

# London Borough of Hammersmith & Fulham

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## Stock Condition Survey Report

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September 2015

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**Prepared For:**



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## London Borough of Hammersmith & Fulham Stock Condition Survey

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## PART A

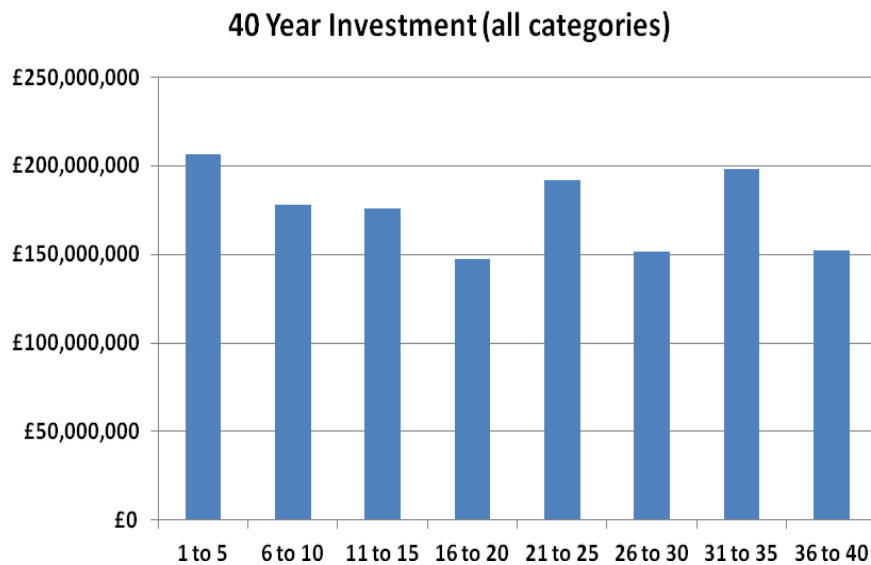
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### 1.0 EXECUTIVE SUMMARY

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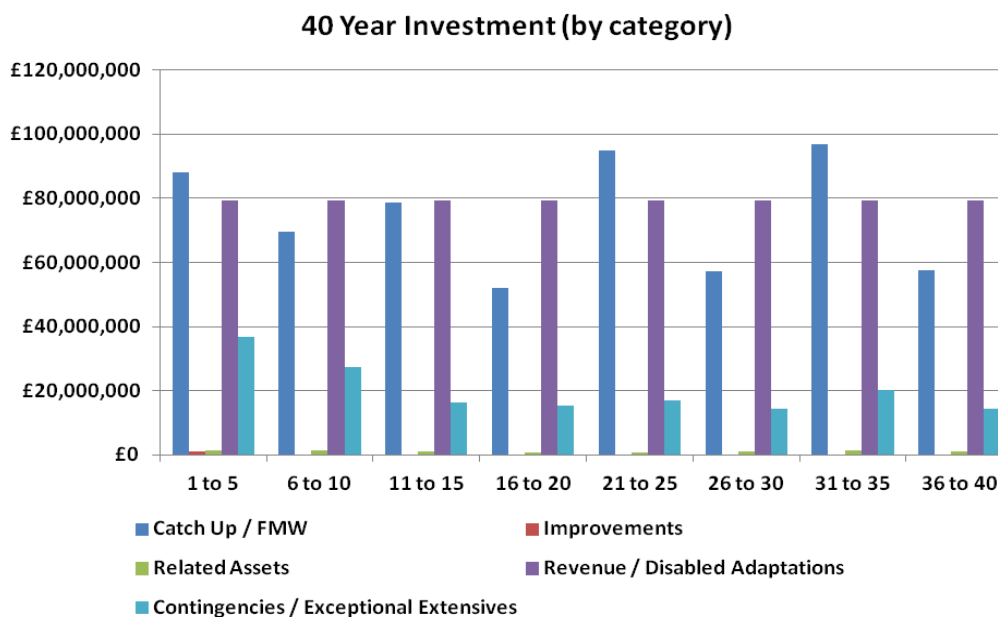
- 1.1 Savills were instructed by Hammersmith & Fulham Council to undertake a sample stock condition survey in April 2015. The main objective of the survey was to provide the Council with robust information relating to the level of investment required to the stock over a 40 year period across all areas of investment. This survey is not intended to be an asset management survey.
- 1.2 In accordance with your instruction we have undertaken a stock condition survey of your housing stock with a view to assessing the current and future repairs and maintenance liability. Of a total of **11,722** rented dwellings we have surveyed **1,362 (11.6%)** internally and externally. This stock total excludes properties located with West Kensington and Gibbs Green estates and Edith Summerskill house where the properties were assessed by way of a desktop study of available stock data.
- 1.3 The total forecast expenditure to maintain the stock to a reasonable standard including revenue expenditure over 40 years is estimated at **£1,405,760,351 (£1.4 billion)**. This equates to **£119,925** per tenanted dwelling or **£2,998** per dwelling per annum. The costs are at a base date of September 2015 and comprise all items of capital and revenue maintenance expenditure and

include contract preliminaries, but excludes professional fees, management costs, VAT and inflation. This expenditure is shown graphically on the chart overleaf.



1.4 This profile illustrates that the peak of investment required to the stock is in the short term, following which the investment level reduces before fluctuating reflecting the existing condition of the stock and future life cycle replacements.

1.5 The following graph illustrates the overall expenditure profile over the same time period, but broken down across the key investment headings.



1.6 This graphic demonstrates that the Future Major Works (FMW) category (replacement of existing building elements derived from the survey) is the main driver in the overall investment profile in the short term, and reflects the existing condition of the stock, along with the contingency/exceptional extensive category that allows for undertaking additional structural and compliance works where required. This graphic also demonstrates the continuing need to invest in existing ongoing regimes regarding cyclical, void and responsive maintenance (Revenue).

1.7 Externally, the fabric of the properties is generally sound with a majority of dwellings benefiting from replacement windows (albeit that a significant number of older street properties require window replacements over the short term). Only limited roof replacements have been identified in the short term,

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however the survey has identified investment over the next 5 years for associated roofing works such as fascia, soffits and gutters etc. In addition to this the survey has also identified early investment to external areas such as fencing and paths, and common areas and facilities.

- 1.8 Internally, a large majority of properties have full central heating systems and cavity/loft insulation where appropriate. Whilst the survey has identified evidence of significant internal investment in the past specifically to areas such as kitchens and bathrooms, the survey has identified the need to maintain the investment in these areas over the short term to replace internal elements as required.
- 1.9 The spread of costs for Future Major Works (capital replacement works derived from the survey) is split over the 40 year forecast period with approximately **£206.2m** (35%) required for external works and approximately **£388.2m** (65%) for internal works. However, over the next 5 years approximately **£37.7m** (43%) of the investment is to the external areas, compared to approximately **£49.9m** (57%) for internal works. In addition to this the survey has also identified approximately **£0.5m** of Catch/Up works to rectify early failing elements and/or repair items.
- 1.10 The programmed renewal works to dwellings (over 40 years) is supplemented by a **£1.0m** improvement programme that will provide new or improved

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amenities to dwellings that currently do not exist. This typically comprises items such as installing additional cavity wall and loft insulation.

- 1.11 Various “related assets” exists within the stock, namely: Garages, un-adopted areas, shops, commercial units, hostel and support schemes. Following a review of these assets **£9.9m** over the 40 years has been identified to adequately maintain these areas.
- 1.12 The responsive/void and cyclical, or ‘revenue’, works total **£465.2m** (circa £11.6m per year) and **£142.0m** (circa £3.5m per year, which is made up of £2.3m of servicing items and £1.2m of decorations based on a 7 year cycle) respectively over the 40 year forecast period. These costs were derived from reviewing historic expenditure and will ensure that existing commitments in this regard will continue to be met.
- 1.13 Under a specific investment category we have allowed for all exceptional extensive works such as statutory compliance work, structural work to the non-traditional stock and scaffolding and complex mechanical and electrical works. This investment category equates to approximately **£140.7m** over the 40 years.



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1.14 In addition to the above we have also made an allowance of **£23.7m** (4% of Future Major Works) over the 40 years for associated contingencies in delivering the capital programme.

1.15 All information recorded during the stock condition survey has been loaded onto a Microsoft SQL database and this has been used as a basis for analysing the data and producing the cost reports. This information has been provided to the Council for on-going use.

1.16 The site inspections were carried out during quarter 2 and 3 of 2015.

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## PART B

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### 2.0 INTRODUCTION

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2.1 The Hammersmith & Fulham Council are considering the future of their housing stock, and in December 2014 the Council authorised a Strategic Housing Stock Options Appraisal (SHSOA). A key part of this appraisal is ensuring robust investment information is presented. Reflecting this, Savills were invited to tender for a stock condition survey by London Borough of Hammersmith & Fulham and duly submitted our proposal in March 2015, following a formal evaluation process we were instructed to undertake the work. In summary, the main objectives of the exercise were:

- a. To provide professional advice guidance on all aspect of the Strategic Housing Stock Options Appraisal (SHSOA);
- b. To complete a desktop review to establish the quality of existing stock condition data, and identify gaps to enable a warranty being provided;
- c. To complete a sample stock condition survey to assess the future liabilities of the Council's housing stock and associated assets;
- d. To provide accurate and statistically reliable information concerning repairs and maintenance as well as improvement costs forecast over a 40 year term;

- e. To collect, validate and report upon attribute and condition information about the stock for the purpose of improving existing records and future maintenance planning;
- f. To establish a methodology upon which further surveys may be undertaken;
- g. To measure the stock against the Decent Homes Standard;
- h. To produce a detailed 10 year forecast maintenance plan;
- i. To collect energy efficiency data and report against energy efficient issues;
- j. To summarise findings and data into a hard copy report and provide data electronically;

2.2 To facilitate the above, and in line with your instruction we have undertaken a stock condition survey of the housing stock and associated assets with a view to assessing the current and future repairs and maintenance liability. Of a total of **11,722** rented dwellings we have surveyed 1,362 internally and externally (11.6%). This stock total excludes properties located with West Kensington, Gibbs Green Estates and Edith Summerskill house. **Appendix 1** provides separate cost profiles for West Kensington and Gibbs Green Estates assuming the phased re-development.

2.3 We worked with the Council to obtain the information we required, such as address lists, location plans, details of construction types, etc. The survey work was undertaken between Quarter 2 and 3 2015 and the survey data was subsequently loaded onto our computer system. A summary of all costs is included at **Appendix 1**.

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## 3.0 SURVEY COVERAGE

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- 3.1 A database of properties was initially provided by the Council to be included within the survey. Savills initially undertook a full impressionistic and desktop study of the stock, including site visits of all the main estates. The purpose of this exercise was to review any existing information and ensure property types were confirmed before the sample selection. We have only reviewed and included the properties that were made available and by the Council as the basis of the fieldwork and subsequent reporting, great reliance has therefore been placed on the contents.
- 3.2 The housing stock has been declared as **11,722** tenanted dwellings and 4,528 leaseholders. This stock total excludes 538 tenanted and 128 leaseholders located within West Kensington and Gibbs Green Estates, which have been excluded post survey due to phased development. In addition to this, 67 dwellings located within Edith Summerskill house have also been excluded. The following table illustrates the survey coverage across each of the main geographical areas within the stock.

