

CAB2619(HSG)
FOR DECISION
WARD(S): ALL

CABINET (HOUSING) COMMITTEE

1 OCTOBER 2014

DECENT HOMES & INVESTMENT PLANNING TO COUNCIL HOUSING

REPORT OF THE ASSISTANT DIRECTOR (CHIEF HOUSING OFFICER)

Contact Officer: Andrew Kingston Tel No: 01962 848240

email:akingston@winchester.gov.uk

RECENT REFERENCES:

CAB2548(HSG) – Housing Revenue Account Budget 2014/15 and Business Plan 2014/15 to 2043/44, dated 4 February 2014.

CAB2357(HSG) – Stock Condition of Council Owned Dwellings, dated 20 June 2012.

CAB2263 - Procurement of a Housing Asset Management Software Solution, dated 6 December 2011.

CAB2488 (HSG) – Maintenance and Improvement Programmes – Approval for HRA Capital Programme 2013/14, dated 19 June 2013.

EXECUTIVE SUMMARY:

This report summarises the background and approach taken to the 2013/14 Stock Condition Survey.

The reports sets out the findings of the stock condition survey, both in terms of the general level of investment needed to keep the stock in reasonable repair over the next 30 year term and the current position in relation to the housing quality standards (Decent Homes).

The report recommends that the Council's primary objective should be to devise a

sustainable investment programme that not only ensures all properties are brought up to a minimum standard as soon as possible but also that properties are proactively prevented in advance from falling below the Housing Quality (Decent Homes) standard.

Members are also asked to consider a range of different issues and principles highlighted in the report when trying to formulate and agree investment priorities during the business planning process in November 2014.

RECOMMENDATIONS:

1. That the Committee notes the findings of the latest stock condition survey and considers whether further actions are required to address any areas of concern.
2. That the Committee confirm that the Council's primary objectives should be to achieve and maintain Housing Quality (Decent Homes) standard for its stock, and that the necessary monies are set aside/ear-marked within the HRA Business Plan accordingly to achieve this.
3. That Members identify any further issues they wish to be considered by officers when drawing up recommendations for the next HRA Business Plan.

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DETAIL:

1.0 BACKGROUND

- 1.1 The Council commissioned its first stock condition survey (SCS) in 1987. This survey (carried out by Rand Associates Ltd.) was targeted at 100% of the stock and it looked at a number of agreed key building elements. This survey was restricted to property condition assessment only, and the project work took approximately 12 months to complete.
- 1.2 The Council commissioned a second SCS in 2002 to determine long term investment needs (i.e. for the next 30 years), but also more specifically to determine investment requirements to meet the Decent Homes standard by 2010. In contrast to the first survey, this survey (carried out by David Adamson & Partners) looked at only 30% of the stock in terms of condition assessment, but also included a 100% tenant satisfaction survey. Again, the overall project work took approximately 12 months to complete. By 2010 the Council had addressed the non-decency issues identified by the limited survey.
- 1.3 Good practice recommends that SCSs are carried out at regular intervals (generally every 10 years) so a new SCS became due in 2012. For this third SCS, the original hope and intention was that the on-site surveying work itself would be carried out by in-house professionals. Unfortunately, this was not possible with the advent of the self-financing regime for housing in 2012 and the significant increase in work programmes this has generated for the existing Property Services team.
- 1.4 To this end, at Cabinet (Housing) Committee on 20 June, 2012 (CAB2357 HSG) refers) it was resolved, amongst a number of other resolutions:-
 - 1) That the approach and proposals outlined in the Report for the commissioning of a new stock condition survey are approved.
 - 2) That delegated authority be given to the Head of Housing Services to select and appoint a framework consultant to provide stock condition surveying services.
- 1.5 The Purpose of this report is therefore to:-

