

The Decent Homes programme is not just about modernising kitchens and bathrooms but also sets a standard for heating and insulation. The provision of affordable warmth and reducing global warming has long been a priority for the Association and many homes already meet the standard. Those which fall short are eligible for upgrading or installation of a new heating system and insulation.

Cost efficiency makes gas central heating the preferred option but night storage heaters and solid fuel central heating are alternatives in areas without mains gas. PHA also plans to offer pioneering renewable energy technologies such as ground source heat pumps when funding is available.



“ PHA Board Members are very pleased with the progress so far and are keen for this work to continue, until the quality of the housing stock is second to none. ”

Geoff Lane – Key Board Member, Neighbourhood and Asset Management

Coming soon *

- St Clare, Penzance:** Fountain Court, Jack Stephens Estate, Pendarves Flats, Prospect Place, St Clare Flats, Treneere Road.
- St Buryan:** Galligan Close, Kew Pendra, Moorcroft, Parc-an-Gady Estate
- Penalverne, Penzance:** Parcwartha Avenue, Parcwartha Crescent, Penalverne Avenue, Penalverne Crescent, Penalverne Drive, Penalverne Place, Trevean Road, Trezela Road
- Trewellard:** Levant Close, Trewellard Road

Many thanks to the following people who have helped in bringing this leaflet together: Mr and Mrs Osborne - St Aubyns, Mrs J Bardens - St Aubyns, Mrs S Crabtree - St Aubyns, Mrs Trewern - St Aubyns, Mrs James - Connor Downs, Mrs Lee - Connor Downs, Mr & Mrs Simm - Sancreed



“ the kitchen is absolutely gorgeous, you really can't fault it! ”

Toasting success: Joyce Bardens, St Aubyns Sheltered Housing, Goldsithney with Nick Brooks, one of PHA's Project Managers.

the story so far... *

Decent Homes is a Government led initiative to bring all Social Housing up to date by 2010 by making homes warm, weatherproof and with modern facilities. PHA Property Services Director, Jonathan Sprague, is overseeing the massive task of improving over 3,000 homes and is making sure residents are involved in the design process, with trained staff using laptop computers to plan layouts and to show residents how finished designs will look.

"Residents now have a much greater level of involvement and choice than they had ever had before", explains Jonathan. "We are paying a lot of attention to detail in an effort to get the best out of schemes. There are limitations, but we try to create exactly what residents want in their kitchen."

Nick Brooks is one of a team of Project Managers in the Association's Property Services Section responsible for dealing with schemes from start to finish, ensuring that work progresses smoothly with a minimum of inconvenience.

"We identify what needs to be done on each property, consulting every resident with a surveyor from Symphony Kitchens," explains Nick. "Although the work we undertake can be disruptive, residents are very pleased with the improvements we make to their homes. A lot of effort is put into each scheme and it is satisfying to leave a resident's home with a quality fitted kitchen and bathroom they can be proud of. It is all the more rewarding when residents take the time to tell us how pleased they are when they return their satisfaction questionnaire"

THE FIVE-YEAR PROJECT - WHICH WILL INCLUDE 1,900 NEW BATHROOMS AND 2,200 KITCHENS - IS NOW IN ITS SECOND YEAR AND STAFF ARE ALREADY REPORTING POSITIVE FEEDBACK FROM TENANTS.



“ It has worked out extremely well - It may have taken a little longer than expected but when others have seen the result more have wanted it. ”

Mr and Mrs Osborne of St Aubyns, Goldsithney had a new kitchen and a shower unit installed in their sheltered bungalow and were delighted with the quality of the workmanship. “It has worked out extremely well,” said Mr Osborne. “It may have taken a little longer than expected but when others have seen the result more have wanted it.”

Mrs Edna James of Connor Downs was particularly taken with the colour scheme. “It has worked out lovely,” she said. “I have pale lemon in the kitchen and pale blue and white in the bathroom with nonslip floors.”

Joyce Bardens of St Aubyns chose buttermilk walls and fawn tiles for her new kitchen and thought the whole process went well. “The workmen were the politest. They really were first class,” she said.

Like many others, Helen Lee of Arundel Way, Connor Downs had both kitchen and bathroom replaced and thought that that the work had made a big difference. “It matches up lovely and makes a big difference,” she remarked. “I am well pleased with it and my daughter says it looks lovely and more modern.”

