

Decent homes: refurbishing social housing

The government believes that all social housing should meet a minimum standard of decency. Social housing should:

- be free of health and safety hazards
- be in a reasonable state of repair
- have reasonably modern kitchens, bathrooms and boilers
- be reasonably insulated

At the beginning of April 2011, there were 217,000 council houses that were in such a poor state of repair that they didn't meet this standard. To help local councils with the worst housing, the government provided £1.6 billion to the Decent Homes programme.

Outside London this programme is run by the [Homes and Communities Agency](#) on the government's behalf and £774 million has been paid to 31 councils to repair and improve nearly 80,000 homes.

London has £820 million to spend on bringing homes up to a decent standard, and decisions on how to use it are made by the Mayor.

Following changes to the Housing Revenue Account (self-financing) system, local councils should have the resources to keep all their social housing at a decent level.