Estate	Total	Sample
Adam Walk Estate	25	1
Aintree Estate	143	17
Aldine Court	28	3
Alice Gilliat Estate	54	6
Arthur Henderson	33	4
Ashcroft Square Estate	196	24
Askham Court	56	7
Aspen Gardens	85	11
Banim Street	35	4
Barclay Close	59	7
Becklow Gardens	187	22
Benbow Court	15	2
Blakes Wharf	123	14
Brecon Estate	317	38
Bulow	129	15
Charcroft	29	3
Charecroft Estate	313	39
Clem Attlee Estate	495	60
College Court	31	4
Creighton Close	33	2
Da Palma Court	24	3
Edward Woods Estate	624	73
Emlyn Gardens Estate	185	22
Eternit Wharf Estate	49	6
Ethel Rankin Court	23	3
Flora Gardens Estate	132	16
Fulham Court	304	40
Keir Hardie	20	2
Kelmscott Gardens	51	6
Lancaster Court	149	18

Estate	Total	Sample
Mylne Close Estate	3	0
Non-Estate : Edward Woods	1	0
Non-Estate Fulham North	761	90
Non-Estate Hammersmith Central	510	60
Non-Estate Hammersmith North	412	47
Non-Estate Sands End	479	63
Non-Estate Shepherds Bush	578	63
Non-Estate South Fulham	637	62
Non-Estate South Hammersmith	3	0
Old Oak Estate	216	26
Philpot Square	59	6
Queen Caroline Estate	174	20
Rainville	23	2
Riverside Gardens	163	20
Robert Owen House	71	9
Rocque & Maton	41	4
Rosewood Square Estate	28	3
Seagrave Road	56	7
Springvale	126	15
St Peters Terrace	19	0
Stanford Court Estate	31	5
Star Road	181	22
Sulgrave Gardens Estate	33	4
Sullivan Court	259	36
Townmead Estate	71	9
Verulam	30	4
Walham Green Court	86	11
Waterhouse Close	41	5
White City Close	82	9
White City Estate	1,463	180

Estate	Total	Sample
Laurel Bank Gardens	22	5
Lintaine Close	7	0
Lytton Estate	192	23
Malvern Court	63	7
Margravine	289	36
Marryat Court Estate	11	1
Total	4,531	543
Grand total	11,722	1,362

Estate	Total	Sample
William Banfield	52	6
William Church Estate	78	11
Woodman Mews Estate	43	5
Wormholt Estate	342	41
Wyfold Road	24	3
Yeldham	15	3
Total	7,191	851

3.3 The above table illustrates a good level of access across all main areas. **Appendix 2** illustrates the achieved sample in more detail, showing the archetype groups for each estate, the number of properties within each group, the proposed sample (in blue) and the achieved sample (in red). Again this table illustrates a good level of access across each of the archetypes within each borough.

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## 4.0 METHODOLOGY

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### 4.1 The Survey Team

4.1.1 The Savills team specialising in planned maintenance and stock condition surveys undertook the survey. The team of surveyors, all of whom are Chartered Surveyors or staff of similar standing, have extensive experience in mass survey projects and were fully briefed on the requirements of the survey before any inspections were carried out on site. The survey team was based in the area whilst the on site inspections were carried out.

### 4.2 Quality Control

4.2.1 Prior to survey commencement, a pro-forma was devised which was used for data collection, and took due regard for local issues and priorities where appropriate. The content of which is included at **Appendix 3**. The information was entered into our computer database for it to be checked, collated and validated. The methodology and survey objectives were shared and tested by the Savills survey team throughout the assignment.



4.2.2 In addition to a comprehensive briefing of all surveyors prior to commencing the inspections, de-briefing meetings were held with all surveyors at the end of each day to enable queries to be dealt with immediately. Spot checks were also made on site of completed surveys to check compliance with the agreed methodology.

### **4.3 Validation of Data**

4.3.1 Once the surveys were completed, they were loaded onto our computer database and extensive validation was undertaken electronically to check for anomalies and inconsistencies.

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## 5.0 REPAIR/INVESTMENT CATEGORIES

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In order to build up the overall cost profiles we have identified the various investment headings separately.

### 5.1 Catch-up Repairs

5.1.1 These are defined as repair of elements that can be brought up to a reasonable standard and will typically include isolated patch repairs not deemed to be included in day to day responsive repairs.

5.1.2 The table below illustrates the identified catch up repairs across the main building elements.

Element	Cost
Kitchen / Bathroom	£95,100
Heating / Electrics	£9,949
Roofing	£21,603
Windows / Doors	£2,758
Walls	£103,072
External Works	£23,143
Other	£32,900
<b>Total</b>	<b>£497,925</b>

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## 5.2 Future Major Works

5.2.1 These are defined as “the provision, which should be adequate to cover the periodic overhaul / refurbishment / renewal of the building components and landlords’ fixtures and fittings, to keep the property in lettable condition” and to achieve and maintain the Decent Homes Standard.

5.2.2 All building elements have a natural life expectancy, at the end of which they have to be replaced. The life expectancies used in generating costs were based on the following:

- Industry standards.
- HAPM Property Mutual Limited manual.
- RICS and BRE publications: “Life Expectancies of Building Components”.
- The Council’s experience.
- Our experience.
- Specific life cycles given within the promise documentation.

5.2.3 Our surveyors used their professional judgement to establish when a building component requires replacement and inserted the appropriate year on the survey form. For older building components, or those which we believed to have a limited remaining life, life cycles were ignored and our assessment was based on the condition as found on site from our survey.

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5.2.4 We have only recorded those items that will require renewal within the next 40 years and those items falling outside that period have not been subject to a replacement cost within our report. However we would anticipate a similar level of expenditure identified over the next 40 years to be maintained thereafter.

5.2.5 **Appendix 3** provides a full breakdown of the standard life cycles for each surveyed element. However for ease of reference the following table provides a summary of the main elements:

Element	Life Cycle
Pitched Roof	60-70 years
Flat roof	15-20 years
Windows	30 years
External Doors	30 years
Kitchens	20 years
Bathrooms	25 years
Boilers	12 Years
Electrics	30 Years

5.2.6 A full breakdown by individual elements is included at **Appendix 1**. The elements, however, can be grouped together to present the costs under larger grouped headings, as shown below:

Element	Years 1 to 5 (millions)	Years 6 to 40 (millions)	Total
Kitchen	£7.12	£115.95	£123.08
Bathrooms	£2.77	£33.91	£36.69
Electrics	£4.06	£38.82	£42.88
Heating	£19.87	£89.81	£109.69
Windows	£26.94	£71.94	£98.88
Doors	£3.74	£15.35	£19.09
Pitched Roof	£0.76	£11.94	£12.70
Flat roofs	£0.67	£15.90	£16.57
Rainwater goods / Ext Joinery	£1.41	£11.59	£13.00
Walls	£0.11	£14.16	£14.26
Environmental Works	£1.63	£12.58	£14.21
Communal services	£16.13	£59.71	£75.84
Communal doors	£1.36	£9.52	£10.88
Communal Windows	£1.08	£5.61	£6.69
<b>Total</b>	<b>£87.66</b>	<b>£506.80</b>	<b>£594.46</b>

5.2.7 As can be seen from the table above, substantial investment is required for all groupings with heating and windows being the most prominent over the first 5 years and kitchens and heating over the 40 year term.

5.2.8 The following illustrates the investment across each of the above main elements across the 40 year horizon.

### 5.3 Improvements

5.3.1 Improvement work generally involves the installation of components that do not currently exist at a property but would enhance the property, or upgrading an element to be replaced e.g., the survey has identified **£1,067,350** to top up loft insulation and install cavity wall insulation where none currently exists. No additional improvements have been considered within the survey scope, but the council may wish to allow an additional provision for residents' aspirations and wider environmental improvements.

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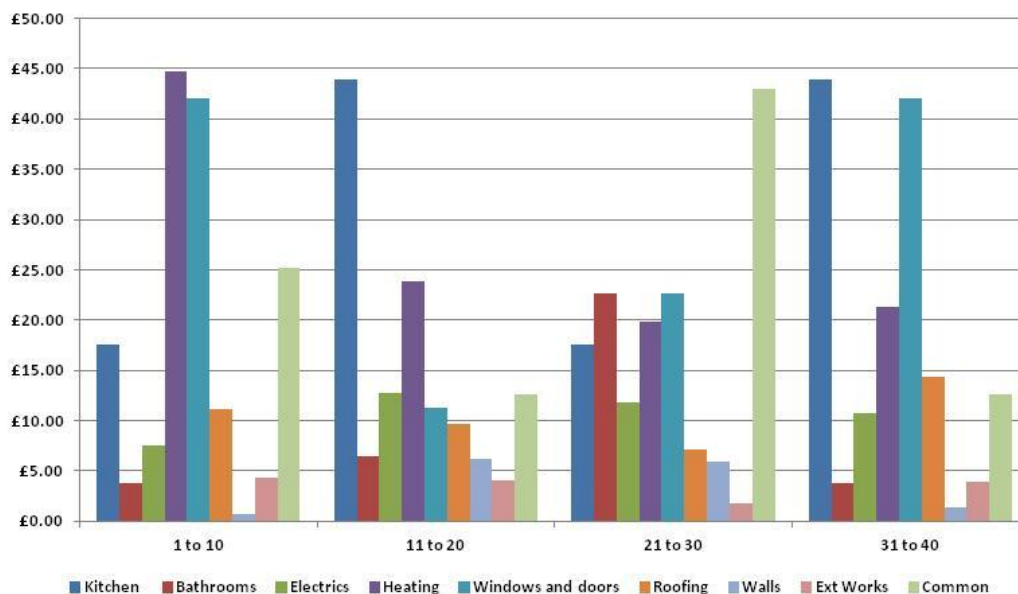
## 5.4 Related Assets

5.4.1 Various related assets exist within the stock which the council has an obligation to maintain. These have been recognised as follows;

- Garage sites (approximately 1,200 garages across 70 sites)
- Un-adopted roads, footpaths and play areas and equipment
- Un-adopted drains, cesspits and lighting
- Shops
- Commercial premises
- Halls
- Hostels

5.4.2 The garage areas have been inspected as part of the survey process. The remainder of the assets have been assessed via a desk top analysis and detailed discussions with key officers of the Council.

5.4.3 Using both the collected data and the desktop review the estimated 40 year costs to maintain the related assets is **£9,933,880** over the 40 years. A detailed breakdown is given at **Appendix 1**. However, the following graph illustrates the likely timing of this expenditure.



5.4.4 The survey results indicate that while investment has been made to these assets in the past, there is a need to continue to invest relatively heavily in the stock over the short term.

## 5.5 Contingent Major Repairs

5.5.1 Contingent major repairs are defined as repairs of a kind, which cannot be specifically foreseen and may arise from latent defects in construction. In line with common practice we have allowed a provision of 4% on Future Major Works over the 40 year period, which equates to approximately **£23,778,514** over the 40 year horizon.

5.5.2 The allowance is specifically in respect of unforeseen work that has not been identified elsewhere in the survey but, from both our experience and that of the



Council, can be predicted as likely to occur. Examples include, but are not limited to, cavity wall tie failure, uninsured subsidence/settlement, general structural defects, drainage failure and latent defects in construction.

## 5.6 Response and Void Property Maintenance

5.6.1 Responsive and Void property maintenance is defined as “maintenance arising from the landlord’s obligation to carry out repairs to a property, either upon a tenant’s request or arising from staff inspection or in connection with the re-letting of a property”.

