

**Members Item on update on the Council's forward plans for all remaining council housing / council estates in the Borough built in the 1960s and 1970s as well as a list of all such assets, including their most up to date land values.**

**Forward plans**

1. The Barnet Homes Asset Management Strategy sets out how the council housing stock is going to be maintained over the next 30 years.
2. Since the completion of the Decent Homes programme, the main focus of investment has been to:
  - Addressing the condition of the external fabric and communal areas.
  - Ensuring all homes connected to a communal TV aerial system had a digital TV aerial and compatible.
  - Addressing issues around the condition of various mechanical and electrical services, in particular;
    - Electrical Rising Mains,
    - Water tanks and water services,
    - Condition of boilers,
  - Ensuring that passive fire safety measures within blocks of flats are sufficient. This has included the installation of new fire doors, forming additional fire barriers, taking action to reduce the risk of fire occurring and providing clear signed routes to evacuate the premises in event of an emergency.
  - Carrying out works to properties on regeneration estates taking into account the anticipated service life left prior to demolition.
  - Cyclical testing also is carried out by the repairs team or the mechanical electrical team as applicable. These tests are carried out at internals to ensure compliance with relevant legalisation and/or codes of practice as applicable.
3. The table below gives an indication of key investment anticipated investment over the next 10 years per dwelling.

	<b>Item Requires replacement April 2016 to March 2021</b>	<b>Requires replacement April 2021 to March 2026</b>
<b>Kitchen</b>	208	603
<b>Bathroom</b>	700	750
<b>Boiler</b>	1800	2300
<b>Heating distribution</b>	750	1200
<b>Domestic rewires</b>	1150	1000
<b>Roofs</b>	800	1300
<b>Windows</b>	120	900
<b>Doors</b>	150	1500
<b>Electrical Rising Mains</b>	3760	490

4. Similarly the following work is required on blocks.

	Item Requires replacement April 2016 to March 2021	Requires replacement April 2021 to March 2026
Water tanks	1600	350
Fire alarm systems	8	0

### Land Values

5. The Council values its housing stock each year according to “Existing Use Value – Social Housing”. This is a calculation which is derived from Market Value minus an allowance to reflect the fact that its use is for social housing tenancies.
6. The Council also provides a Depreciation amount which is taken as a percentage of Replacement Cost. We could derive an approximate total land value of the Council’s housing stock from the difference between Market Value and Replacement Cost. The appropriate figures from the 2014 valuation are set out in the table below.

Existing Use Value- Social Housing	£577,392,570
Market Value	£2,309,570,278
Replacement Cost	£940,531,409
Land Value (Market Value – Replacement Cost)	£1,369,038,869