

Draft Housing Asset Management Strategy

1. Purpose

- 1.1. This asset management strategy describes the way that Kensington and Chelsea Council (RBKC) will use its housing land and property assets to deliver its wider aims and objectives.

2. Council Aims and Objectives

- 2.1. RBKC's Corporate Plan 2019 to 2023 describes how the authority has the smallest population of any London borough, but the third highest density.
- 2.2. The corporate plan lists five key priorities and three cross-cutting themes. The highest priority in the Council at present is Grenfell Recovery. There is significant and sustained focus on the co-ordinated efforts to help the community recover from the effects of the tragedy.
- 2.3. Another of the priorities in the Council plan is making the borough a great place to live, work and learn, which highlights the importance of the physical environment. Community involvement and the need to narrow the gap between different communities are two of the three cross-cutting themes which support and enable the broader objectives.
- 2.4. A particularly important set of high-level overarching commitments made by RBKC are cited in its Air Quality and Climate Change Action Plan 2016-2021. RBKC pledges to reduce emissions, increase resilience and influence change to improve air quality and influence climate change.
- 2.5. The Council is also developing its approach to social investment, which describes a range of ways in which the Council is seeking to better use its resources and assets for the benefit of the borough and its residents. Council homes are some of the Council's most important assets, and the investment we make in both new and existing homes is a key part of this emerging social investment approach.

3. Change at the Council – Greater accountability and more focus on residents

- 3.1. RBKC is an authority that has undergone great change in recent years and is still changing and improving as part of its journey post Grenfell. In 2018 the Council adopted the Twelve Principles of Good Governance (now incorporated into Part One of the Council's Constitution) and in 2019 adopted new organisational Values and Behaviours which include commitments to:
 - Put local people at the heart of decision making in everything we do
 - Listen to others and value the personal experiences of people in our communities and each other
 - Let people know how we are doing and communicate why and how decisions have been made.

3.2. The Council agreed to adopt these principles, which are:

- Connecting with residents
- Focusing on what matters
- Listening to many voices
- Acting with integrity
- Involving before deciding
- Communicating what we're doing
- Inviting residents to take part
- Being clearly accountable
- Responding fairly to everyone's needs
- Working as a team
- Managing responsibly
- Having the support, we need

3.3. We worked with residents to form a joint asset management vision for the Council and residents. The strategy was developed with residents from the Tenants Consultative Committee (TCC) who attended several task and finish group meetings earlier this year.

3.4. Residents were keen to reflect the position that the Council finds itself in and learn from the lessons of the past.

3.5. There was scrutiny of our need to invest in the infrastructure of our homes and contribute to RBKC's sustainability ambitions. achieving Carbon Zero by 2030.

3.6. There was also a lively discussion about the governance that will be required to make sure that residents are fully engaged in asset management decisions that are made in future.

4. Priorities in Housing

4.1. RBKC's Housing Strategy, approved by the Leadership Team in 2019, further develops the aims expressed in the Council Plan and cites the following six strategic priorities for Housing:

- Supporting Grenfell Survivors
- Leading the way on health and safety
- Increasing the supply of genuinely affordable housing
- Delivering resident-centred services
- Improving the quality and environmental sustainability of housing
- Supporting vulnerable residents and tracking and preventing homelessness

- 4.2. Under the priority of making the borough a great place to live, work and learn and in response to the theme of narrowing the gap between communities, the Council has pledged to increase the supply of affordable homes. There is a target to develop 600 new homes on Council land, 300 of which will be let at social housing rent. The Council has also pledged an additional £20m to purchase former Council homes, to provide both permanent new homes and temporary accommodation. In terms of air quality and climate change, RBKC has committed to making its own housing stock carbon neutral by 2030.
- 4.3. In addition, where RBKC owns and manages affordable housing of its own, it has made a commitment to work with residents to bring these homes up to a good state of repair. To do this, it has pledged to spend £300m over seven years. Within this programme of major construction, RBKC will lead the way on health and safety, in both design and delivery.