- summarise the scope and extent of the 2013/14 SCS
- update Members with the findings of the 2013/14 SCS in terms of general investment needs for major repairs and renewals
- quantify and assess the current level or extent of non-decent housing. (housing falling below the national housing quality standard) within the Council's housing stock.
- present Members with options so consideration and thought can be given to agreeing service priorities, long term objectives and key drivers in the overall investment strategy/approach. This may require Members to prioritise the investment in major repairs and renewals against other competing needs/desires should funding for all prove unachievable
- allow Members sufficient time to fully appraise the issues at hand and in advance of formally directing officers to establish and deliver a balanced 30 year business plan which ensures a financed programme of re-investment in the housing stock (for discussion and final approval at the November 2014 Cabinet (Housing) Committee meeting (Business Planning)).

2.0 Summary of 2013/14 Stock Condition Survey

- 2.1 The detailed purpose and scope of any SCS are adequately laid out in CAB 2357(HSG) and therefore will not be re-iterated in detail here. That said, it should be remembered that these surveys are not structural or invasive surveys. Stock condition surveys are a high level condition assessment only - the main purpose of which is to identify and prioritise major capital repairs and renewals in an objective and uniform manner across the whole stock so that long-term funding and repair programmes can be set up and targeted accordingly.
- 2.2 Ridge & Partners were appointed to carry out the 2013/14 stock condition survey. The data was collected by Ridge surveyors using hand-held tablets and software provided by WCC. This data was then uploaded remotely from site into the Council's new asset management solution, Keystone (CAB 2263 refers). The on-site surveying works were carried out between early September 2013 and March 2014.
- 2.3 The target was to complete internal and external surveys to the whole stock (100%) including all block addresses. In terms of operational maintenance management, the higher the number of completed surveys the greater the ability to produce well-informed, well-balanced and appropriately prioritised and costed short, and longer term, work programmes.
- 2.4 The overall survey success rate to date is 93%, and is summarised by archetype in Appendix A. The high proportion of completed surveys ensures the un-surveyed properties will have little or no impact on the overall financial picture. The remaining un-surveyed properties will now be picked up on an ad-hoc basis, and/or when the property becomes empty.

- 2.5 In both the Rand and David Adamson surveys, the Council continued to rely on these third party consultants to generate and produce the long term investment plans because, at that time, the Council did not have the systems or resource to complete the tasks in-house. The Keystone asset management solution (CAB 2263 refers) has since been implemented within Property Services so these outputs (capital investment plans, Decent Homes information, etc.) are now being generated in-house by the newly formed asset management team within Property Services.
- 3.0 General Approach and Adjustments to collected raw data
- 3.1 The investment needs generated from the SCS focus on the major capital repairs needed to existing elements only, and therefore exclude all other investment needs generated from other aspirational/discretionary improvement programmes. For example, the SCS allows for repairs to the external walls on a “like for like” or “modern day equivalent” basis (e.g. changing wooden windows to PVCu) but, beyond this, it does not include any element of betterment or improvement.
- 3.2 Wherever practical and appropriate, lifespan of elements have also been adjusted to reflect local knowledge/experience and an element of common sense. One example is boilers, which only really become a problem when they stop working (or become unsafe) and cannot be quickly repaired/mended. Officers have therefore adjusted boiler lifespans to reflect known/published spares availability.
- 3.3 Another example is the life of PVCu electrical wiring which has a fairly indeterminate/untested lifespan. Unlike the old rubber-sheathed wiring, officers have no experience or evidence to show that PVCu wiring in the Council’s stock is de-grading over time. So, as long as there are regular testing regimes in place and there is an on-going focus on improving the sensitivity of warning equipment (e.g. installing modern consumer units) then renewing this element just because it has exceeded the expected industry lifespan can not be justified.
- 3.4 Up to date information is collected on the repair condition of the “key” and “non-key” elements of the building. In short, this involves estimating the remaining life of these building elements. More often than not, the collected (raw) data will then show significant peaks and troughs in investment needs over a 30 year period. These raw programmes can then be “smoothed” and adjusted by “what-if” modelling to produce plans that meet priorities of the Council and tenants and, most importantly, are affordable.
- 3.5 The capital investment needs of the stock over a 30 year plan, as identified by the SCS, compared with the Business Plan Provision are contained in the table below. The table has been blocked into 5-year bandings for ease of reference.

