

# Stock Condition Survey



**PETER CAMPBELL  
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



## 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



## Planned Maintenance Costs



- **£125,877,196**

- 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 £0 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?