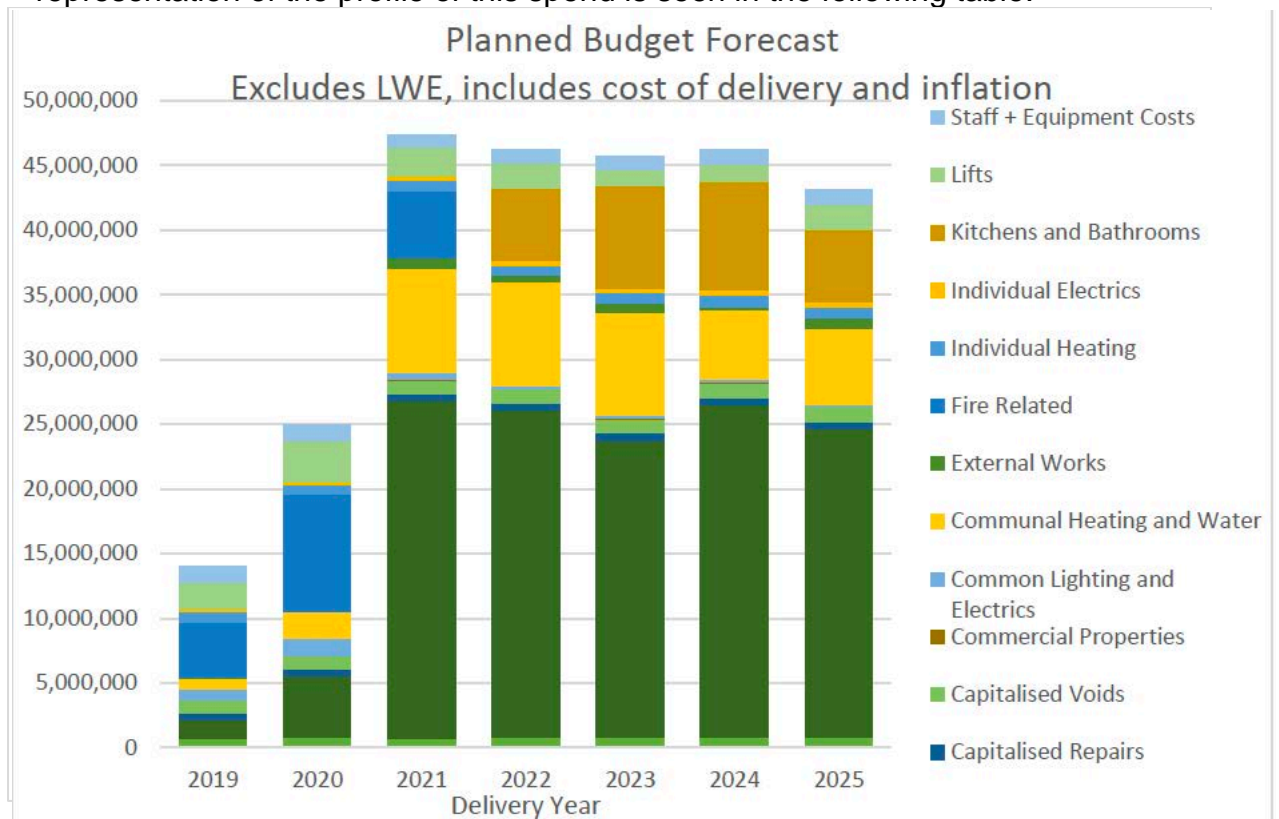
5. Stock Investment & Investment Standard

- 5.1 This section explains how RBKC invests in its housing to maintain it to a desired standard, including complying with Homes fit for Human Habitation Act 2018 and maintaining the Decent Homes Standard.
- 5.2 RBKC will maintain its housing by:
- Planning and delivering large scale construction projects to carry out major works
 - Carrying out responsive day to day repairs as required
- 5.3 RBKC has committed to a standard for all its homes; they will all:
- **Be safe** – homes must comply with statutory Health and Safety requirements.
 - **Be in a good state of repair** – components and fittings will be repaired in accordance with RBKC's repairs policy.
 - **Be sufficiently warm and dry** – each home will receive adequate heating and hot water; homes will be kept wind and weather tight and free from water ingress.
 - **Be accessible** – homes will be accessible for all those who live there.
 - **Have well-functioning facilities** – kitchens and bathrooms will be well functioning.
- 5.4 Where homes are accessed via communal areas or are based on estates, there will be enough investment to keep these areas safe and in a good state of repair.

6. Planning the Stock Investment Programme

- 6.1. RBKC carried out a stock condition survey and a survey of its mechanical and electrical assets. It is in the process of carrying out a survey of its concrete structures. The survey data has been fed into a 30-year forecast and was used to formulate a seven-year investment plan, which was approved by the Leadership Team in February 2019 as part of the Housing Revenue Account business plan.

6.2. What this decision by the Leadership Team commits to, is spending £267 million over seven years, to clear the backlog of work, (valued at £60m in 2019), carrying out the work due within a seven-year period. A visual representation of the profile of this spend is seen in the following table:



6.3. The graph illustrates the shape and scale of the spend. In 2018/19 RBKC spent less than £10m on capital investment on its housing. This investment is set to increase significantly to approximately £45m per year and will be sustained at this level for five years. This comparison illustrates the scale of the investment planned. RBKC are looking to invest £ 668m over the next 30 years.

6.4. Because such a steep change is required, the transition in terms of capacity and culture will take between eighteen months to two years to achieve. This means that years one and two of the seven-year programme i.e. 2019/20 and 2020/21 are being treated as transition years. During this period, RBKC will increase its internal resources, equip itself with the appropriate information management systems, procure the necessary contractor and consultant supply chain and adapt and develop its culture accordingly.