		Business Plan provision	Stock Condition Requirement	Surplus / (deficit)
		£000	£000	£000
5 YEAR AVERAGES				
1-5	2015/16 to 2019/20	7,130	6,957	174
6-10	2020/21 to 2024/25	7,656	9,282	-1,626
11-15	2025/26 to 2029/30	7,921	11,292	-3,371
16-20	2030/31 to 2034/35	8,321	15,727	-7,406
21-25	2035/36 to 2039/40	10,001	9,768	232
26-30	2040/41 to 2043/44	11,445	12,568	-1,122

4 Decent Homes (Housing Quality Standards)

- 4.1 A decent home meets the following four criteria:-
- i) it meets the current statutory minimum standard for housing (HHSRS see 4.5 below)
 - ii) it is in a reasonable state of repair
 - iii) it has reasonably modern facilities and services; and
 - iv) it provides a reasonable degree of thermal comfort.
- 4.2 If a property fails on any one, or more, of the above criteria, then it would be regarded as non-decent or fail the housing quality standard (HQS). Failing on any one of the above criteria can be due to a combination of contributory factors, either within a component itself and/or because a combination of lesser/non-key unrelated factors which happen to coincide. This can best be explained by referring to Appendices C and D.
- 4.3 The decent homes findings (baseline position), as identified by the SCS, are contained within Appendix E. The baseline position is the number of properties already showing as non-decent.
- 4.4 The scale of any required programme for reaching and maintaining decency can be determined by adding the current backlog already below the standard, to the number of dwellings likely to become non-decent (assuming zero investment) during the target period (say 10 years, 2024). (Appendix F).
- 4.5 HHSRS – Housing Health & Safety Rating System is a scoring system designed to risk-assess the effect of certain hazards on the health, safety and wellbeing of the occupants. There are a total of 29 hazards that may be assessed. For the purposes of the Stock Condition Survey, officers have reduced this number to 14 (comprising the hazards which are known to be most appropriate to the Council's stock). Each of the hazards has been scored using a reduced scoring system designed to highlight significant

issues. On receiving a report of “Severe” against any of the 14 points, the property is then subject to a survey by internal staff. Work to correct the fault will be programmed in or in extreme circumstances would be referred to WCC Environmental Health for a complete HHSRS assessment.

5.0 Dealing with non-decent housing and/or major capital repairs

5.1 Before targets and a programme of remedial works can be agreed, the next stage is to agree and rank the competing housing priorities against the funding available, in short, what works will have “first call” on the monies available, and how will the monies be distributed amongst the various competing priorities.

5.2 In very simplistic terms, the answers to the following questions must be agreed:-

- (i) what does the Council need to do, and how much will it cost?
- (ii) what would the Council like to do, and how much will it cost?

5.3 Investment is needed on the properties (the assets) as a whole to ensure the existing structure, fabric and fittings remain well maintained. If proper maintenance is not carried it will not only adversely affect the living conditions for tenants, but also and the value of the asset. Some of the discretionary services and improvements have been derived to satisfy the needs and wishes of tenants and residents as a whole, whilst others satisfy the needs/wishes of a relative few.

Clearly, if what the Council can afford to finance is less than (i) + (ii), then decisions will have to be made about what works will not be carried at, and/or what will be deferred.

6.0 What does the Council need to do?

6.1 The housing quality standard (Decent Homes) is a relatively low standard, and in many ways a minimum standard. The Council’s primary objective should be to devise an investment programme that ensures all properties are brought up to this basis minimum standard (within as short a time as possible) and that, once there, and subject to funds remaining available, properties are prevented (in advance) of falling below this standard.

