

A YEAR IN THE MAKING



New Tenant Participation Officer

During the year we recruited our first Tenant Participation Officer. This was a very important step. As a housing association, we want to involve as many tenants as possible in our work. This gives people the chance to influence decisions we take on how we deliver our services. Our new Tenant Participation Officer will help us to strengthen our commitment even more.

Mary Vale/Linden Road Restoration

The Trust's buildings on the corner of Mary Vale Road and Linden Road are a historic part of the Bournville Estate. This includes the first plot ever developed by George Cadbury on the original estate. A restoration project has begun to convert an office building back to residential accommodation. The contract includes a lot of renovation work to a coach house in Linden Road and another home. Work will also be carried out on a black and white half-timbered building which forms an important "gateway" to the Estate.

A number of original features, which had been lost over the years, are being put back, helping us to restore this special corner of Bournville to its former glory.

Decent Homes Standard

The Government has a National Strategy for Neighbourhood Renewal. One of its targets is to make sure the nation's housing stock is in good condition by 2010. The "Decent Homes Standard" provides details of what's expected in a decent home. One of the Trust's key aims is to make sure we meet the standard as early as reasonably possible. We will meet the standard by 2010 at the latest.

Only around 12% of our rented homes don't meet the standard at the moment. Some of the reasons why these homes aren't entirely up to scratch include the age of kitchens and bathrooms, the need for rewiring and central heating systems. As well as meeting Government standards, we know that high quality repairs and maintenance are important to tenants.

As a first step, we are carrying out a lot of surveys to assess the condition of homes and help us identify what work is required. A large part of our planned maintenance budget has been set aside to make sure that we meet the standard as soon as possible. In 2004 alone, we'll be spending more than £2.1 million on improvements to housing.