HOUSING FACTSHEET

2014 Stock Condition Survey

Background

Michael Dyson Associates (MDA) are a firm of independent building surveyors that were appointed to carry out a detailed survey of the Council's housing stock and related assets. The surveys took place between March and November 2014. The purpose of the survey was to inspect all housing assets to identify investments priorities over a 30 year period. The survey included:

- houses, flats, bungalows
- communal areas and blocks
- garages and community centres

MDA also collected comprehensive data regarding energy efficiency of the stock. Properties with known hazards were excluded from the survey.

Stock Profile

At the time of the survey the total stock for BBC was 2,680 properties. MDA were able to inspect 2,362 (88%)properties; the remaining 318 (12%) properties received cloned data.

The stock was categorised by common characteristics such as age and construction type as shown in the table below:

| Property Type	Total	% of Stock
Bungalow End Terrace	25	0.93%
Bungalow Mid Terrace	72	2.69%
Bungalow Semi Detached	60	2.24%
House End Terrace	376	14.03%
House Mid Terrace	636	23.72%
House Semi Detached	257	9.59%
Ground Floor Flat low rise flat	478	17.84%
Ground Floor Flat medium rise flat	106	3.96%
Upper Floor Flat low rise flat	458	17.09%
Upper Floor Flat medium rise flat	212	7.91%
Grand Total	2680	100.00%

MDA also inspected:

| Property Type	Total
Garages	479
Community Centres	4

Summary

MDA concluded that there was clear evidence that investment has been made in the stock over recent years. However, it was noted that there remains a number of properties which have components approaching the end of their useable life which will need replacing over the coming years.

Windows are the greatest cost liability with £2.7M required over the next 5 years. This increases to £5.1M over the next 10 years to more than £7.8M over the 30 year period, equating to over 11% of the total planned maintenance profile costs.
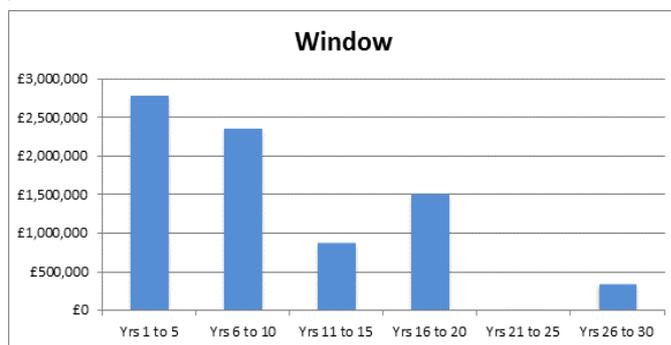

Kitchens present the second highest cost liability with a total cost of £7.6M over the 30 year period. The biggest peak is in Years 16 to 20 with over £4M required in this period.
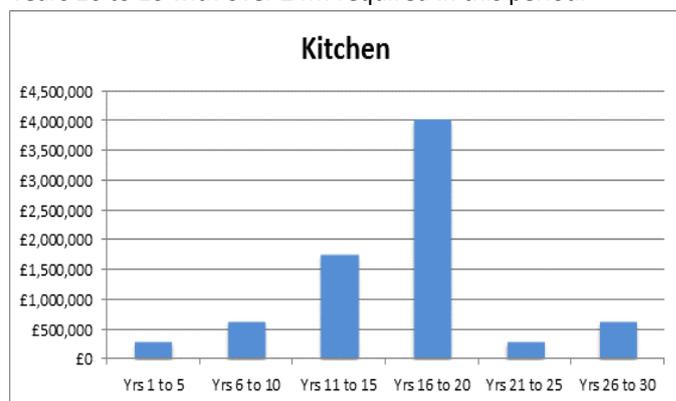

Wiring also represents a significant cost liability over the 30 year period, with over £7.3M required overall, an average of £245k every year over the period.
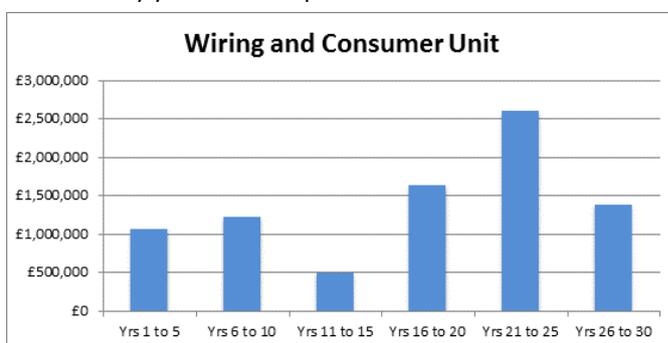
Heating Boilers and Heating Distribution represent a note-worthy cost within the planned maintenance profile with a combined expenditure of £11.2M required over the 30 year period, equating to nearly 16.8% of the total. Heating boilers alone represent a sustained investment over the 30 year period, with an average cost of £214k per year.

