



28% of our stock was built before **1945** -
[1054 homes] - compared with 20%
of England's stock as a whole.
Where do you go after Decent
Homes? COUNCIL HOUSING is now a
BUSINESS. We have to service a £72.9 million
debt, fill our properties and collect rent

BUT WE HAVE A SOCIAL PURPOSE:

Providing good quality housing at an affordable rent;

Making neighbourhoods **safer** and *better* places

to live; Helping our customers to make the **most**

of their lives. We're operating in a fast-changing housing market:

Changing patterns of demand;

Welfare reform is making things **tougher** for our

customers; **We are competing with private landlords.**

How can we meet our social purpose and

survive in a competitive market?

a **10-YEAR** project to bring **1,000** pre-war homes up to **MODERN STANDARDS**. **30-40%** more **Energy Efficient**. Customer fuel bills slashed by around **£500** a year. **40** homes **completed** so far. **£5m** in **capital** investment. All properties receiving new **kitchens**, *bathrooms*, **boilers**, and *improved insulation* and soundproofing. Redesigns tailored to customer specifications. Getting to know and **GAINING THE TRUST** of customers. *The* **PROJECT** **aims to increase** the **SUSTAINABILITY** of our stock, the **COMMUNITY** and the **ENVIRONMENT**





Kettering
Borough Council







Kettering
Borough Council





Homes for the Future

Refurbishment of two properties to provide warm, modern and energy-efficient homes

For more information, contact Kettering Borough Council
Tel: 01536 410 333

Investing in the local community

Kettering
Borough Council

CONSIDINE BUILDING SOLUTIONS LIMITED | **CBS**
Principal Contractor

www.considinebuildingsolutions.co.uk 01604 710290

ASBC

REAF

W.A.S.

Q

BSA

Q

Kettering
Borough Council

'The decant was a difficult process but well worth it. The new double glazing is brilliant. I think our previous windows were about 25 years old. The new kitchen and bathroom are both great, the old ones were really dated. We used to struggle with how cold the house was, but now it's so much warmer and the draughts have all stopped'

Addison Road tenant



Kettering's population is older than the county average. Within the next 10 years, one in five people are expected to be aged over 65

25% of adults and 20% of year six children are classified as obese, while 25% of adults in Kettering smoke

'It's lovely. It's great to have shower installed. The heating's a lot better; it's dramatically warmer, and my fuel bills have come down a lot. It feels very modern. The decant process was a bit of a shock but it was fine. I was kept informed about what was going on and any issues I had were quickly resolved. I felt privileged to have the work done'

Addison Road tenant





'The best way to predict the future is to create it'

Abraham Lincoln