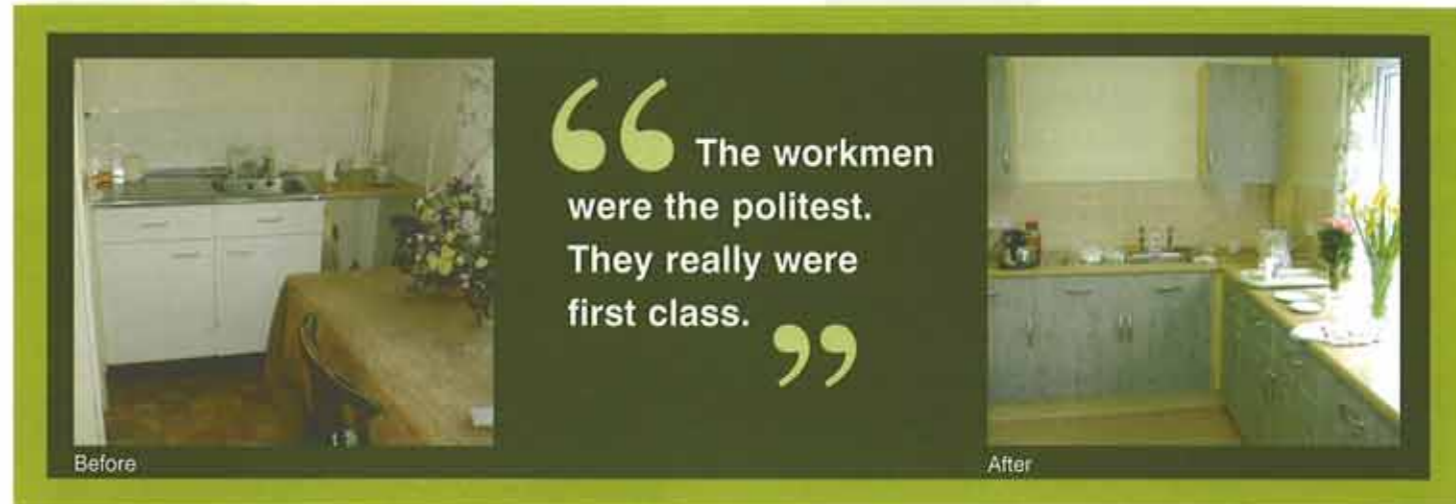
The renovations are being tailored to individual homes so Brian and Irene Simm of Beacon Estate, Sancreed had their small kitchen extended. A wall was knocked down to provide a breakfast area, extra cupboard space and new work surfaces.

During the first year 158 homes were modernised at Gwithian, St Just, Connor Downs and Goldsithney, and work has already begun ahead of schedule at Sancreed and Hayle Central. Next will be 450 homes in St Clare, St Buryan and Trewellard.

Many tenants interviewed were of the opinion that any disruption caused was outweighed by the quality of the finished product. During a recent meeting of the Residents Association Liaison Group one member summed up the general feeling: “The end result cancels out all the upheaval as it is fantastic!”



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Jonathan Sprague appreciates that works on such a large scale can be intrusive and is making every effort to minimise their impact. Part of this approach is a policy of tackling properties in clusters with St Buryan and Trewellard being treated as one neighbourhood.

“I think it is going very well. It’s a massive operation but our programme shows that we can deliver,” he said.

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Jonathan Sprague, PHA Property Services Director



DISABLED ADAPTATIONS

PHA is helping tenants with a range of disabilities to obtain suitably designed features as part of the Decent Homes Programme. Advice is available from people who deal with applications for funding on an applicant’s behalf.

Funding is available via three sources:

- PHA’s own budget for minor aids and adaptations, such as support rails.
- Housing Corporation funding, which is for larger works.
- The local Council via a Disabled Facilities Grant (DFG), which are for the more major adaptations e.g. level access showers.

Most of the funding is available from DFG, which is means tested. If you or someone living in your home is disabled you may qualify for assistance. An assessment of need is carried out by an Occupational Therapist.



Further information is available from Perwith Housing Association and the Disabled Adaptations Leaflet, available upon request, in a variety of formats e.g. large print, audio cassette, CD.