5.6.2 The Council has provided Savills with current out-turn information relating to response expenditure. Savills have reviewed this budget in detail with key officers and have ensured that any items of work relating to component replacement (such as replacing a boiler) carried out under this budget have not been included, as the financial provision has already been allowed for under the Future Major Works section of this report. This has resulted in a total allowance over the 40 years of approximately **£421m** for responsive repairs (circa £10.5m per year).

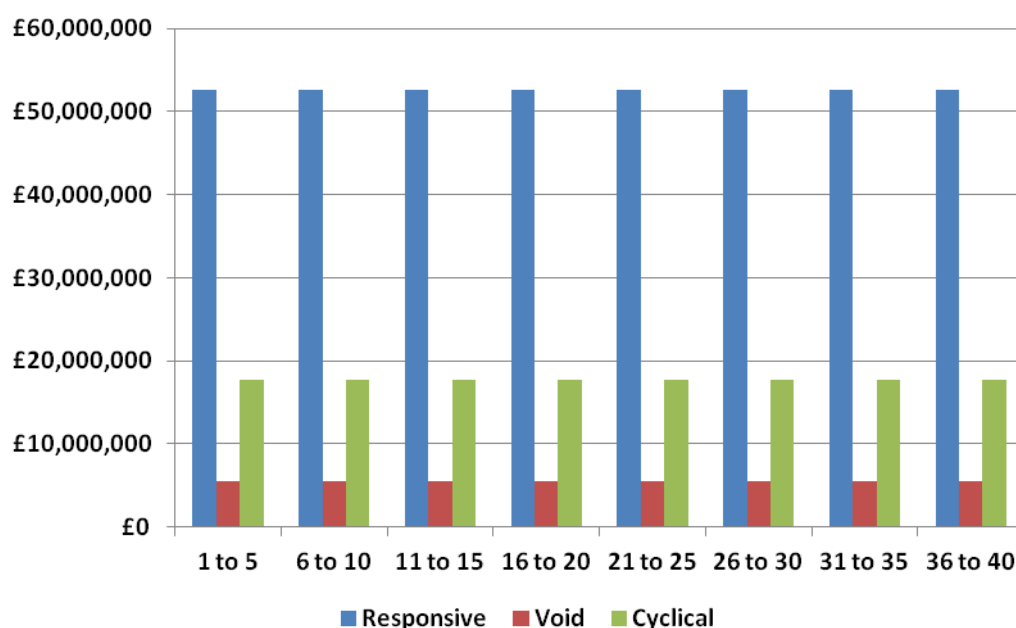
5.6.3 As with the responsive budget the Council has provided information relating to the current expenditure level to provide an adequate void service, to ensure properties are re-let to an acceptable standard. Following a review of this area an allowance of **£44m** has been taken forward over the 40 years (circa £1.1m per year)

## 5.7 Cyclical Maintenance

5.7.1 Cyclical Maintenance is defined as “maintenance and servicing, generally similar to that stated for programmed repairs”. However, it is more specifically identified as various items recurring on an annual basis and the servicing of installations, such as boiler servicing, cyclical decorations etc.

5.7.2 The cyclical investment forecasts were produced by initially assessing the Council’s historic expenditure for the cost and extent of work required in this area. Each specific area was then reviewed in more detail to assess whether projections from this base position were acceptable for future projections. The result of these interrogations has identified approximately **£142m** being taken forward for cyclical maintenance (circa £3.5m per year, which is made up of £2.3m of servicing items and £1.2m of decorations based on a 7 year cycle).

5.7.3 **Appendix 1** provides additional detail regarding the make up of these costs. However the graph below summarises the assumed investment levels across the 40 years for each of the main headings.



## 5.8 Exceptional Extensives

5.8.1 Exceptional Extensive Works are major works which are required to remedy particular significant defects and fall outside the definition of routine repairs and maintenance. They are usually works needed to provide the most effective technical solutions and will reduce future repair and maintenance costs. An example would be overcladding of a block to prevent water penetration which was causing damp etc.

5.8.2 Through discussions with the Council the following items have been identified for inclusion under this reporting category:

5.8.3 **Asbestos:** The Council has a duty to manage asbestos within the housing stock. Through discussions with the Council an allowance has been made of **£5,000,000** over the 40 years to manage this area of work, of which **£2,000,000** is allocated within the first 5 years reflecting the volume of capital works, as inevitable the greater the volume of capital work the greater the associated asbestos related works. These costs are specifically for associated extra over items in relation to asbestos, such as removal where necessary, and the on going management of this area of work.

5.8.4 **Fire Risk Assessment Work:** The Regulatory Reform (Fire Safety) Order 2005 became law in England & Wales in October 2006. This order places the duty of care onto the Landlord (The Council) to ensure the common areas to the flatted stock are assessed and all appropriate works undertaken to mitigate the risk to the residents in the case of a fire. Fire Risk Assessments have been undertaken in the past which have identified **£7,500,000** of works to ensure compliance with the Order over the next 5 years along with a further allowance of **£2,400,000** over the 40 years for continued inspections and management. Reflecting this we have taken this allowance forward under this investment heading.

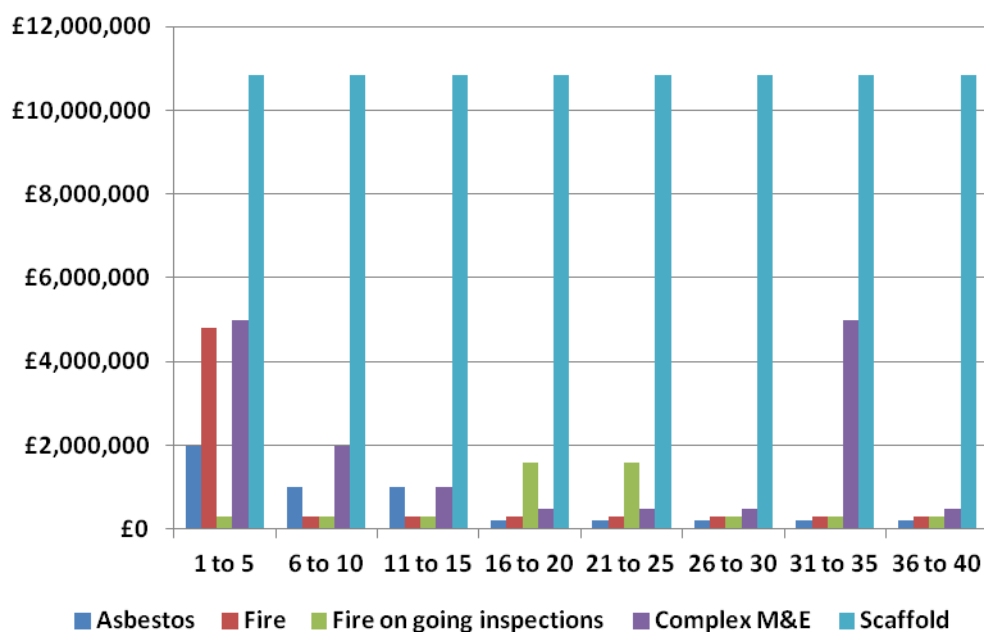
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**5.8.5 Non-Trad Structural Works and High Rise:** There are various properties within the stock built of a non traditional method (reinforced concrete, steel/timber frame etc) Structural inspections are in the process of being undertaken to establish the current condition and provision for future works in this area. Having discussed this area with the structural engineers a provisional allowance of **£24,150,000** has been allowed over the 40 years, of which **£10, 500,000** has been allowed for within the first 5 years.

**5.8.6 Complex Mechanical and Electrical Works:** Given the nature of the high rise and large block of flats and additional allowance in made under this investment heading for complex M&E, typically common water tanks, lateral electrical mains and associated compliance works associated with undertaking work of this nature, Following a series of discussions with the Council an allowance of **£15,000,000** has been taken forward over the 40 years **£5,000,000** of which has been allocated within the first 5 years.

**5.8.7 Scaffolding:** Given the high percentage of flats within the stock, scaffolding can be a significant cost when undertaking capital works. Having reviewed past investment in this area, we have agreed with the Council an allowance of **£86,678,480** over the 40 years spread equally across the timeframe.

5.8.8 **Appendix 1** provided detailed information regarding the timing of this investment over each of the investment categories. The following however illustrates this investment graphically.



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## 6.0 DISABLED ADAPTATIONS

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6.1 The Council has an on-going obligation to provide appropriate adaptations to the housing stock to allow residents to stay in their homes as their circumstances change, (level access, handrails, stairlifts etc). Through reviewing historic expenditure in this area, and reflecting the anticipated demand for this service going forward we have allowed a provision of **£28,000,000** over the 40 years to meet this obligation, which has been spread evenly across each year.

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## 7.0 LEVELS OF PRICING

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7.1 The work recorded as part of the Stock Condition Survey has been priced using a Schedule of Rates, a copy of which is included at **Appendix 3**. The Schedule has been based on the Council’s experience of letting contracts locally and our experience with other Local Authorities/Housing Associations with similar types and numbers of property. The following summarises the main elements and their anticipated replacement costs.

Element	Replacement Costs
Pitched Roof	£5,000
Flat roof	£2,000
Windows	£4,000
Doors (per door)	£700
Kitchens	£5,250
Bathrooms	£2,750
Boilers	£2,000
Electrics	£1,900

7.2 If the work is planned and procured correctly, we believe that the unit rates identified can be achieved. However, poor planning/procurement could result in variations to these rates.



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7.3 All costs within this report are at a base date of September 2015 and include contract preliminaries, but exclude professional fees, management costs, inflation and VAT.

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## 8.0 COST REPORTS

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8.1 A summary of all costs and an elemental summary for the whole stock is included at **Appendix 1**.

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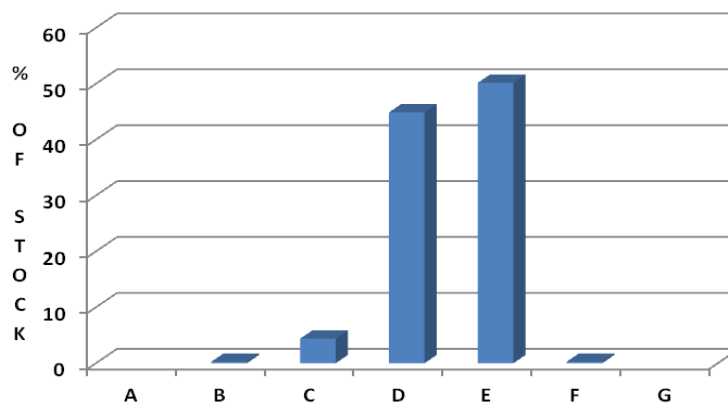
## 9.0 ENERGY ASSESSMENT

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- 9.1 As part of the stock condition survey, we have undertaken an assessment of the energy performance of the properties by carrying out a specific energy survey, whereby RDSAP information was collected and then processed using approved energy software (NES1).
- 9.2 Generally the properties score reasonably well on the SAP (Standard Assessment Procedure) ratings with an overall average of **67.8**.
- 9.3 All energy related software systems are heavily weighted toward the heating systems within the dwelling. The Council has a large majority of properties with full central heating, consequently a reasonably good overall rating is reflected in the findings of the survey. Additional package improvement works have also been carried out which have contributed to increasing the overall energy efficiency of the properties such as window replacements, and insulation works.
- 9.4 The following graphic demonstrates the results of the surveyed properties relating to energy efficiency banded into appropriate groups according to their individual SAP rating. The following SAP bands have been used:

Band	SAP Score
A	92+
B	81 to 919
C	69 to 80
D	55 to 68
E	39 to 54
F	21 to 38
G	1 to 20

9.5 Using the above classifications the overall results of the energy assessment across the stock is illustrated below:



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## 10.0 DECENT HOMES ASSESSMENT

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10.1 As part of our survey we have made an assessment of the level of non-decency in the housing stock. This assessment has been measured in accordance with issued guidance. We have identified that **262 properties** detailed in paragraph 10.4 that currently fail this assessment.