6.5. Where major building components are replaced, the replacement items will be appropriate to their setting. There will be consultation with residents about how to achieve this within a given budget.

7. Becoming Carbon Neutral

- 7.1. In January 2020 the Council made a commitment that its Council housing would be carbon neutral by 2030. We are still in the process of understanding exactly how to achieve that. We are modelling different scenarios of investment and different ways that buildings and their components can be more energy efficient. The Council have allocated £85m to achieve this.
- 7.2. The investment programme explained in Section 6 above was planned on the assumption that components that are coming to the end of their lifecycle would be replaced on a like for like basis. This means for example, that an old single glazed sash window would be replaced by a new single glazed sash window. In order to meet the Council's commitment to climate change, this analysis needs to be re-worked, to understand what changes need to be made to the planned programme, the type of building components that are going to be used and what the likely additional cost will be.
- 7.3. The Property Services team within Housing Management is recruiting two energy experts to undertake this work with the capital delivery team. Where possible, RBKC will work towards leveraging-in external funding that is available for appropriate carbon reduction projects.

8. Prioritising the Work

- 8.1. We have prioritised the work in conjunction with members of the Tenants Consultative Committee (TCC). We carried out 4 consultation workshops with the TCC, including analysing the wider needs of our customer base today and in the future. We have listed out the works over the seven-year programme in order of priority.
- 8.2. Resident insight is key in determining our priorities for investment going forward. For example, large scale fire door installation programme was cited as highly important to our residents helping us to achieve a level of confidence in the value of the residents' voice.

Priority 1 – Health and Safety issues in the immediate term, this includes:

- a large-scale fire door installation programme
- fire compartmentation and remediation work
- the installation of wet risers and other fire suppression measures as needed
- the removal of cladding from two tower blocks and the subsequent re-design of the external treatment
- repair to four tower blocks where concrete has been falling off

Priority 2 – Mechanical and Electrical Components

- Lift renewals
- The redesign and renewal of communal heating and hot water systems
- The installation of individual boilers where appropriate
- Renewal of lateral mains

Priority 3 – Work to ensure the integrity of the building envelope, this includes

- Roof replacement
- Window replacement
- Work to balconies, external doors, walls and the general fabric of the building
- Addressing any subsidence or structural issues

Priority 4 – Sustainability

- Additional insulation
- Alternative Heating systems
- Carbon reduction measures
- Smart meters and Technology

Priority 5 - Modern facilities inside tenants' homes

- These works are programmed for the latter years of the seven-year programme and will include new kitchens & bathrooms.

9. RBKC Landlord Obligations

9.1. It is important that RBKC's housing is maintained to the correct standard. The planned major investment projects will bring the housing stock up to the required standard, at which homes need to be maintained. The responsive repairs service will respond to requests for repairs. Due to the profile of the planned works spend, we expect this to increase over the short term but reduce as the planned programme is rolled out.

9.2. Responsive Repairs

These are remedial works to broken, damaged or defective parts of the fabric of the building or the external area and include work to plumbing, electrical systems, heating and lighting. Where a 'make safe'¹ repair is necessary, the Council will attend promptly and carry out a remedial repair. Responsive repairs are reactive in nature with the council being notified by a resident, councillor, member of staff or contractor.

9.3. Planned Maintenance

This is the upkeep of housing stock and follows a program of work. Cyclical works, planned bathroom and kitchen replacement and gutter clearance programs are all examples of proactive planned maintenance. The purpose of undertaking planned maintenance is to keep buildings in good order by maintaining plumbing and electrical systems, lifts and so on: this reduces the number of breakdowns and the need for responsive repairs. The Council sends building surveys and other building related information to residents as necessary.

9.4. Adaptations

The Council facilitates independent living by carrying out alterations when required, to meet the needs of residents who may be infirm or have a disability. Changes to the structure, fixtures or fittings, are often recommended by an Occupational Therapist following a health assessment. Examples of adaptations are the replacement of a traditional bathroom with a wet room and the installation of ramps and lever taps. Once a property has been adapted, the Council continues to be responsible for the ongoing maintenance and repair of the property and any adaptations.

10. Procurement and Value for Money

- 10.1. RBKC will seek to deliver value for money throughout the investment programme and the wider asset management strategy, to optimise the use of scarce resources. This approach will also ensure that tenant and leaseholder charges are reasonable and transparent.
- 10.2. There is a combination of three procurement approaches that combine to deliver the contract to deliver the contract strategy to support the investment programme. These were formulated in consultation with residents on RBKC's Procurement Panel and approved by the Leadership Team in November 2019.
- Between 60-70% of the work in the investment programme will be delivered through frameworks of consultants and contractors that RBKC will set up itself
 - Between 20-30% of the work in the investment programme will be delivered by contracts that have been tendered on a standalone basis
 - Up to 10% of the work will be delivered in house by RBKC's repairs operatives
- 10.3. RBKC has established a framework for technical consultancy services. This means that there will be a group of technical consultants (building surveyors, project managers etc) available for the Council to use, at competitive rates.
- 10.4. Construction contracts for the delivery of major works will be packaged together and tendered on the open market. This will give a genuine market response. All tender returns are benchmarked against industry prices by the in-house commercial team.

