



Connexus Standard

All housing associations have to ensure that all their homes met the Government's Decent Homes Standard, originally published in 2006, which sets out the basic maintenance and repair standards that all housing association homes must meet.

The standard, covered in more detail below, sets out age and condition related criteria for components against which to assess whether a home complies with the standard. Components such as kitchen and bathrooms continue to age, however, and for that reason Connexus have an ongoing programme of component replacement to ensure that we continue to achieve 100% compliance with the standard.

The decent homes standard is not, however, specific beyond age, adequacy and health and safety standards. Compliance areas, like gas safety, are covered by different legislation and other areas, such as estate improvements or painting and decorating, are matters of best practise and landlords discretion.

Connexus have for a long time strived to achieve and maintain Decent Home compliance for all its homes. As part of this we aim to undertake stock condition surveys of 20% of our homes each year. The results from this will help inform our Asset Management Strategy and guide the decision when to replace a component. Up to Date stock condition data is essential to ensure that components are replaced on time; not too early, so as to waste resources, or too late so as to lead to the potential for Decent Homes Standard failure.

As part of ensuring that investment standards are consistent across all parts of Connexus, it has been decided to review our standard for investment work – an investment standard –allowing stakeholders to be involved in the review and against which the quality of our investment beyond the statutory minimum can be assessed.

The document is not intended to be a technical standards document and does not cover detailed specifications or design, rather the core principles of our investment programme.

Kitchens

Decent Homes Standard	Connexus plus standard
<ul style="list-style-type: none">Reasonably modern kitchen, less than 20 years oldHave adequate space	<ul style="list-style-type: none">New base and wall units with a choice of colours and handlesStainless steel sink and lever mixer tapMinimum 38mm worktop with a choice of colours

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<ul style="list-style-type: none"> • No risk to health and safety 	<ul style="list-style-type: none"> • Ceramic tiled splash backs between worktops and wall units and behind the cooker space, with a choice of colours • Non slip vinyl floor covering in a choice of colours • Energy efficiency lighting • Removal of old pantries if possible • Space for modern appliances where possible • Relocation and provision of new electric sockets • An extractor fan • Redecoration • Refitting of existing incidental items such as blinds, kitchen roll holders etc • Re-fitting and plumbing of tenants own appliances • All new kitchens will be designed in full consultation with you to ensure we meet your individual needs.
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Bathrooms

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • Reasonably modern, less than 40 years old with appropriately located bathroom and WC 	<ul style="list-style-type: none"> • Bathrooms will be designed to meet your needs, including showers if requested • Where a full bathroom is required a white bathroom suite will be fitted, unless some components are modern in which case a partial installation may be appropriate • Ceramic tiled splash backs and shower area as appropriate, with a choice of colours. • Non slip vinyl floor covering in a choice of colours • An upgrade of electrics to modern standards • An extractor fan if not already fitted • Decoration • Refitting of items such as toilet roll holders, soap dishes, etc • Deck mixer shower to be fitted to bath • Lever taps or other adaptations as appropriate

Heating system

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • Gas or oil programmable central heating • Electric storage heaters less than 30 year old and in poor condition • A warm air system • An under floor system • Programmable LPG/solid fuel central heating 	<ul style="list-style-type: none"> • Gas boilers replaced with A rated condensing boilers, typically after 15 years if in poor condition. • Solid fuel heating systems replaced with gas or electric systems • Complete gas central heating system, typically after 30 years • Electric storage heaters 20 years, replaced with energy efficient modern equivalents plus a review of loft insulation levels • Thermostatic radiator valves fitted as standard • We will consider the use of more sustainable heating systems such as solar heating, ground and air source heat pumps

<ul style="list-style-type: none"> • Similarly efficient heating systems which may be developed in the future 	<ul style="list-style-type: none"> • Annual gas safety checks and boiler service
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Windows

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • Less than 40 years old if in poor condition 	<ul style="list-style-type: none"> • u-PVC as standard • Windows replaced at 40 years if required • Double glazing as standard • Multi point high security locking systems • Internally beaded glazing for added security • Openings with the facility to be locked in an 'ajar' position • A choice of pattern or obscure glass • Draught proofing • An option to replace sliding patio doors with french doors, or vice versa • Redecoration of window reveals or trims as required

Doors

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • Less than 40 years old • Not to be old or in poor condition 	<ul style="list-style-type: none"> • Wooden doors 25 years • PVC/Composite/Aluminium 25 years if in poor condition • When replacing external doors we will generally use a composite door, but will consult with you on this and you will be offered a choice of door design and colour. <p>External doors will have:</p> <ul style="list-style-type: none"> • Double glazing • Multi point high security locking systems with lever handles, door pull, spy hole, numbering and letter plate • Internal glazing for added security

Roof structure, coverings and chimneys, external walls

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • Roof structure, coverings and chimneys 50 years and in poor condition • External walls 80 years if in poor condition • External wall finish 60 years if in poor condition 	<ul style="list-style-type: none"> • Components are inspected every 5 years and replacements programmed for replacement as required, to meet current building regulations. This may include insulation upgrades as required. • Where chimneys are redundant we will take down, tile over and vent chimneys.

Electrical wiring, switches and sockets

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • 30 years old in poor condition 	<ul style="list-style-type: none"> • Electrical rewires are undertaken as appropriate. • Modern wiring has a very long life, however socket, switches and consumer board will be replaced as identified in 5 year electrical safety checks • Upgrades will be assessed against modern standard to ensure there are enough sockets and switches in appropriate locations

Cyclical servicing and decorating

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • There are no specific requirements 	<ul style="list-style-type: none"> • All appliances are serviced in accordance with manufactures requirements or in line with specific regulations such as gas and electrical testing • External painting is undertaken on a 5 year cycle, including a choice of colours

Environmental improvements

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • There are no specific requirements 	<ul style="list-style-type: none"> • Local budgets delegated to Property Surveyors • Neighbourhood Inspections

Energy performance standards

Decent Homes Standard	Connexus standard
<ul style="list-style-type: none"> • There is no specific Decent Homes standard, however all landlords are expected to achieve an EPC of C for all their properties by 2030 	<ul style="list-style-type: none"> • Committed to a programme of targeted improvements to achieve standards • Trial programme of different technologies • Secured external funding for energy improvements • Budget secured for whole house improvement programme • Targeted disposals where compliance not possible or practical