10.2 The works identified in the first year of our costs will bring the currently non decent properties up to a decent standard and prevent further properties becoming non decent. The works identified in the following 39 years will ensure decent properties do not become non decent during this period. We would also like to clarify that although the decent homes guidance encourages Landlords to interpret the guidance in accordance with its own particular housing stock, no such interpretation has been made at this stage to the results of the decent homes analysis. Consequently these results are to be viewed as the lowest possible standard of decency, and we encourage the Council to bear this mind when considering the aspirations of both itself and its residents, as the Decent Homes Standard in isolation rarely delivers an acceptable level of housing.

10.3 A decent home, as described by Central Government, is one that is wind and weather tight, warm and has modern facilities. In order for a social landlord to achieve this aim any individual dwelling must meet the following criteria:

**a) It meets the current Housing Health and Safety Rating System (HHSRS)**

In April of this year the HHSRS superseded the fitness standard as part of the Decent Homes Standard. The assessment relating to decent homes for the purposes of this report have been based on an indicative assessment of the agreed version 2 guidance.

**b) It is in a reasonable state of repair**

Dwellings that fail this criterion are those elements such as roofs, rewires, boilers etc that are **old** (i.e. their age exceeds their life cycle) **and in poor condition** (i.e. identified by the surveyor as needing replacement or a major repair).

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The elements listed within this criteria are sub-divided into two sections, namely key components and non-key components. Failure of a single key component will fail the dwelling completely, whereby the non-key components require two or more failures to make the property non-decent. Obviously whenever a key component fails then the property will become non-decent in that year, however the culmination of two non-key components may occur over several years (e.g. a kitchen in year 1 and bathroom in year 5).

Within the example listed above there is no fixed guidance upon how it should be reported. To avoid confusion and maintain consistency with the general cost reports, we would include the cost for the kitchen and bathroom in the years that they fail. We would **not** include any costs for a dwelling that only has one non-key component failure over the forecast period.

**c) It has reasonably modern facilities and services**

The guidance lists six points of failure and any individual dwelling must fail on three or more items to be deemed as non-decent. As with the methodology employed for non-key components, we have included the items within the predicted year of failure in our decent homes reports and will only include costs for those dwellings that have three or more failures at the current time.

**d) It provides a reasonable degree of thermal comfort**

This criterion requires dwellings to have both effective insulation and efficient heating.

Again there is a potential for double counting in such situations where a dwelling does not have efficient heating and the boiler or heating distribution system is old and in poor condition under criterion b. In such circumstances we will include for the requisite replacement when it first appears and then exclude it from re-appearing in the other criterion.

10.4 The following graph illustrates the failure per element as derived from the survey.

Criteria	Element	Props failing	Cost
B Key Components	Boiler	16	£30,400
	Doors	20	£14,000
	Windows	22	£88,000
B Non key components	Bathroom	185	£508,750
	Kitchen	204	£1,071,000
C Thermal comfort	Heating	29	£116,000
<b>Total</b>		<b>476</b>	<b>£1,828,150</b>
<b>Total Properties</b>		<b>262</b>	



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10.5 The table above clearly demonstrates that kitchens and bathroom under criterion B (non key) represent the highest area of failure.

10.6 We have also run the Decent Homes Standard over the next 5 years and if no investment is made there is approximately 2,000 properties that have the potential to fail year on year.

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## 11.0 LEASEHOLDERS

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- 11.1 A majority of tenants have the right to purchase their dwellings from Local Authorities. In the majority of cases the tenant will purchase the 'freehold' interest and the Council will no longer have any further obligations to repair and maintain the property. However, there are instances where it becomes impossible for a single tenant to purchase the freehold, usually because the construction of the dwelling forms part of a larger building (e.g. a single flat in a block).
- 11.2 In such circumstances as described above, the tenant will purchase the 'leasehold' interest and the Council will retain the freehold of the complete block. A contract, or lease, will be signed between the Council and leaseholder, part of which will contain covenants as to who is liable for repairs and maintenance. It is common practice for the freeholder to be responsible for the external/communal areas and the leaseholder to be responsible for the internal works.
- 11.3 A leaseholder will benefit from any repairs to the external and communal areas and the lease will set out how the freeholder will be reimbursed for the works. This is normally achieved via one, or a combination, of the methods listed below:

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- Service Charge – This is where the leaseholder will pay a fixed amount on regular dates and the freeholder will undertake all repairs as necessary; or
  - The freeholder will undertake the works and charge the leaseholder a percentage of the value of those works proportional to their benefit. An example would be where the freeholder to a block of 10 flats spends £50,000 renewing the roof covering and the leaseholders would pay a contribution of £5,000 each.

11.4 Unfortunately it is rarely as simple as stated above and a Council may have entered into a number of different leases over the years all with varying obligations. It would take an extremely long time to review each lease individually and accurately work out the leaseholder contributions for the whole stock. Therefore, we have included within our report for the costs to the Council's tenanted dwellings only. **Appendix 1** provides the costs relating specifically to the leaseholders.

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## 12.0 LIMITATIONS OF SURVEY

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12.1 The inspections and report are subject to the limitations set out at **Appendix 4**.

# Appendix 1

## Summary of Costs

## TENANTED

LBHF	Year 1= 2015					Stock				11,722	
Year	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	Total	Unit Ave	
<b>Catch/Up</b>	<b>£497,925</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£497,925</b>	<b>£42</b>	
All Catch Up	£497,925	£0	£0	£0	£0	£0	£0	£0	£497,925	£42	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>FMW</b>	<b>£87,661,201</b>	<b>£69,482,607</b>	<b>£78,700,950</b>	<b>£52,144,488</b>	<b>£94,980,373</b>	<b>£57,214,366</b>	<b>£96,883,748</b>	<b>£57,395,112</b>	<b>£594,462,845</b>	<b>£50,713</b>	
Kitchen	£7,124,250	£10,426,500	£34,965,000	£9,024,750	£7,124,250	£10,421,250	£34,965,000	£9,024,750	£123,075,750	£10,500	
Bathrooms	£2,774,750	£1,024,750	£1,810,500	£4,677,750	£18,133,500	£4,468,750	£2,774,750	£1,024,750	£36,689,500	£3,130	
Electrics	£4,060,400	£3,532,450	£6,616,200	£6,104,950	£7,343,600	£4,490,250	£5,958,400	£4,777,950	£42,884,200	£3,658	
Heating	£19,872,350	£24,863,950	£14,118,650	£9,699,850	£10,208,150	£9,633,000	£12,451,253	£8,838,395	£109,685,598	£9,357	
Windows	£26,935,350	£9,238,450	£5,066,750	£4,021,550	£12,744,550	£4,696,900	£26,935,350	£9,238,450	£98,877,350	£8,435	
Doors	£3,738,150	£2,145,000	£848,075	£1,305,200	£3,257,150	£1,911,650	£3,738,150	£2,144,350	£19,087,725	£1,628	
Pitched Roof	£764,663	£1,291,072	£1,543,101	£2,432,218	£643,347	£1,187,295	£436,400	£4,403,460	£12,701,555	£1,084	
Flat roofs	£673,122	£4,420,466	£1,245,448	£888,708	£3,027,575	£773,003	£2,041,152	£3,504,823	£16,574,298	£1,414	
Rainwater goods / Ext Joinery	£1,405,689	£2,585,312	£2,229,747	£1,334,887	£1,178,838	£272,978	£1,404,139	£2,586,862	£12,998,451	£1,109	
Walls	£108,123	£638,523	£2,580,163	£3,552,604	£4,838,246	£1,149,675	£239,595	£1,157,505	£14,264,433	£1,217	
Environmental Works	£1,627,044	£2,722,145	£1,827,875	£2,292,660	£1,040,812	£723,582	£1,203,405	£2,772,792	£14,210,317	£1,212	
Communal services	£16,133,673	£3,058,591	£4,836,764	£5,973,307	£22,825,581	£15,628,435	£2,750,728	£4,631,646	£75,838,724	£6,470	
Communal doors	£1,359,563	£2,345,383	£639,547	£553,543	£2,093,726	£888,129	£901,353	£2,099,364	£10,880,608	£928	
Communal Windows	£1,084,073	£1,190,015	£373,129	£282,512	£521,048	£969,469	£1,084,073	£1,190,015	£6,694,335	£571	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Improvements</b>	<b>£1,067,350</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£1,067,350</b>	<b>£91</b>	
Wall Insulation - Install cavity wall insulation	£877,600	£0	£0	£0	£0	£0	£0	£0	£877,600	£75	
Loft Insulation - Upgrade/renew Loft insulation to 200mm	£189,750	£0	£0	£0	£0	£0	£0	£0	£189,750	£16	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Related Assets</b>	<b>£1,885,961</b>	<b>£1,614,502</b>	<b>£1,286,513</b>	<b>£719,346</b>	<b>£786,779</b>	<b>£1,007,224</b>	<b>£1,366,838</b>	<b>£1,266,717</b>	<b>£9,933,880</b>	<b>£847</b>	
Garages and spaces	£510,961	£639,502	£511,513	£24,346	£111,779	£332,224	£491,838	£591,717	£3,213,880	£274	
Shops, commercial, halls etc	£1,000,000	£600,000	£400,000	£320,000	£300,000	£300,000	£500,000	£300,000	£3,720,000	£317	
All other assets	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000	£3,000,000	£256	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Revenue</b>	<b>£75,911,420</b>	<b>£75,911,420</b>	<b>£75,911,420</b>	<b>£75,911,420</b>	<b>£75,911,420</b>	<b>£75,911,420</b>	<b>£75,911,420</b>	<b>£75,911,420</b>	<b>£607,291,356</b>	<b>£51,808</b>	
Responsive	£52,659,815	£52,659,815	£52,659,815	£52,659,815	£52,659,815	£52,659,815	£52,659,815	£52,659,815	£421,278,524	£35,939	
Void	£5,500,093	£5,500,093	£5,500,093	£5,500,093	£5,500,093	£5,500,093	£5,500,093	£5,500,093	£44,000,742	£3,754	
Cyclical	£17,751,511	£17,751,511	£17,751,511	£17,751,511	£17,751,511	£17,751,511	£17,751,511	£17,751,511	£142,012,091	£12,115	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Contingent Major Repairs</b>	<b>£3,506,448</b>	<b>£2,779,304</b>	<b>£3,148,038</b>	<b>£2,085,780</b>	<b>£3,799,215</b>	<b>£2,288,575</b>	<b>£3,875,350</b>	<b>£2,295,804</b>	<b>£23,778,514</b>	<b>£2,029</b>	
Contingent Major Repairs	£3,506,448	£2,779,304	£3,148,038	£2,085,780	£3,799,215	£2,288,575	£3,875,350	£2,295,804	£23,778,514	£2,029	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Exceptional Extensives</b>	<b>£36,134,810</b>	<b>£24,634,810</b>	<b>£13,234,810</b>	<b>£13,209,810</b>	<b>£13,209,810</b>	<b>£11,934,810</b>	<b>£16,434,810</b>	<b>£11,934,810</b>	<b>£140,728,480</b>	<b>£12,006</b>	
Asbestos	£2,000,000	£1,000,000	£1,000,000	£200,000	£200,000	£200,000	£200,000	£200,000	£5,000,000	£427	
Fire	£7,500,000	£0	£0	£0	£0	£0	£0	£0	£7,500,000	£640	
Fire on going inspections	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£2,400,000	£205	
Structural works High Rise	£10,500,000	£10,500,000	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000	£21,600,000	£1,843	
Structural works cornish	£0	£0	£0	£1,275,000	£1,275,000	£0	£0	£0	£2,550,000	£218	
Complex M&E	£5,000,000	£2,000,000	£1,000,000	£500,000	£500,000	£500,000	£5,000,000	£500,000	£15,000,000	£1,280	
Scaffold	£10,834,810	£10,834,810	£10,834,810	£10,834,810	£10,834,810	£10,834,810	£10,834,810	£10,834,810	£86,678,480	£7,395	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Disabled Adaptations</b>	<b>£3,500,000</b>	<b>£3,500,000</b>	<b>£3,500,000</b>	<b>£3,500,000</b>	<b>£3,500,000</b>	<b>£3,500,000</b>	<b>£3,500,000</b>	<b>£3,500,000</b>	<b>£28,000,000</b>	<b>£2,389</b>	
Disabled Adaptations	£3,500,000	£3,500,000	£3,500,000	£3,500,000	£3,500,000	£3,500,000	£3,500,000	£3,500,000	£28,000,000	£2,389	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Total</b>	<b>£210,165,115</b>	<b>£177,922,643</b>	<b>£175,781,730</b>	<b>£147,570,843</b>	<b>£192,187,596</b>	<b>£151,856,394</b>	<b>£197,972,166</b>	<b>£152,303,863</b>	<b>£1,405,760,351</b>	<b>£119,925</b>	