11. Strategic Asset Management

- 11.1. In order to make decisions about its asset base effectively, one of RBKC's objectives is to understand both the current and potential performance of each property, and what it currently does – or could in future – offer to a resident. This will then help us to categorise sections of the asset base in terms of investment needs and future use.
- 11.2. We have developed a detailed asset review process. This allows any potential options for the future use of, or investment in a property or group of properties to be considered. We have set out how such decisions can be made in the asset review process and its governance, which are detailed in Appendix 1.

11.3. Commitments have been made to residents following the Grenfell tragedy that no one will have to lose their home. For this reason, estates that were previously identified for potential demolition and redevelopment are instead being improved; for example, the Silchester Estate is now planned to receive investment in the region of £30m to bring the homes up to standard. However, there may be other instances on other estates, where further development or partial demolition and redevelopment is something that is favored by residents and the Council remains open to exploring those options in close collaboration with residents if that's what they want.

12. Balancing the Portfolio

12.1. The aims and objectives that RBKC has for its housing are laid out in the early section of this report and centre around Grenfell Recovery, health and safety and the supply of new homes. To achieve our aims, RBKC makes regular decisions about investment and divestment in relation to its housing stock. This is a dynamic process.

12.2. There are assets that could offer more to our residents than they currently do, and that RBKC would therefore want to review. Options for investment may include major works, or new build and may involve a change of use or continuation of an existing use. There are many options that may be suitable for an asset, so RBKC would want to review its assets to ensure they are meeting RBKC's aims and objectives in the most effective way possible. There are no disposal programmes either planned or in place. Instead, a case by case approach is taken in instances where the disposal of an asset would make more financial or operational sense than retaining and investing in it, or where it offers little to current or future residents.

12.3. For example, there may be instances where RBKC may wish to dispose of its freehold interest in a building where its 100% leasehold tenure. Leaseholders already have the right to collective enfranchisement under the Leasehold Reform Housing and Urban Development Act 1993 where in certain circumstances (where there are at least two thirds leaseholders in the building) they can already buy the freehold from the Council. However, the Council is still managing 31 buildings where we have 100% leaseholders and no tenants.

12.4. These are predominantly standalone street properties not on estates and 30 of these buildings are made up of between 2 and 4 units. If we sell the freehold this removes the need for the Council to continue maintaining the property and the challenges related to recharging leaseholders for such repairs. These properties become an encumbrance and a management drain without any real value to the council other than collecting small charges (due to limited communal areas to manage) but continue to incur ongoing management responsibilities.

12.5. This offer would be to actively inform leaseholders in a wholly leasehold block that the Freehold is available at an agreed sum ensuring the transfer contains covenants for the Freeholder/s to pay ongoing estate charges/costs where applicable. We propose to then move to a sale at auction should the existing leaseholders not be interested in the purchase of the freehold. This will raise revenue for the local authority and transfer all maintenance responsibilities for the block to its new owners. Such units are subject to RBKC’s asset review process in order to generate clear, balanced transparent decisions on the future of an asset. Appendix 2 highlights the HRA Portfolio.

13. New Build

13.1. RBKC has pledged to build 600 new homes, of which at least 300 will be let at social housing rent.

13.2. RBKC has agreed to invest £20m in acquiring ex-right to buy homes, to provide a mix of temporary and permanent homes.

13.3. RBKC is conducting a feasibility study to understand what new homes could be built on top of existing ones. This exercise is being undertaken because over the next three years, RBKC plans to re-roof over twenty existing blocks of flats.

13.4. The table below shows that RBKC’s waiting list has been relatively stable over the last five years but has recently started to grow.