6.2 Although not technically necessarily or urgent (because, for example, although a roof may be old and in poor condition and therefore render the property non-decent, it may be causing neither the tenant nor the Council an immediate problem), it is important for the Council to be able to say it has no non-decent stock and that its primary goal is to maintain that position as a starting point. The Council would effectively be adopting a policy of preventing properties becoming non-decent by applying a “just in time” approach.

- 6.3 The priority in turning non-decent properties into decent properties would be targeted towards the key components (those that keep the property wind, weather-tight and warm) followed by the non –key components (kitchens, bathrooms, etc.). These non-key components are generally more important and a higher priority to tenants.
- 6.4 This approach would ensure properties meet the statutory minimum standard for housing. It would not, however, achieve the Council’s existing standing goal of providing tenants with modern facilities/amenities (kitchens <20yrs old, bathroom<30yrs old) in its own right. Properties would only actually fail on this criterion if, in addition to these two age parameters, the property lacked one or more other facilities (which is very unlikely - see Appendices C & D).
- 6.5 Irrespective of the strict decent homes definition and classifications of failures, it may be that Members wish to use the standard as a starting point to meet and address each of the criteria individually in their own right as an enhanced or “decent homes plus” local standard which the Council would adopt. For example, and irrespective of whether or not the properties fail Decent Homes (under the amenity criteria), it may be that the Council and tenants wish to see that all kitchens and bathrooms are no older than 20/30 years respectively. Formally committing to this approach, and addressing the significant and immediate increase in catch-up/backlog this creates, would require an average additional investment (on those sums in Appendix B) of approximately £700k per year.
- 7.0 What would the Council like to do?
- 7.1 Within the context of business planning and asset management planning, local authorities and RPs have the responsibility for identifying and appraising options for dealing with their housing problems, whilst taking on board the views of their tenants.
- 7.2 Tackling non-decency is only one part of this jigsaw, and there are other programmes already in place which fall under the broad banner of “discretionary, enhanced and/or other local priorities”.
- 7.3 All of the following existing programmes, either directly or indirectly, contribute towards other worthwhile goals and aims. These are therefore important in their own right so, and in no particular order, are summarised below:-

£,000 per annum

New builds	5,300
Discretionary Works Scheme	400
Loft conversions/extensions	200
Sheltered Housing Improvements	200
Estate Improvements	250
Renewable heating systems	200
Disabled Adaptations	800

- 7.4 In addition to the above, the Council also needs to consider and agree how much investment should go on improvement schemes which only assist a relatively small number of tenants and which do not, in themselves, help to directly improve/repair the existing asset.
- 7.5 An example of this is improving insulation to the Council's properties. Although desirable for a number of very valid reasons (e.g. lower heating bills for tenants; lower carbon footprint; etc.), at what point should the Council conclude that this is not good use of limited financial resources when compared against other competing demands? The cost/benefit of providing relatively inexpensive cavity wall and loft insulation can perhaps be justified but, for example, to insulate "hard to treat" units can run into tens of thousands of pounds for each property. In short, how much does the Council wish to spend on measures that just lower tenant heating bills - and particularly if those measures afford no other benefits to the Council, the asset or the wider stock as a whole?
- 7.6 Another example would be the Council giving an informal commitment to improve its carbon footprint as part of fulfilling its core priority of maintaining decency (e.g. replacing boilers for "A" rated fuel efficient units), but how much investment does the Council wish to commit to green issues in the absence of either a legislative requirement to do so, or additional direct grant from Government?
- 8.0 Non-Traditional Housing
- 8.1 The Council has 159 No. non –traditional units within its housing stock (see Appendix G).
- 8.2 SCS core data has been collected on a cross-section of the different property types. The external condition assessment of these units confirmed that there are no immediate concerns with their general overall structural integrity.
- 8.3 Structural/invasive surveys have also been carried out on 7 No. Airey units, 3 No. Swedish units and 1No. Reema unit.
- 8.4 The majority of the data within Keystone for the non- traditional stock is identical to the traditional stock (i.e. kitchens, bathrooms etc.). External wall finish is the primary difference and the "repair" values for the non-traditional properties have been updated to reflect this.
- 8.5 The main SCS data will allow officers to produce repair programmes for the non-traditional stock and identify any recurring issues with wall finishes or obvious structural problems.
- 8.6 In tandem with the structural assessment, the potential for major improvements (e.g. external wall insulation) to these properties will be identified. For the reasons given in paragraph 7.5 above, these will effectively