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

## LEASEHOLDER

Leasehold Costs										
LBHF	Year 1= 2015					Stock			4,528	
Year	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	Total	Unit Ave
<b>Catch/Up</b>	<b>£51,061</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£51,061</b>	<b>£11</b>
All Catch Up	£51,061	£0	£0	£0	£0	£0	£0	£0	£51,061	£11
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>
<b>FMW</b>	<b>£14,527,145</b>	<b>£10,659,230</b>	<b>£6,485,777</b>	<b>£7,365,347</b>	<b>£12,354,338</b>	<b>£6,000,971</b>	<b>£15,044,164</b>	<b>£11,093,906</b>	<b>£83,530,877</b>	<b>£18,448</b>
Windows	£9,154,563	£3,145,971	£1,727,680	£1,366,873	£4,341,378	£1,595,936	£9,154,563	£3,145,971	£33,632,933	£7,428
Pitched Roof	£90,185	£265,375	£340,104	£606,434	£218,290	£448,828	£472,930	£281,948	£2,724,094	£602
Flat roofs	£229,207	£1,805,907	£480,853	£363,472	£1,238,374	£252,277	£569,932	£1,897,215	£6,837,236	£1,510
Rainwater goods / Ext Joinery	£401,572	£681,615	£671,223	£448,347	£412,020	£84,332	£401,572	£681,615	£3,782,295	£835
Walls	£40,148	£239,879	£1,061,999	£1,292,669	£1,720,578	£366,994	£561,094	£1,800,338	£7,083,698	£1,564
Environmental Works	£502,185	£964,480	£613,643	£748,567	£314,373	£209,828	£848,330	£560,124	£4,761,531	£1,052
Communal services	£3,064,952	£2,045,087	£1,156,176	£2,181,682	£2,991,853	£2,248,898	£1,954,887	£1,909,513	£17,553,048	£3,877
Communal doors	£581,034	£1,002,342	£274,636	£236,567	£894,792	£379,558	£606,935	£250,696	£4,226,561	£933
Communal Windows	£463,298	£508,575	£159,464	£120,737	£222,679	£414,320	£473,921	£566,488	£2,929,482	£647
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>
<b>Contingent Major Repairs</b>	<b>£581,086</b>	<b>£426,369</b>	<b>£259,431</b>	<b>£294,614</b>	<b>£494,174</b>	<b>£240,039</b>	<b>£601,767</b>	<b>£443,756</b>	<b>£3,341,235</b>	<b>£738</b>
Contingent Major Repairs	£581,086	£426,369	£259,431	£294,614	£494,174	£240,039	£601,767	£443,756	£3,341,235	£738
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>
<b>Exceptional Extensives</b>	<b>£11,414,707</b>	<b>£10,214,707</b>	<b>£4,794,707</b>	<b>£4,654,707</b>	<b>£4,654,707</b>	<b>£4,454,707</b>	<b>£5,804,707</b>	<b>£4,454,707</b>	<b>£50,447,656</b>	<b>£11,141</b>
Solid wall insulation	£2,000,000	£2,000,000	£0	£0	£0	£0	£0	£0	£4,000,000	£883
Asbestos	£500,000	£200,000	£200,000	£10,000	£10,000	£10,000	£10,000	£10,000	£950,000	£210
Structural works High Rise	£3,150,000	£3,150,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£6,480,000	£1,431
Structural works cornish	£0	£0	£0	£200,000	£200,000	£0	£0	£0	£400,000	£88
Complex M&E	£1,500,000	£600,000	£300,000	£150,000	£150,000	£150,000	£1,500,000	£150,000	£4,500,000	£994
Scaffold	£4,264,707	£4,264,707	£4,264,707	£4,264,707	£4,264,707	£4,264,707	£4,264,707	£4,264,707	£34,117,656	£7,535
Other	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>
<b>Total</b>	<b>£26,573,998</b>	<b>£21,300,306</b>	<b>£11,539,916</b>	<b>£12,314,668</b>	<b>£17,503,218</b>	<b>£10,695,716</b>	<b>£21,450,637</b>	<b>£15,992,369</b>	<b>£137,370,829</b>	<b>£30,338</b>

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

## WKGG TENANTED

WK and GG Tenanted -										
LBHF	Year 1= 2015					Stock			538	
Year	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	Total	Unit Ave
<b>FMW</b>	<b>£0</b>	<b>£0</b>	<b>£535,977</b>	<b>£535,977</b>	<b>£1,274,211</b>	<b>£1,375,338</b>	<b>£4,227,143</b>	<b>£4,328,271</b>	<b>£12,276,917</b>	<b>£22,820</b>
Kitchen	£0	£0	£0	£0	£1,071,955	£1,071,955	£0	£0	<b>£2,143,910</b>	£3,985
Bathrooms	£0	£0	£0	£0	£0	£0	£803,966	£803,966	<b>£1,607,932</b>	£2,989
Electrics	£0	£0	£0	£0	£0	£0	£0	£535,977	<b>£535,977</b>	£996
Heating	£0	£0	£535,977	£535,977	£0	£0	£1,339,944	£1,339,944	<b>£3,751,842</b>	£6,974
Windows	£0	£0	£0	£0	£0	£0	£809,023	£809,023	<b>£1,618,045</b>	£3,008
Doors	£0	£0	£0	£0	£0	£0	£535,977	£535,977	<b>£1,071,955</b>	£1,992
Pitched Roof	£0	£0	£0	£0	£0	£0	£0	£0	<b>£0</b>	£0
Flat roofs	£0	£0	£0	£0	£0	£0	£0	£0	<b>£0</b>	£0
Rainwater goods / Ext Joinery	£0	£0	£0	£0	£0	£0	£535,977	£0	<b>£535,977</b>	£996
Walls	£0	£0	£0	£0	£0	£0	£0	£0	<b>£0</b>	£0
Environmental Works	£0	£0	£0	£0	£202,256	£0	£0	£202,256	<b>£404,511</b>	£752
Communal services	£0	£0	£0	£0	£0	£303,383	£0	£0	<b>£303,383</b>	£564
Communal doors	£0	£0	£0	£0	£0	£0	£101,128	£0	<b>£101,128</b>	£188
Communal Windows	£0	£0	£0	£0	£0	£0	£101,128	£101,128	<b>£202,256</b>	£376
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>
<b>Revenue</b>	<b>£5,231,099</b>	<b>£1,696,424</b>	<b>£1,610,461</b>	<b>£1,610,461</b>	<b>£1,610,461</b>	<b>£1,610,461</b>	<b>£1,610,461</b>	<b>£1,610,461</b>	<b>£4,497,278</b>	<b>£8,359</b>
Responsive	£3,709,773	£1,214,141	£1,205,949	£1,205,949	£1,205,949	£1,205,949	£1,205,949	£1,205,949	<b>£66,600</b>	£33,300
Void	£0	£0	£0	£0	£0	£0	£0	£0	<b>£0</b>	£0
Cyclical	£1,521,326	£482,284	£404,511	£404,511	£404,511	£404,511	£404,511	£404,511	<b>£4,430,678</b>	£8,235
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>
<b>Contingent Major Repairs</b>	<b>£0</b>	<b>£0</b>	<b>£21,439</b>	<b>£21,439</b>	<b>£50,968</b>	<b>£55,014</b>	<b>£169,086</b>	<b>£173,131</b>	<b>£491,077</b>	<b>£913</b>
Contingent Major Repairs	£0	£0	£21,439	£21,439	£50,968	£55,014	£169,086	£173,131	<b>£491,077</b>	£913
<b>Disabled Adaptations</b>	<b>£151,692</b>	<b>£151,692</b>	<b>£151,692</b>	<b>£151,692</b>	<b>£151,692</b>	<b>£151,692</b>	<b>£151,692</b>	<b>£151,692</b>	<b>£1,213,534</b>	<b>£2,256</b>
Disabled Adaptations	£151,692	£151,692	£151,692	£151,692	£151,692	£151,692	£151,692	£151,692	<b>£1,213,534</b>	£2,256
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>
<b>Total</b>	<b>£5,382,791</b>	<b>£1,848,116</b>	<b>£2,319,569</b>	<b>£2,319,569</b>	<b>£3,087,331</b>	<b>£3,192,504</b>	<b>£6,158,381</b>	<b>£6,263,554</b>	<b>£30,571,815</b>	<b>£56,825</b>

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.