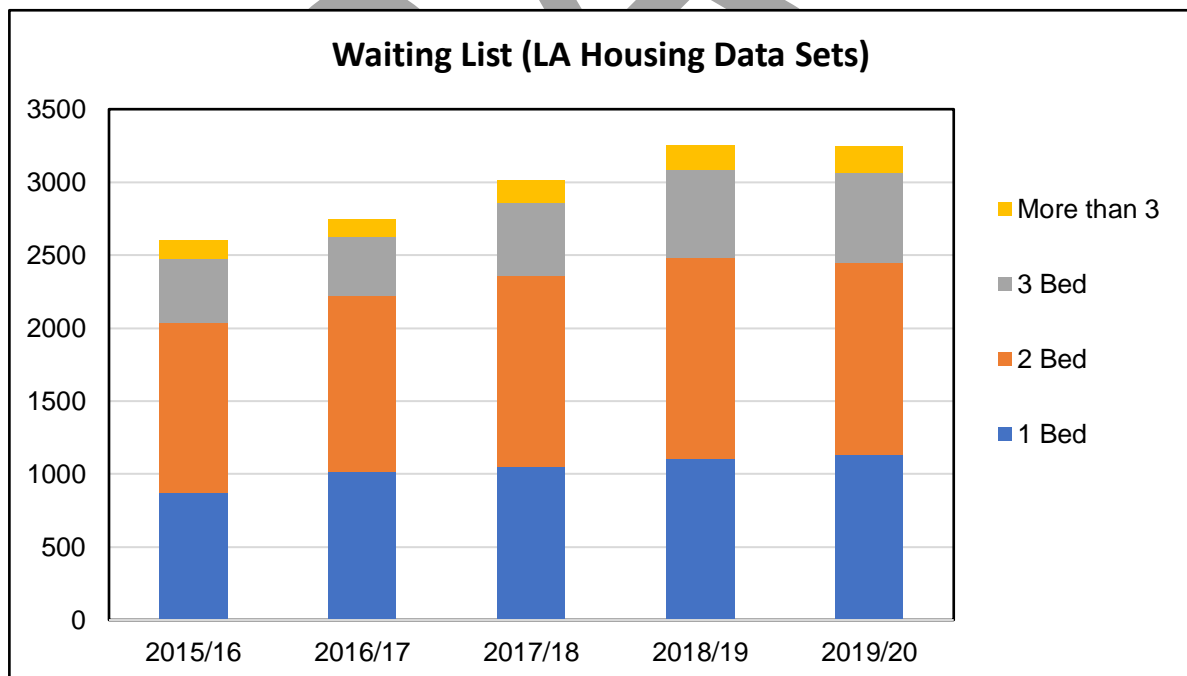


Table 5: RBKC’s Waiting List

13.5. Even though this data would indicate that the proportion of stock by bed size is broadly in accordance with the demand, the following table shows the lettings in the last five years by number of bedrooms. What this shows is that not enough homes within the existing stock are becoming available to let, so demand for housing is likely to increase.

Year	Bedroom size						
	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
2019/20	107	201	106	38	5	0	0
2018/19	67	142	92	35	5	0	0
2017/18	26	63	40	12	3	0	0
2016/17	90	139	142	54	7	4	0
2015/16	67	163	124	83	20	2	0
Total L5Y	357	708	504	222	40	6	0

Table 6: Lettings in the Last 5 years by No of Bedrooms

13.6. The disparity between supply and demand is not uncommon amongst London boroughs. The implication this has for the asset management strategy is that RBKC like many of its counterparts, needs to look at innovative ways of using its asset base to provide more homes. This can be by way of building additional units as infill sites, roof top development or loft conversions. We also need to make sure where appropriate we commercially maximise the efficient management and oversight of our commercial portfolio to capitalise its income.

13.7. Land in RBKC is amongst the most expensive in the country, which presents a unique set of challenges when trying to devise and support a viable development programme.

14. Structured Options Appraisals

14.1. An options appraisal provides the opportunity to help the council make an informed and evidence-based decision on how to deliver its services. It does this by considering the relative advantages and disadvantages of a number of different delivery model options (including the current way in which the service is delivered). This will include both residential and non-residential assets. For any asset, there are seven options. These are:

	Option	Examples
1a	Leave as is	
1b	Retain usage, but invest in property or block	<ul style="list-style-type: none"> • General refurbishment/major works • Reconfigure block or unit • Extension or loft conversion • Convert empty space into extra bedrooms or alternative facilities • Create hidden homes
2	Alternative use for building	<ul style="list-style-type: none"> • Convert garages into alternative uses e.g. affordable workspace • Convert into alternative residential use e.g. hostel or TA • Refurbish larger spaces and let for alternative uses e.g. a nursery
3	Alternative use for the site/land	<ul style="list-style-type: none"> • Re-modelling estate layout • Newbuild infill • Hold for future new build programme • Development to enable other sites
4	Potentially sell as is	<ul style="list-style-type: none"> • Ad hoc space to leaseholders • Resolution to encroachment • To RPs • Private treaty through local agents • Auction
5	Potentially sell with (resolution to grant) planning consent	<ul style="list-style-type: none"> • Extensions/basements etc. • New scheme
6	Potentially sell under 4 or 5 above, but after doing works	<ul style="list-style-type: none"> • Refurbishment, reconfiguration, extensions
7	Site assembly/packages in any of the above options	<ul style="list-style-type: none"> • Consider neighbouring land or property as part of a wider option

14.2. For the options appropriate to any particular property, financial analysis will be essential to the appraisal of those options, supported by technical and/or specialist advice.

14.3. Net Present Value (NPV) is a term that is used to measure the performance of an asset. It is the difference between the amount of cash received and the amount of cash spent over a period. NPV is used in capital budgeting and investment planning to analyze the sustainability of a projected investment or project.

