferndale	24		2008						
Frosterly	Westfield	15			2009					
	Westgate	2			2009					
	Cromer Lea/Glebeside	14			2009					
	Stockley Crescent	1			2009					
Rookhope	Rookhope	25			2009					
Stanhope	Ashcroft	6			2009					
	Bonsisle Way/Station Terrace	35			2009					
	Castle Close/Crosshill	36			2009					
	Coronation Ave/Willard Grove	12			2009					
	Garden Close	8			2009					
Ireshopeburn	East View	1			2009					
Wearhead	Vedra Close	4					2011			
St Johns Chapel	St Johns Chapel	12					2011			
		<b>4302</b>								<b>1384</b>