## WKGG LEASEHOLDER

WK and GG Leasehold											
LBHF	Year 1= 2015					Stock				128	
Year	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	Total	Unit Ave	
<b>FMW</b>	£0	£0	£0	£0	£48,120	£72,180	£175,639	£72,180	£368,120	£2,876	
Pitched Roof	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Flat roofs	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Rainwater goods / Ext Joinery	£0	£0	£0	£0	£0	£0	£127,519	£0	£127,519	£996	
Walls	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Environmental Works	£0	£0	£0	£0	£48,120	£0	£0	£48,120	£96,241	£752	
Communal services	£0	£0	£0	£0	£0	£72,180	£0	£0	£72,180	£564	
Communal doors	£0	£0	£0	£0	£0	£0	£24,060	£0	£24,060	£188	
Communal Windows	£0	£0	£0	£0	£0	£0	£24,060	£24,060	£48,120	£376	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Contingent Major Repairs</b>	£0	£0	£0	£0	£1,925	£2,887	£7,026	£2,887	£14,725	£115	
Contingent Major Repairs	£0	£0	£0	£0	£1,925	£2,887	£7,026	£2,887	£14,725	£115	
<b>Year</b>	<b>1 to 5</b>	<b>6 to 10</b>	<b>11 to 15</b>	<b>16 to 20</b>	<b>21 to 25</b>	<b>26 to 30</b>	<b>31 to 35</b>	<b>36 to 40</b>	<b>Total</b>	<b>Unit Ave</b>	
<b>Total</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£50,045</b>	<b>£75,068</b>	<b>£182,665</b>	<b>£75,068</b>	<b>£382,845</b>	<b>£2,991</b>	

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

# Appendix 2

## Sample Strategy







# Appendix 3

## Schedule of Rates and Life Cycles

## CONDITION

Question ID	Survey Section	Question	Lifecycle	Unit	Low/Med Rise Flats/Mais	Houses/ Bungalows
367	Pitched Roof	Concrete tile	80	yr/m2	£80	£80
368	Pitched Roof	Clay tile	80	yr/m2	£80	£80
369	Pitched Roof	Natural Slate	60	yr/m2	£100	£100
370	Pitched Roof	Synthetic Slate	50	yr/m2	£80	£80
371	Pitched Roof	Other	50	yr/m2	£80	£80
374	Flat roofs	Felt	15	yr/m2	£100	£100
375	Flat roofs	Asphalt	30	yr/m2	£120	£120
376	Flat roofs	Other	50	yr/m2	£100	£100
382	Chimneys and flashings	Repoint Brick chimney	50	yr/nr	£550	£550
383	Chimneys and flashings	Re-render chimney	50	yr/nr	£550	£550
384	Chimneys and flashings	Renew Other chimney	50	yr/nr	£550	£550
387	Rainwater goods	Renew PVC rainwater goods	30	yr/lm	£50	£50
388	Rainwater goods	Renew cast iron rainwater goods	30	yr/lm	£50	£50
389	Rainwater goods	Renew aluminium rainwater goods	30	yr/lm	£50	£50
390	Rainwater goods	Renew asbestos rainwater goods	30	yr/lm	£60	£60
391	Rainwater goods	Renew concrete rainwater goods	30	yr/lm	£100	£100
392	Rainwater goods	Renew other rainwater goods	30	yr/lm	£60	£60
395	Fascia/soffit/barge	Renew PVC fascia/soffit/barge	30	yr/lm	£50	£50
396	Fascia/soffit/barge	Renew wood fascia/soffit/barge	30	yr/lm	£50	£50
397	Fascia/soffit/barge	Renew asbestos fascia/soffit/barge	30	yr/lm	£60	£60
398	Fascia/soffit/barge	Renew other fascia/soffit/barge	30	yr/lm	£50	£50
401	Soil and Vent Pipe	Renew plastic SVP	30	yr/lm	£100	£100
402	Soil and Vent Pipe	Renew cast iron SVP	30	yr/lm	£100	£100
403	Soil and Vent Pipe	Renew asbestos SVP	30	yr/lm	£100	£100
404	Soil and Vent Pipe	Renew other SVP	30	yr/lm	£100	£100
408	Windows	Double Glazed PVCu	30	yr/nr	£650	£650
409	Windows	Double Glazed Timber	30	yr/nr	£650	£650
410	Windows	Double Glazed Aluminium	30	yr/nr	£650	£650
411	Windows	Double Glazed Steel	30	yr/nr	£650	£650
413	Windows	Single Glazed PVCu	30	yr/nr	£650	£650
414	Windows	Single Glazed Timber	30	yr/nr	£650	£650
415	Windows	Single Glazed Aluminium	30	yr/nr	£650	£650
416	Windows	Single Glazed Steel	30	yr/nr	£650	£650
419	Front Door	PVCu	30	yr/nr	£650	£650
420	Front Door	Timber	30	yr/nr	£650	£650

## CONDITION

Question ID	Survey Section	Question	Lifecycle	Unit	Low/Med Rise Flats/Mais	Houses/ Bungalows
421	Front Door	Composite	30	yr/nr	£650	£650
422	Front Door	Aluminium	30	yr/nr	£650	£650
423	Front Door	GRP	30	yr/nr	£650	£650
424	Front Door	Other	30	yr/nr	£650	£650
427	Back/Side doors/Balcony/Patio (2)/Other doors	PVCu	30	yr/nr	£650	£650
428	Back/Side doors/Balcony/Patio (2)/Other doors	Timber	30	yr/nr	£650	£650
429	Back/Side doors/Balcony/Patio (2)/Other doors	Composite	30	yr/nr	£650	£650
430	Back/Side doors/Balcony/Patio (2)/Other doors	Aluminium	30	yr/nr	£650	£650
431	Back/Side doors/Balcony/Patio (2)/Other doors	GRP	30	yr/nr	£650	£650
432	Back/Side doors/Balcony/Patio (2)/Other doors	Other	30	yr/nr	£650	£650
436	Main Wall Finish	Pointed brickwork/stonework	55	yr/m2	£25	£25
437	Main Wall Finish	Render/painted render	60	yr/m2	£35	£35
438	Main Wall Finish	PVC shiplap	40	yr/m2	£35	£35
439	Main Wall Finish	Timber cladding	40	yr/m2	£45	£45
440	Main Wall Finish	Tile hanging	60	yr/m2	£60	£60
441	Main Wall Finish	Concrete Panel	40	yr/m2	£50	£50
442	Main Wall Finish	Metal Panel	40	yr/m2	£50	£50
443	Main Wall Finish	Other	40	yr/m2	£50	£50
446	Secondary Wall Finishes	Pointed brickwork/stonework	55	yr/m2	£25	£25
447	Secondary Wall Finishes	Render/painted render	60	yr/m2	£35	£35
448	Secondary Wall Finishes	PVC shiplap	40	yr/m2	£35	£35
449	Secondary Wall Finishes	Timber cladding	40	yr/m2	£45	£45
450	Secondary Wall Finishes	Tile hanging	60	yr/m2	£60	£60
451	Secondary Wall Finishes	Concrete Panel	40	yr/m2	£50	£50
452	Secondary Wall Finishes	Metal Panel	40	yr/m2	£50	£50
453	Secondary Wall Finishes	Other	40	yr/m2	£50	£50
461	Wall Insulation	Install cavity wall insulation	0	v	£400	£400
462	Wall Insulation	Install solid wall insulation	0	v	£10,000	£10,000
465	External lighting	Ext lighting front	30	yr/nr	£100	£100
466	External lighting	Ext lighting rear	30	yr/nr	£100	£100
469	Porch / Canopy Roof	Clay tile	50	yr/m2	£80	£80
470	Porch / Canopy Roof	Felt	20	yr/m2	£60	£60
471	Porch / Canopy Roof	Asphalt	30	yr/m2	£70	£70
472	Porch / Canopy Roof	Slate	70	yr/m2	£100	£100
473	Porch / Canopy Roof	Lead	50	yr/m2	£100	£100



## CONDITION

Question ID	Survey Section	Question	Lifecycle	Unit	Low/Med Rise Flats/Mais	Houses/ Bungalows
474	Porch / Canopy Roof	GRP	30	yr/m2	£50	£50
475	Porch / Canopy Roof	Steel	50	yr/m2	£80	£80
476	Porch / Canopy Roof	Other	45	yr/m2	£50	£50
480	Front Fences	Timber panel Front fencing	20	yr/m2	£40	£40
481	Front Fences	Chain link Front fencing	20	yr/m2	£20	£20
482	Front Fences	Post & wire Front fencing	20	yr/m2	£30	£30
483	Front Fences	Other Front fencing	20	yr/m2	£40	£40
486	Rear Fences	Timber panel Front fencing	20	yr/m2	£40	£40
487	Rear Fences	Chain link Front fencing	20	yr/m2	£20	£20
488	Rear Fences	Post & wire Front fencing	20	yr/m2	£30	£30
489	Rear Fences	Other Front fencing	20	yr/m2	£40	£40
492	Boundary Walls	Brick boundary walls	50	yr/m2	£35	£35
493	Boundary Walls	Block boundary walls	50	yr/m2	£35	£35
494	Boundary Walls	Other boundary walls	50	yr/m2	£35	£35
497	Gates	Timber	25	yr/nr	£100	£100
498	Gates	Metal	25	yr/nr	£120	£120
499	Gates	Other	25	yr/nr	£120	£120
502	Paths / Hardstanding / Drives	Concrete	30	yr/m2	£30	£30
503	Paths / Hardstanding / Drives	Tarmac	30	yr/m2	£40	£40
504	Paths / Hardstanding / Drives	Brick	30	yr/m2	£50	£50
505	Paths / Hardstanding / Drives	Other	30	yr/m2	£30	£30
509	Outbuilding Roof Structure	Felt	15	yr/m2	£70	£70
510	Outbuilding Roof Structure	Asphalt	30	yr/m2	£80	£80
511	Outbuilding Roof Structure	Clay tile	50	yr/m2	£70	£70
512	Outbuilding Roof Structure	Slate	70	yr/m2	£80	£80
513	Outbuilding Roof Structure	Concrete	40	yr/m2	£70	£70
514	Outbuilding Roof Structure	Asbestos	20	yr/m2	£80	£80
515	Outbuilding Roof Structure	Other	50	yr/m2	£70	£70
518	Outbuilding Walls	Pointed brickwork	50	yr/m2	£35	£35
519	Outbuilding Walls	Pointed blockwork	50	yr/m2	£35	£35
520	Outbuilding Walls	Render	50	yr/m2	£40	£40
521	Outbuilding Walls	Timber	40	yr/m2	£40	£40
522	Outbuilding Walls	Concrete	50	yr/m2	£40	£40
523	Outbuilding Walls	Metal	50	yr/m2	£40	£40
526	Outbuilding Windows	All types	30	yr/nr	£500	£500

## CONDITION

Question ID	Survey Section	Question	Lifecycle	Unit	Low/Med Rise Flats/Mais	Houses/ Bungalows
529	Outbuilding Doors	Timber	30	yr/nr	£350	£350
530	Outbuilding Doors	Composite	30	yr/nr	£350	£350
531	Outbuilding Doors	PVC	30	yr/nr	£350	£350
535	Garage Roof Structure	Felt	15	yr/m2	£70	£70
536	Garage Roof Structure	Asphalt	30	yr/m2	£80	£80
537	Garage Roof Structure	Clay tile	50	yr/m2	£70	£70
538	Garage Roof Structure	Slate	70	yr/m2	£80	£80
539	Garage Roof Structure	Concrete	40	yr/m2	£70	£70
540	Garage Roof Structure	Asbestos	20	yr/m2	£80	£80
541	Garage Roof Structure	Steel	30	yr/m2	£150	£150
542	Garage Roof Structure	Copper	40	yr/m2	£150	£150
543	Garage Roof Structure	Non-Asbestos sheeting	30	yr/m2	£100	£100
544	Garage Roof Structure	Other	50	yr/m2	£80	£80
547	Garage Walls	Pointed brickwork	50	yr/m2	£35	£35
548	Garage Walls	Pointed blockwork	50	yr/m2	£35	£35
549	Garage Walls	Render	50	yr/m2	£40	£40
550	Garage Walls	Timber	40	yr/m2	£40	£40
551	Garage Walls	Concrete	50	yr/m2	£40	£40
552	Garage Walls	Metal	50	yr/m2	£40	£40
555	Garage Doors	Metal	30	yr/nr	£700	£700
556	Garage Doors	Timber	30	yr/nr	£700	£700
557	Garage Doors	Other	30	yr/nr	£700	£700
562	Kitchen	Renew Kitchen	20	yr	£5,250	£5,250
564	Kitchen	Renew Kitchen Extractor Fan	10	yr	£150	£150
565	Kitchen	Install Kitchen Extractor Fan		v	£150	£150
567	Kitchen	Improve kitchen layout alteration	0	v	£2,000	£2,000
570	Bathrooms etc. / Plumbing	Bath/ Basin/ 1WC sanitary ware	30	yr	£2,750	£2,750
571	Bathrooms etc. / Plumbing	Bath/ Basin/ 2WC sanitary ware	30	yr	£2,750	£2,750
573	Bathrooms etc. / Plumbing	Renew Bathroom Extractor Fan	10	yr	£150	£150
574	Bathrooms etc. / Plumbing	Install Bathroom Extractor Fan		v	£150	£150
576	Bathrooms etc. / Plumbing	Improve Bathroom layout alteration	0	v	£3,500	£3,500
578	Bathrooms etc. / Plumbing	Inappropriately located bathroom	0	v	£1,000	£1,000
581	Wiring	Full rewire (excluding CCU)	40	yr	£2,000	£2,000
582	Wiring	Install extra electrical sockets	0	v	£500	£500
584	Wiring	MCB's Consumer unit	30	yr	£500	£500