14.4. The second part of the option appraisal is based on Demand and Neighbourhood data. This is the non-financial calculation of a property and how it adds social value.

14.5. This balancing of financial and non-financial considerations is central to the Council's social investment approach as well as incorporating consultation with residents. Resident insight is key in determining our decision making and priorities going forward. We will make sure that residents are at the heart of our

decision making. The Council is held to account by the Tenant Consultative Committee as part of the Asset Review Process, which is demonstrated in Appendix 1.

Demand

- Customer and Staff view
- Occupancy
- Refusals/Voids

Neighbourhood

- Crime
- Deprivation
- Environment
- Location
- ASB
- Services

15. Lancaster West

15.1. In July 2019 RBKC's Leadership Team approved a budget of £57.9 million over five years, to 2022/23 to refurbish Lancaster West and in doing so, replace its failing building components. Lancaster West is managed locally by a specialist team and has had specific modelling done to understand its refurbishment requirements

15.2. The level of investment in Lancaster West goes above and beyond RBKC's investment standard and moves towards taking the estate to be 'an estate for the 21st century'. Work on Lancaster West is underpinned by the commitment that every home on the estate will benefit from double-glazing. It also includes solutions for modern heating and hot water and ventilation systems. In addition, new kitchens and bathrooms will be installed for most tenants.

16. Adaptation and Accessibility

16.1. The Council facilitates independent living by carrying out alterations when required, to meet the needs of residents who may be infirm, have a disability or have special needs. This service aims to provide suitable adaptations that support and enable RBKC tenants to remain and live independently in their homes. The Council is committed to assessing accessibility on our estates as part of the external works program package.

16.2. Changes to the structure, fixtures or fittings, are often recommended by an Occupational Therapist following a health assessment. Examples of adaptations are the replacement of a traditional bathroom with a wet room and the installation of ramps and lever taps. Once a property has been adapted, the Council continues to be responsible for the ongoing maintenance and repair of the property and any adaptations.

16.3. RBKC budgets just over £1m per year for this service and works are split into major and minor. For example, the installation of a simple grab rail would be classed as minor, whilst a complete property adaptation would be major. For step free access information see Appendix 3.

17. Other Programmes

17.1. There are other programmes of work that are being undertaken in addition to the main capital programme. These are:

17.2. Residents Estate Improvement Budgets

17.2.1. RBKC has a budget of £650k per year for residents to spend on improving estates where they live. The budget is divided on an estate basis, depending on how residents live on each estate. The residents then have the opportunity to suggest measures that will make their estates nicer places to live and to prioritise these in line with the available funding. RBKC will scope the projects with the residents and will project manage the work.

17.2.2. The Estate Improvement Budget (EIB) funds small projects to improve local neighbourhoods and estates. It gives residents the chance to put forward their ideas and make their estate communal areas more attractive and secure place to live.

17.3. Grenfell Legacy Fund

17.3.1. Funding of (c. £1m) has been made available through the Grenfell Recovery programme over the next three years, we will be working with residents to codesign a new Grenfell Housing Legacy Fund for estates in the area around Grenfell Tower. The parameters and key principles of the fund will be developed in partnership with local residents and we are beginning conversations with residents about what kind of projects might be supported through the fund. The fund acknowledges the close links between Grenfell and Housing and aims to contribute to the creation of a sustainable legacy from Grenfell that is meaningful to local people. It will be for residents to decide whether funds are used to support physical improvements or other kinds of initiatives. The fund is entirely separate from the capital programme, estate improvement budgets and other sources of mainstream Housing funding.

18. Culture, Skills, Transparency and Quality

18.1. The vision for the delivery of this major investment programme is for RBKC to establish and train an in-house team with the capacity and capability to manage a substantial construction programme. There will still be the involvement of external expertise where needed, but where this is the case, they will be cliented by a competent in-house team who will hold the consultants and contractors to account in terms of the cost and quality of their work and programme delivery.

18.2. Early resident involvement at a project level is also really important. This forms part of the new transparent culture and keeps residents involved in decisions that are being made about where they live. This helps build a culture where residents can play a role in helping to make sure the work done in and around their homes is of high quality and is carried out in a professional and respectful way. To support us in delivering work of high quality we will use internal and external clerks of work to monitor the progress and quality of works on site and support the work of the capital delivery and commercial teams.

19. Information Management and Governance

19.1. The database used to hold information on RBKC's property base is being enhanced to make it easier to manage and scrutinise projects. There will be greater visibility of progress against key milestones and of the cost breakdown of specific packages of work.

19.2. As part of our governance, RBKC will set up a panel of residents that will meet quarterly and scrutinise the delivery of the capital programme. The group will have a strategic role in monitoring key delivery, financial and resident satisfaction performance indicators.

20. Maximising Income

20.1. Where possible, it is important to maximise the income generated by the housing's property base, so that income can be reinvested to improve the quality of the stock and to build more homes for residents of the borough.

