## **Stock Condition Survey**

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HEAD OF HOUSING

### SCS - Process

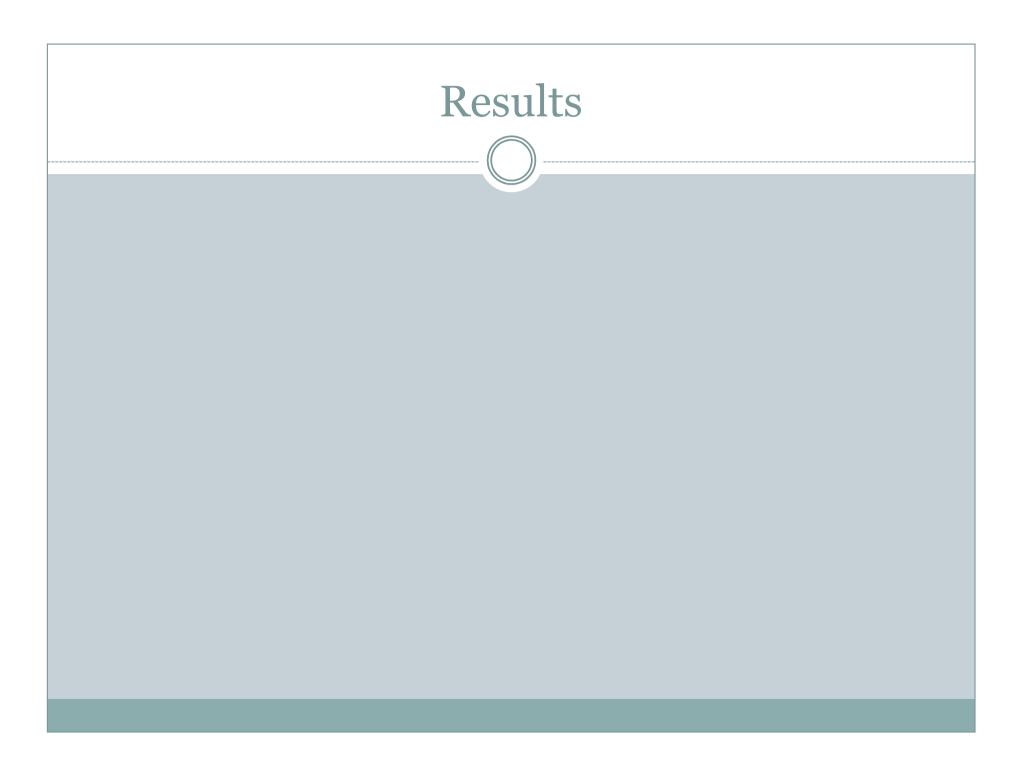
- 1. Preparatory Work
- 2. 1<sup>st</sup> consultants
- 3. More preparatory work
- 4. Tender and appoint
- 5. Pilot
- 6. Survey
- 7. Quality
- 8. Plan
- 9. Update

### 1<sup>st</sup> Consultants - CIH

- Andrew Thomas
- Survey Design
- Identify framework
- Prepare specification
- Select surveyors
- Quality assurance

### Main Survey

- Pilot study (50 properties)
- Revise questions
- Main survey Sept 2013 to Feb 2104
- 4896 properties surveys from 5,200 (94.1%)
- 379 reinspected quality assurance.



### Results

## There are no surprises!

"Whilst carrying out the survey it was clear that investments had been made in stock in recent years"

### Results

- Increase in non-decents .....but
- Difference in bedroom numbers ...... but
- Identified heating failures ...... but
- No stock is unviable ..... but

### **Planned Maintenance Costs**

£125,877,196

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Or £807 per property per year

### **Main Components**

- Kitchens £20m
- Heat Source £20m
- Windows £14m
- Roofing £11m
- Bathrooms £9m

### Planning

- Now know condition and lifespan of 70+ items for each property (almost 400k pieces of information)
- Need to plan
- Need to be sensible (roofs, soffits)
- Need to smooth out (e.g. roofs £o to £5m)

### **Moving Forward**

- Examine failures / difference
- Use data to plan for future
- Ensure data is kept live
- Look at longer term contracts.
- Develop multi-year capital program

# Any Questions?