## CONDITION

Question ID	Survey Section	Question	Lifecycle	Unit	Low/Med Rise Flats/Mais	Houses/ Bungalows
585	Wiring	Rewirable Consumer unit	30	yr	£500	£500
588	Smoke Alarms	Smoke alarm Mains	10	yr	£150	£150
589	Smoke Alarms	Smoke alarm Battery	10	yr	£150	£150
590	Smoke Alarms	Smoke alarm Mains install	0	√	£150	£150
593	Door Entry Phone	Door Entry Phone	15	yr	£300	£300
594	Door Entry Phone	Install Door Entry Phone		√	£500	£500
602	Central Heating	Radiator heating	30	yr	£3,200	£3,200
603	Central Heating	Communal Radiator heating	30	yr	£3,200	£3,200
604	Central Heating	Storage heating	30	yr	£3,200	£3,200
605	Central Heating	Gas warm air system	30	yr	£3,200	£3,200
606	Central Heating	Electric warm air system	30	yr	£3,200	£3,200
607	Central Heating	Underfloor heating system	30	yr	£3,200	£3,200
608	Central Heating	Other system	30	yr	£3,200	£3,200
612	Boiler	Gas Wall Boiler	15	yr	£1,800	£1,800
613	Boiler	Communal Boiler	15	yr	£1,800	£1,800
614	Boiler	Gas warm air Boiler	15	yr	£1,800	£1,800
615	Boiler	Electric warm air Boiler	15	yr	£1,800	£1,800
616	Boiler	Gas Back Boiler	15	yr	£1,800	£1,800
617	Boiler	Solid Fuel Boiler	15	yr	£1,800	£1,800
618	Boiler	Other Boiler	15	yr	£1,800	£1,800
629	Gas and Open Fires	Gas Fire(s) (no back boiler)	15	yr/nr	£350	£350
630	Gas and Open Fires	Electric Fire	15	yr/nr	£350	£350
631	Gas and Open Fires	Solid Fuel (no back boiler)	60	yr/nr	£350	£350
638	Loft Insulation	Upgrade/renew Loft insulation to 200mm	0	√	£250	£250
641	Wall Insulation	Internal solid wall insulation present	0	√	£0	£0
644	External Noise Insulation	External Noise issues	0	√	£500	£500

## BLOCK

Question	Survey Section	question	Lifecycle	Unit	Blocks
38	Pitched Roof	Concrete tile	80	yr/m2	£80
39	Pitched Roof	Clay tile	80	yr/m2	£80
40	Pitched Roof	Natural Slate	60	yr/m2	£100
41	Pitched Roof	Synthetic Slate	50	yr/m2	£80
42	Pitched Roof	Other	50	yr/m2	£80
45	Flat roofs	Felt	15	yr/m2	£100
46	Flat roofs	Asphalt	30	yr/m2	£120
47	Flat roofs	Other	50	yr/m2	£100
53	Chimneys and flashings	Repoint Brick chimney	50	yr/nr	£1,000
54	Chimneys and flashings	Re-render chimney	50	yr/nr	£1,000
55	Chimneys and flashings	Renew Other chimney	50	yr/nr	£1,000
58	Rainwater goods	Renew PVC rainwater goods	30	yr/lm	£50
59	Rainwater goods	Renew cast iron rainwater goods	30	yr/lm	£50
60	Rainwater goods	Renew aluminium rainwater goods	30	yr/lm	£50
61	Rainwater goods	Renew asbestos rainwater goods	30	yr/lm	£60
62	Rainwater goods	Renew concrete rainwater goods	30	yr/lm	£100
63	Rainwater goods	Renew other rainwater goods	30	yr/lm	£60
66	Fascia/soffit/barge	Renew PVC fascia/soffit/barge	30	yr/lm	£50
67	Fascia/soffit/barge	Renew wood fascia/soffit/barge	30	yr/lm	£50
68	Fascia/soffit/barge	Renew asbestos fascia/soffit/barge	30	yr/lm	£60
69	Fascia/soffit/barge	Renew other fascia/soffit/barge	30	yr/lm	£50
72	Soil and Vent Pipe	Renew plastic SVP	30	yr/lm	£50
73	Soil and Vent Pipe	Renew cast iron SVP	30	yr/lm	£50
74	Soil and Vent Pipe	Renew asbestos SVP	30	yr/lm	£50
75	Soil and Vent Pipe	Renew other SVP	30	yr/lm	£50
79	Windows	Double Glazed PVCu	30	yr/nr	£650
80	Windows	Double Glazed Timber	30	yr/nr	£650
81	Windows	Double Glazed Aluminium	30	yr/nr	£650
82	Windows	Double Glazed Steel	30	yr/nr	£650
84	Windows	Single Glazed PVCu	30	yr/nr	£650
85	Windows	Single Glazed Timber	30	yr/nr	£650
86	Windows	Single Glazed Aluminium	30	yr/nr	£650

## BLOCK

Question	Survey Section	question	Lifecycle	Unit	Blocks
87	Windows	Single Glazed Steel	30	yr/nr	£650
91	Main Wall Finish	Pointed brickwork/stonework	55	yr/m2	£25
92	Main Wall Finish	Render/painted render	60	yr/m2	£35
93	Main Wall Finish	PVC shiplap	40	yr/m2	£35
94	Main Wall Finish	Timber cladding	40	yr/m2	£45
95	Main Wall Finish	Tile hanging	60	yr/m2	£60
96	Main Wall Finish	Concrete Panel	40	yr/m2	£50
97	Main Wall Finish	Metal Panel	40	yr/m2	£50
98	Main Wall Finish	Other	40	yr/m2	£50
101	Secondary Wall Finishes	Pointed brickwork/stonework	55	yr/m2	£25
102	Secondary Wall Finishes	Render/painted render	60	yr/m2	£35
103	Secondary Wall Finishes	PVC shiplap	40	yr/m2	£35
104	Secondary Wall Finishes	Timber cladding	40	yr/m2	£45
105	Secondary Wall Finishes	Tile hanging	60	yr/m2	£60
106	Secondary Wall Finishes	Concrete Panel	40	yr/m2	£50
107	Secondary Wall Finishes	Metal Panel	40	yr/m2	£50
108	Secondary Wall Finishes	Other	40	yr/m2	£50
116	Wall Insulation	Install cavity wall insulation	0	Nr of flats	£400
117	Wall Insulation	Install solid wall insulation	0	Nr of flats	£8,000
120	External lighting	Ext lighting front	30	yr/nr	£100
121	External lighting	Ext lighting rear	30	yr/nr	£100
124	Balcony structure	Concrete balcony structure	60	yr/m2	£100
125	Balcony structure	Metal balcony structure	60	yr/m2	£100
126	Balcony structure	Timber balcony structure	60	yr/m2	£100
127	Balcony structure	Other balcony structure	60	yr/m2	£100
130	Balcony finish	Asphalt	30	yr/m2	£50
131	Balcony finish	Non Slip Finish	30	yr/m2	£60
132	Balcony finish	Timber	30	yr/m2	£50
133	Balcony finish	Quarry Tiles	30	yr/m2	£60
134	Balcony finish	Vinyl	30	yr/m2	£30
135	Balcony finish	Other finish	25	yr/m2	£50
138	Balcony Rail/Guard	Brick	40	yr/m2	£70

## BLOCK

Question	Survey Section	question	Lifecycle	Unit	Blocks
139	Balcony Rail/Guard	Metal	40	yr/m2	£75
140	Balcony Rail/Guard	Timber	40	yr/m2	£60
141	Balcony Rail/Guard	Glass	40	yr/m2	£100
142	Balcony Rail/Guard	Other	40	yr/m2	£100
145	Porch / Canopy Roof	Clay tile	50	yr/m2	£80
146	Porch / Canopy Roof	Felt	20	yr/m2	£60
147	Porch / Canopy Roof	Asphalt	30	yr/m2	£70
148	Porch / Canopy Roof	Slate	70	yr/m2	£100
149	Porch / Canopy Roof	Lead	50	yr/m2	£100
150	Porch / Canopy Roof	GRP	30	yr/m2	£50
151	Porch / Canopy Roof	Steel	50	yr/m2	£80
152	Porch / Canopy Roof	Other	45	yr/m2	£50
156	Front Fences	Timber panel Front fencing	20	yr/m2	£40
157	Front Fences	Chain link Front fencing	20	yr/m2	£20
158	Front Fences	Post & wire Front fencing	20	yr/m2	£30
159	Front Fences	Other Front fencing	20	yr/m2	£40
162	Rear Fences	Timber panel Front fencing	20	yr/m2	£40
163	Rear Fences	Chain link Front fencing	20	yr/m2	£20
164	Rear Fences	Post & wire Front fencing	20	yr/m2	£30
165	Rear Fences	Other Front fencing	20	yr/m2	£40
168	Boundary Walls	Brick boundary walls	50	yr/m2	£35
169	Boundary Walls	Block boundary walls	50	yr/m2	£35
170	Boundary Walls	Other boundary walls	50	yr/m2	£35
173	Gates	Timber	25	yr/nr	£100
174	Gates	Metal	25	yr/nr	£120
175	Gates	Other	25	yr/nr	£100
178	Paths / Hardstanding / Drives	Concrete	30	yr/m2	£30
179	Paths / Hardstanding / Drives	Tarmac	30	yr/m2	£40
180	Paths / Hardstanding / Drives	Brick	30	yr/m2	£50
181	Paths / Hardstanding / Drives	Other	30	yr/m2	£40
184	Parking Areas	Concrete	30	yr/m2	£30
185	Parking Areas	Tarmac	30	yr/m2	£40

