

**Committee:** COMMUNITY & HOUSING COMMITTEE

**Agenda Item**

**Date:** November 12, 2009

**7**

**Title:** **CONDITION SURVEY OF THE HOUSING STOCK**

**Author:** Roz Millership, Head of Housing Services  
(01799 510516)

Item for decision

---

## Summary

- 1 This report provides members with the overview from the recent Stock Condition Survey Report.

## Recommendations

- 2 That the Committee notes the following report.

## Background Papers

- 3 The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.
  - Stock Condition Survey Report.

## Impact

4

Communication/Consultation	
Community Safety	
Equalities	
Finance	
Human Rights	
Legal implications	
Sustainability	
Ward-specific impacts	
Workforce/Workplace	

## Situation

- 5 Stock Condition Surveys are conducted at least every 5 years by local authorities as a means of maintaining a detailed picture of the condition of their housing assets. Such a picture forms a useful evidence base on which to build strategies and inform investment decisions on stock options, and feed into statistical returns and other internal reports. The last survey for the Council was carried out in 2003.
- 6 Following a competitive tendering process Michael Dyson Associates Ltd were appointed in November 2008 to undertake the survey and provide a full written report in accordance with the Council's brief.
- 7 The survey covered 2878 tenanted properties and 121 leasehold properties. As well as assessing the condition of the stock, properties were individually assessed for compliance with the Housing Health and Safety Rating System (HHSRS) which replaces the old housing fitness standard. The HHSRS is a prescribed method of assessing individual hazards, rather than a general standard to give a judgment of fit or unfit. The HHSRS is evidence based – national statistics on the health impacts of hazards encountered in the home are used as a basis for assessing individual hazards.
- 8 The survey results indicate that over the next 30 years, the Council will need to spend a total of £152m or 50,876 per property. This can be further broken down to £1,696 per property, per year.
- 9 This figure includes the finance required for planned maintenance; catch up repairs, decent homes works, disabled adaptations, cyclical, responsive and void maintenance works and preliminaries, fees and contingencies.
- 10 It is a convention in undertaking stock condition surveys to use current costs, with inflation assumptions to be made in the business plan; therefore the total amount does not include any allowance for inflation.
- 11 It should be pointed out that the spend requirement of £152m over 30 years is on the basis of maintaining the stock in the current condition. The investment figure does not relate to an enhanced property standard.
- 12 A total of 44 properties were recorded as non-decent, in line with the Council's own estimates, and a further 116 had the potential to become non-decent before the end of 2010. A very small number of properties, 11 in total, were assessed as failing the HHSRS standard. Further investigation will be carried out and works undertaken to reduce or remove the hazard from these properties. An estimated investment of £176,000 will be needed to achieve the address properties that do not meet the HHSRS or Decent Homes Standard.
- 13 When the Decent Home programme ends in March 2010, there will still be a rolling number of properties within the Council stock that will become non decent due to the age of certain elements, such as the kitchens and

bathrooms. All properties will require continued capital investment to ensure the condition of the Council stock does not deteriorate to the detriment of the tenants or to the value of the Council's asset

- 14 From the data collected the average energy rating was calculated as 68.89. This reflects the investment made in the stock in energy saving measures and compares favourably with other authorities.

**Conclusion**

- 15 The final report concludes that the stock is in reasonably good condition and that investment has been made in the stock over recent years with many properties benefiting from new, modern components. However, in order to maintain the stock continued investment will be required.
- 16 A new capital programme that incorporates the work priorities recommended by the survey report will be drawn up in consultation with the tenant forum. In the proposed programme for 2010 and beyond, the works will be targeted at actual and potentially non-decent properties.

**Risk Analysis**

17

Risk	Likelihood	Impact	Mitigating actions
The Council is unable to demonstrate a good understanding of the stock condition data to inform investment decisions	1	4	A new capital programme that incorporates the work priorities recommended by the survey report will be drawn up in consultation with the tenant forum

- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.