20.2. There are properties within the Housing Revenue Account that are not residential. Some of these are commercial premises that RBKC rent at market rates. The use of these properties is determined by the permitted planning use for the premises, which in some cases are restrictive and hinder our ability to attract tenants or higher paying tenants.

20.3. The Council's aim when renting out this non-residential property is to strike a balance between the income received with the other Council objectives that can sometimes be achieved by using the property in other ways. This is essential for the long-term sustainability of the housing revenue account and for the wellbeing of the people who live in them. This balance is another central element of the Council's emerging social investment approach.

20.4. The following table gives a breakdown of commercial spaces by category and income generated in the year 2019/20 prior to the pandemic.

Asset Type	Annual Income	Number of Assets
Retail (Shops)	£1,280,985	38
Cafés/restaurants	£112,300	3
Office and Light Industrial	£476,114	37
Storage and Distribution	£385,000	4
Institutional – e.g. clinics, GP surgeries, dentists etc	£1,097,761	32
Use not within any specific use class	£408,934	34
Telecoms	£247,018	18
Total	£4,008,112	166

Table X: Commercial Spaces by Category and Income Generated

21. Next Steps

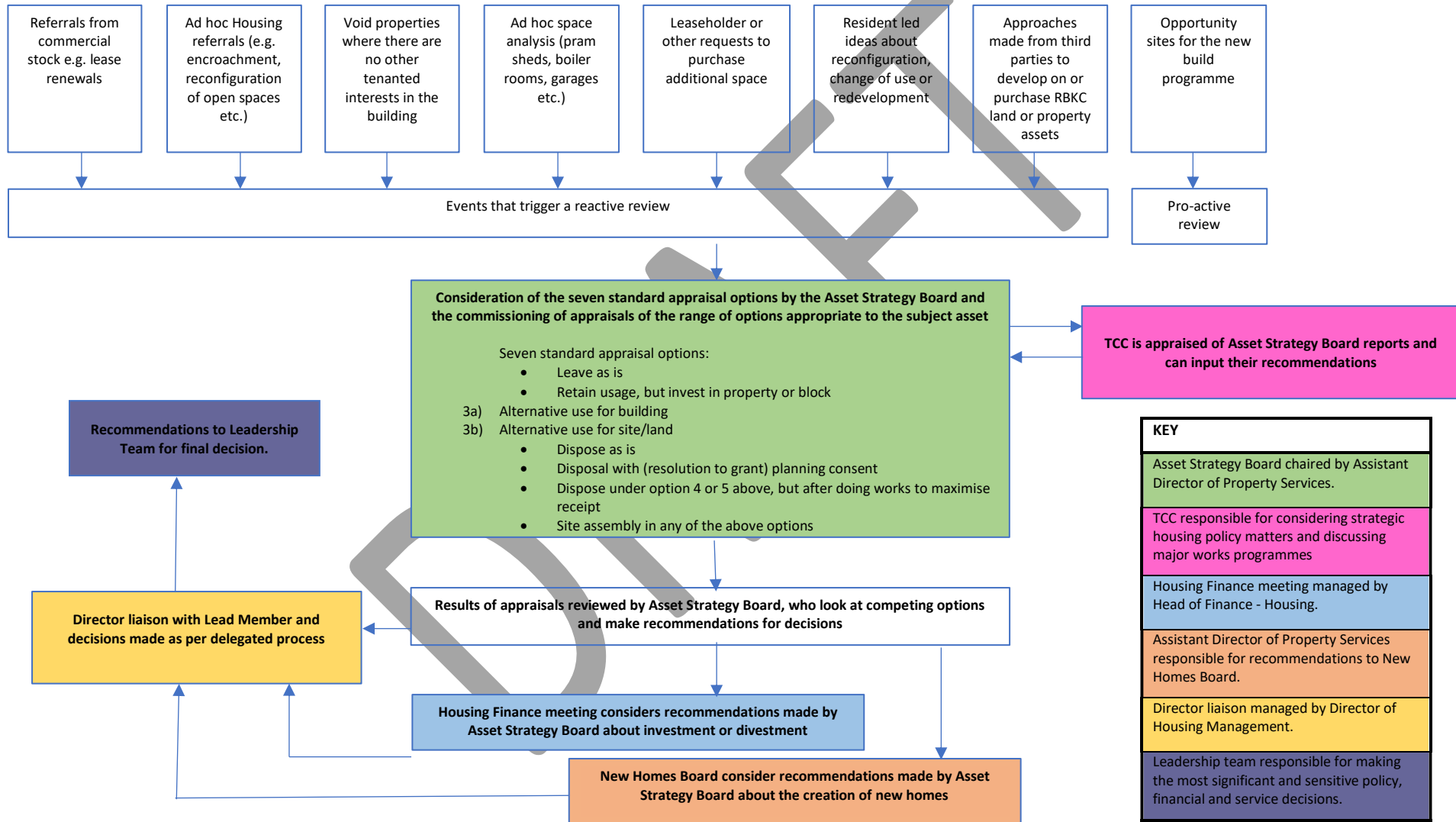
21.1. The biggest challenge facing the management of RBKC’s housing properties is the delivery of the capital programme and the establishment and maintenance of a first-rate health and safety regime that includes all aspects of technical compliance and fire safety. This strategy is underpinned by a delivery plan for the capital programme and a fire safety management system. Our objectives are to:

- Develop and deliver an external envelope programme of works in line with our existing business plan.
- Deliver a first-rate health and safety program throughout the stock.
- Maintain a fully compliant stock portfolio whilst delivering a large investment programme of mechanical and electrical improvements.
- Work towards delivering a materials first affordable warm programme to minimise the customers running costs of their homes.
- Deliver a programme of Decent Home Standard improvement works.
- Continue to improve and refine the quality of the data we hold to allow us to make informed decisions around our operational delivery program.

21.2. This asset management strategy will be reviewed within the next twelve / eighteen months, as delivery gets underway and the priorities of the energy and decarbonisation action plan are identified.

Appendix 1 – Proposed integrated asset review model for Housing land and property assets

This model is to be used in conjunction with the asset review process to allow the Council to make the appropriate options appraisals for transparent decision making.



Appendix 2

HRA Portfolio – Stock Profile

Table 1 shows a breakdown of RBKC's housing by type and age, showing that most homes owned by RBKC (including leasehold flats) are flats built between 1945 and 1974, with the second highest category being flats built pre 1919.

As most homes are in blocks of flats that are over 40 years old, it is easy to understand why most of the investment needed is to the external building envelope and the mechanical and electrical infrastructure.

Property Type	Age Band	Number of Flats
Flat	Pre 1919	1,639
Flat	1919-44	663
Flat	1945-64	2,832
Flat	1965-74	2,266
Flat	Post 1974	1,873

Table 1: RBKC's Housing by Type and Age

Table 2 shows Houses by age

Property Type	Age Band	Number of Houses
Houses	1919-44	43
Houses	1945-64	12
Houses	1965-74	12
Houses	Post 1974	119

Table 2: RBKC's Housing by Asset Type and Age

Table 3 contains the breakdown of tenanted homes by number of bedrooms. This shows that 40% of RBKC's social housing is single person accommodation and another 35% is two-bedroom homes.

Number of Bedrooms	Number of homes	% of total stock
Bedsit/Studio	1,056	15%
1	1,754	25%
2	2,457	35.5%
3	1,396	20%
4	249	3.5%
5	15	<1%
Total	6,928	100

Table 3: Tenanted Homes by Number of Bedrooms

Table 4 shows the housing demand generated by the current homeless households within the borough. This does not include demand for transfers from current tenants. This shows that two thirds of the demand for homes is for single person accommodation and two-bedroom homes.

Number of Households			
Number of Bedrooms	Stat Homeless	Non-Stat Homeless	Total
Bedsit/Studio/1 bed	560 (535/25)	688 (490/198)	1,048 (1,025/223)
2	1,090	227	1,317
3	432	149	581
4	91	47	138
5	13	4	17
6	3	0	3
Total	2,189	1,115	3,304

Table 4: Housing Demand by Homeless Households

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Appendix 3

The following table shows categories in the Mayor of London's Accessible Housing Register (AHR) guidance. The numbers against each heading are those currently on the Council's Housing Register.

Fully wheelchair accessible properties in K&C are extremely rare. Households / residents who ideally need this type of property tend to be rehoused into Cat C or occasionally Cat E properties depending on the actual need and the features of a particular property, plus any adaptations that are made to it.

Bed size	Cat A Wheelchair accessible throughout	Cat C Step free - 'lifetime homes'	Cat E Step free properties	Cat E+ No more than 6 internal and external steps
0/1	6	37	93	99
2	3	17	34	48
3	1	11	17	17
4	-	3	6	5
5	-	-	1	3
Total applications to Housing Register (including for accessible)			3303	

In 2019/20, RBKC made the following allocations to accessible housing, this includes nominating a household into a housing association property.

Number of Lettings	Number of Bedrooms					Total
	Studio	1	2	3	4	
Housing Accessible Register						
Category A-fully wheelchair accessible	0	0	0	0	0	0
Category B-Wheelchair Accessible Essential Rooms	0	1	1	0	0	2
Category C-Lifetime Homes	0	3	2	0	0	5
Category D-Easy Access	6	0	0	0	0	6
Category E-Step Free	11	23	12	3	1	50
Category E+ - Minimal Steps-up to 6	31	28	16	5	0	80
Category F-General Needs	47	96	47	20	4	214
Category G-Not Assessed	12	43	23	10	0	88
Total	107	194	101	38	5	445