## BLOCK

Question	Survey Section	question	Lifecycle	Unit	Blocks
186	Parking Areas	Other	30	yr/m2	£40
190	Outbuilding Roof Structure	Felt	15	yr/m2	£70
191	Outbuilding Roof Structure	Asphalt	30	yr/m2	£80
192	Outbuilding Roof Structure	Clay tile	50	yr/m2	£70
193	Outbuilding Roof Structure	Slate	70	yr/m2	£80
194	Outbuilding Roof Structure	Concrete	40	yr/m2	£70
195	Outbuilding Roof Structure	Asbestos	20	yr/m2	£80
196	Outbuilding Roof Structure	Other	50	yr/m2	£70
199	Outbuilding Walls	Pointed brickwork	50	yr/m2	£35
200	Outbuilding Walls	Pointed blockwork	50	yr/m2	£35
201	Outbuilding Walls	Render	50	yr/m2	£40
202	Outbuilding Walls	Timber	40	yr/m2	£40
203	Outbuilding Walls	Concrete	50	yr/m2	£40
204	Outbuilding Walls	Metal	50	yr/m2	£40
207	Outbuilding Windows	All types	30	yr/nr	£500
210	Outbuilding Doors	Timber	30	yr/nr	£350
211	Outbuilding Doors	Composite	30	yr/nr	£350
212	Outbuilding Doors	PVC	30	yr/nr	£350
216	Garage Roof Structure	Felt	15	yr/m2	£70
217	Garage Roof Structure	Asphalt	30	yr/m2	£80
218	Garage Roof Structure	Clay tile	50	yr/m2	£70
219	Garage Roof Structure	Slate	70	yr/m2	£80
220	Garage Roof Structure	Concrete	40	yr/m2	£70
221	Garage Roof Structure	Asbestos	20	yr/m2	£80
222	Garage Roof Structure	Steel	30	yr/m2	£150
223	Garage Roof Structure	Copper	40	yr/m2	£150
224	Garage Roof Structure	Non-Asbestos sheeting	30	yr/m2	£100
225	Garage Roof Structure	Other	50	yr/m2	£80
228	Garage Walls	Pointed brickwork	50	yr/m2	£35
229	Garage Walls	Pointed blockwork	50	yr/m2	£35
230	Garage Walls	Render	50	yr/m2	£40
231	Garage Walls	Timber	40	yr/m2	£40

## BLOCK

Question	Survey Section	question	Lifecycle	Unit	Blocks
232	Garage Walls	Concrete	50	yr/m2	£40
233	Garage Walls	Metal	50	yr/m2	£40
236	Garage Doors	Metal	30	yr/nr	£700
237	Garage Doors	Timber	30	yr/nr	£700
238	Garage Doors	Other	30	yr/nr	£700
242	Bin Store Roof	All Types	50	yr/m2	£40
245	Bin Store Walls	Brickwork	50	yr/m2	£35
246	Bin Store Walls	Blockwork	50	yr/m2	£35
247	Bin Store Walls	Metal	50	yr/m2	£40
248	Bin Store Walls	Timber	40	yr/m2	£40
249	Bin Store Walls	Other	30	yr/m2	£40
252	Bin Store Doors	All types	30	yr/nr	£500
257	Communal main entrance doors	PVCu	20	yr/nr	£1,500
258	Communal main entrance doors	Hardwood	20	yr/nr	£1,500
259	Communal main entrance doors	Softwood	20	yr/nr	£1,500
260	Communal main entrance doors	Steel	20	yr/nr	£1,500
261	Communal main entrance doors	Aluminium	20	yr/nr	£1,500
262	Communal main entrance doors	Other	20	yr/nr	£1,500
265	Secondary entrance doors	PVCu	30	yr/nr	£800
266	Secondary entrance doors	Hardwood	30	yr/nr	£800
267	Secondary entrance doors	Softwood	30	yr/nr	£800
268	Secondary entrance doors	Steel	30	yr/nr	£800
269	Secondary entrance doors	Aluminium	30	yr/nr	£800
270	Secondary entrance doors	Other	30	yr/nr	£800
273	Circulation doors	PVCu	30	yr/nr	£600
274	Circulation doors	Hardwood	30	yr/nr	£600
275	Circulation doors	Softwood	30	yr/nr	£600
276	Circulation doors	Steel	30	yr/nr	£600
277	Circulation doors	Aluminium	30	yr/nr	£600
278	Circulation doors	Other	30	yr/nr	£600
280	Circulation doors	Store room/boiler room doors etc.	15	yr/nr	£1,000
283	Kitchens	Kitchens - domestic	15	yr/nr	£6,000



## BLOCK

Question	Survey Section	question	Lifecycle	Unit	Blocks
284	Kitchens	Kitchens - commercial	25	yr/nr	£10,000
287	Bathrooms	Bathrooms	25	yr/nr	£3,000
288	Bathrooms	Shower rooms	15	yr/nr	£3,000
289	Bathrooms	W.C./Disabled w.c.	25	yr/nr	£2,000
292	Services - Communal Heating	Communal heating - all types	30	yr/nr of flats	£1,000
295	Services - Communal Wiring /Emergency Lighting	Communal wiring	30	yr/nr of flats	£500
296	Services - Communal Wiring /Emergency Lighting	Upgrade communal wiring		nr of flats	£500
297	Services - Communal Wiring /Emergency Lighting	Emergency lighting	30	yr/nr of flats	£500
298	Services - Communal Wiring /Emergency Lighting	Install emergency lighting		nr of flats	£500
299	Services - Communal Wiring /Emergency Lighting	Mains Electrical distribution	30	yr/nr of flats	£500
302	Services - Communal Fire Protection Systems	Fire/Smoke Alarm system	15	yr/nr of flats	£200
303	Services - Communal Fire Protection Systems	Install Fire Alarm system		nr of flats	£300
306	Walkway/Corridor Floor Finishes	Vinyl	30	yr/m2	£25
307	Walkway/Corridor Floor Finishes	Non Slip Finish	30	yr/m2	£30
308	Walkway/Corridor Floor Finishes	Carpet	10	yr/m2	£50
309	Walkway/Corridor Floor Finishes	Quarry Tiles	50	yr/m2	£60
310	Walkway/Corridor Floor Finishes	Grano finish	60	yr/m2	£70
311	Walkway/Corridor Floor Finishes	Asphalt	60	yr/m2	£50
312	Walkway/Corridor Floor Finishes	Other finish	30	yr/m2	£40
315	Stairs Floor Finishes	Vinyl	30	yr/m2	£25
316	Stairs Floor Finishes	Non Slip Finish	30	yr/m2	£30
317	Stairs Floor Finishes	Carpet	10	yr/m2	£50
318	Stairs Floor Finishes	Quarry Tiles	50	yr/m2	£60
319	Stairs Floor Finishes	Grano finish	60	yr/m2	£70
320	Stairs Floor Finishes	Other finish	30	yr/m2	£40
323	Passenger Lift replacement	Lift - 1 to 2 floors served	30	yr/nr	£10,000
324	Passenger Lift replacement	Lift - 3 to 5 floors served	30	yr/nr	£40,000
325	Passenger Lift replacement	Lift - above 6 floors served	30	yr/nr	£100,000
328	Communal area space & layout	Poor Communal area space & layout		nr of flats	£1,000

# Appendix 4 Limitations

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## LIMITATIONS OF SURVEY

- 1.1 Repairs and replacements have been costed on a “like for like” replacement basis, with improvements and contingency works dealt with as a separate exercise where they do not clearly form part of the repair process. In the event of remedial works requiring vacation of the property, no allowance has been made in the costings for such relocation.
- 1.2 Savills have not undertaken structural surveys of the properties and have not inspected woodwork or other parts of the structure, which were covered, unexposed or inaccessible. It is therefore not possible to report that such parts are free from defects.
- 1.3 Inspections have not been made of flues, ducts, voids or any similarly enclosed areas, access to which was not readily available at the time of our inspection and we are therefore unable to report that such areas remain free from defect.
- 1.4 No specific inspection or specialist testing has been undertaken to establish whether high alumina cement concrete, calcium chloride additives, woodwall slab permanent formwork construction, asbestos or other deleterious materials are present within the construction.
- 1.5 No samples have been taken nor any analysis made of the sulphate content of the load bearing sub-soil adjacent to the foundations.
- 1.6 No testing of electrical, mechanical, water, drainage, air conditioning, lifts or other services have been undertaken by Savills.
- 1.7 Savills have not made any formal enquiries in respect of existing user rights, town planning and road widening, legal interests, fire certificates, effluent agreements, party wall agreements, prescriptive rights, easements, wayleaves, statutory consents or contaminated land.

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1.8 We have not included in our calculations any costs or fees incurred which might arise from the application of the Party Wall Act 1996.

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## **Appendix 5**

# **Glossary of Terms**

## GLOSSARY OF TERMS

Contract preliminaries	Costs associated with delivering works, such as site set up etc.
Professional fees	External fees that the Council may pay for professional services, such as structural engineers etc.
Inflation	The rate at which the general level of prices for goods and services is rising over time.
Dwelling	Residential premises such as a house, flat, bungalow owned by the Council.
Minimum Letting Standard	The minimum investment required to let the dwelling.
Decent Homes Standard	Governments minimum standard for housing.
Future Life Cycle Replacements	Replacing building element at the end of their useful life.
Future Major Works	The provision, which should be adequate to cover the periodic overhaul / refurbishment / renewal of the building components and landlords' fixtures and fittings, to keep the property in lettable condition".
Exceptional Extensive	Works are major works which are required to remedy particular significant defects and fall outside the definition of routine repairs and maintenance.
Compliance Works	Statutory works the Council is responsible for such as, Asbestos, gas safety etc.
Cyclical	Maintenance and servicing, generally similar to that stated for programmed repairs". However, it is more specifically identified as various items recurring on an annual basis and the servicing of installations, such as boiler servicing, cyclical decorations etc.
Void	Maintenance arising from the landlord's obligation to carry out repairs to a property, either upon a tenant's request or arising from staff inspection or in connection with the re-letting of a property.
Responsive Maintenance	Maintenance arising from the landlord's obligation to carry out repairs to a property, either upon a tenant's request or arising from staff inspection or in connection with the re-letting of a property.
Fascia	A board or other flat piece of material covering the ends of rafters or other fittings.
Soffits	A board or other flat piece of material covering the underside of rafters or other fittings.
Catch-up Works	Repair of elements that can be brought up to a reasonable standard and will typically include isolated patch repairs not deemed to be included in day to day responsive repairs.
Up-adopted Areas	Areas outside the cartilage of the dwellings that are owned by the Council, such as, roads, footpaths etc).
Warranty	An underwritten guarantee, issued to third parties, following provision of works or services.
Future Liabilities	Investment and costs that will be incurred in the future.
Construction Types	Basic construction method, bricks, concrete, timber etc.
Archetype	A discrete group of dwellings, of similar characteristics.
Anomalies	Discrepancies or inconsistencies outside of expectation.
Cost Profiles	Investment levels over time.

Local Standard	Adopted standards of service or investment defined at local level.
HAPM	Housing Association Property Mutual.
RICS	Royal Institute of Chartered Surveyors.
BRE	British Research Establishment.
Latent Defects in Construction	Integral structural elements that can decay over time, such as wall tie failure.
Cavity Wall Tie Failure	Metal ties that bond the outer and inner skin of a cavity wall construction.
Subsidence	The downward movement of the site on which a building stands, not related to the weight of the building. Essentially, the soil beneath the building's foundations is unstable.
Settlement	The downward movement of the site on which a <b>building</b> stands caused by the weight of the <b>building</b> .
Structural Defects	Failures of the structural elements of a building.
Current Out Turn Information	Current levels of investment based on historic expenditure.
Overcladding	A covering or coating on the outside of a structure or material).
Disabled Adaptations	Undertaking adaptations to a dwelling to aide circulation or use to suit a tenants needs, such as ramps and handrails.
RDSAP Information	Reduced Data Standard Assessment Procedure, a methodology to collect and measure energy efficiency information of a dwelling.
NES1	National Energy Services 1, a recognised software system to calculate the efficiency information of a dwelling.
Standard Assessment Procedure (SAP)	Standard Assessment Procedure, a methodology to collect and measure energy efficiency information of a dwelling.
Housing Health and Safety Rating System (HHSRS)	A system to measure significant health and safety risks to a dwelling, such as trips etc.
Non Decent	A property that fails to reach the Governments Decent Homes Standard.