Boiler
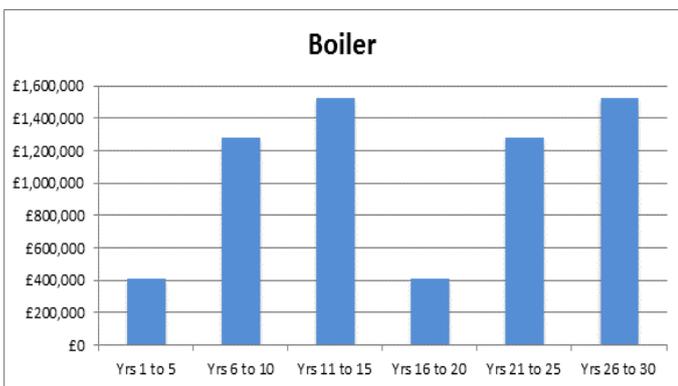
Bathroom costs over the first 5 years are fairly significant, with over £679k required to carry out necessary renewals. This increases to £943k over the next 10 year period and £5.6M over the 30 year period in total.

Bathroom Suite
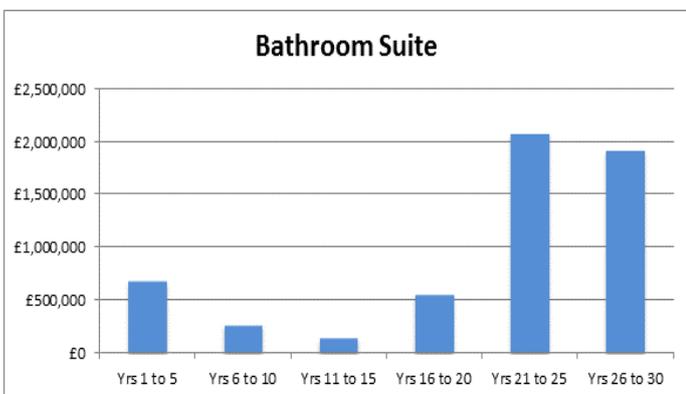
Main Roof Coverings also require investment over the first five years with £874k identified as being required, over 9% of the total cost expected over the 30 year period. Over the 30 year period the investment requirement for main roofs coverings is £5.7M.

Main Roof Covering
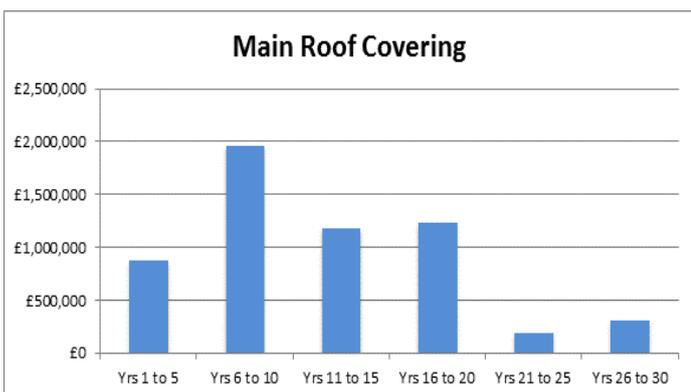
Decent Homes

The Decent Homes standard takes into consideration key elements of each property and includes:

Criterion A: Fitness Standard (HHSRS)

Criterion B: It is in a reasonable state of repair

Criterion C: It has reasonably modern facilities and services

Criterion D: It provides a reasonable degree of thermal comfort

During the survey MDA identified failures to 76 properties (2.84% of the total stock).

Decent Homes Criterion	Total Failures
Criterion A	1*
Criterion B	72
Criterion C	4
Criterion D	0

The property identified as failing Criterion A has been sold.

HHSRS is used to assess Criterion A and requires surveyors to make judgements based on an inspection of the Dwelling, to generate a numerical score. To generate the score the surveyor must make two judgements on each hazard;

1. Likelihood over the next 12 months of an occurrence which could result in harm to a member of the vulnerable age group

2. The range of potential outcomes from such an occurrence

The surveyors are then required to classify each hazard based on the score allocated. The higher the score the greater the hazard.

As an example; An elderly person at risk from falling from a flight of steps that has no hand rail may be given a score of 90 and hence be classed as a Category 1 hazard with significant risk. The Council is required to rectify all Category 1 hazards within a reasonable timeframe.

Impact for leaseholders

The survey has identified a number of key investment areas that are likely to impact on the annual service charges leaseholders are expected to pay. Work includes:

- Replacement of main roof coverings
- Replacement of flat roof coverings
- Upgrading communal lighting

The Next Step

This information will be included in the Asset Management Plan and a five-year investment profile will be produced for each of the five housing management areas .