be very large value discretionary improvement schemes (rather than repair) which will have to be financially appraised and justified on their own merits.

- 8.7 Any proposals or schemes to improve the non-traditional stock are likely to involve significant investment and/or have much wider implications, so any such proposals would be brought before Members in a separate report.

9.0 Asbestos

- 9.1 Asbestos surveys have not been carried out as part of the general SCS because of their specialist nature.

Officers are already aware that asbestos is present and widespread in the stock, but best practice concludes it is best left un-disturbed wherever possible.

- 9.2 Therefore, and apart from where necessary to safely complete either ad-hoc repair works or existing major works programmes, there is no plan (or investment set aside) to remove asbestos from Council properties. Any plan to proactively remove all the asbestos from its stock is likely to involve significant investment so, again, any such proposals would be brought before Members in a separate report.

10.0 Energy Efficiency Measures

- 10.1 Existing standing protocols seek to ensure that replacement items meet modern day standards in terms of thermal efficiency. For example, all new boilers are "A" rated and new PVCu doors comply with Part "L" of the current building regulations.

- 10.2 In addition, for the last two years, £200k per year has been earmarked for renewable heating systems (biomass; air-source-heat pumps; etc.). This money has been used to cover and help fund the extra-over cost of these systems which, even after grant contributions (i.e. from the Energy Saving Trust), can still cost two to three times the traditional systems (storage heaters, gas central heating etc.) .

- 10.3 There has been a long-running programme to improve general insulation levels within the stock. To date, this has primarily been centred around the very effective, but low cost, options (e.g. loft insulation; cavity wall insulation). This will continue, but in addition to upgrading/topping up the insulation levels when new heating systems are installed, the new SCS will also now allow officers to target and address any other properties identified as poorly insulated.

11.0 Summary of progress to date

- i) Creation of a stock database with accurate, reliable and current information.

- ii) Generation of the raw investment needs for the next 30 years, and then smoothed them into 5-year bandings.
- iii) Comparison of the identified investment needs with the current business plan provisions.
- iv) Determination of the nature and scale of the current decent homes problem within the stock (baseline position).
- v) Projection of the decent homes problem forward, assuming zero investment (i.e. dwellings likely to become non-decent during a 10 year planning period in the absence of remedial work).

12.0 Next steps

12.1 In order to move this forward, Cabinet (Housing) Committee (at the November Business Planning meeting) will be asked to agree the following:-

- the housing priorities (of the Council and the tenants/residents)
- immediate targets for the reduction and prevention of non-decent dwellings
- fund and prioritise any other additional enhanced or discretionary local priorities
- an appropriate investment strategy/programme that addresses these key priorities/objectives
- monitoring arrangements to ensure agreed strategy and approach is having the desired effect.

OTHER CONSIDERATIONS:

13.0 RESOURCE IMPLICATIONS:

13.1 The spending requirements arising from the stock survey are based on the stock numbers and prices at the time of the survey. In order to make a meaningful comparison to the provisions in the HRA business plan, it has been necessary to adjust the spending requirements to take account of forecast reductions in stock numbers and increases in costs due to inflation over the next 30 years. It has also been necessary to add other major works spending that was not covered by the stock survey such as the discretionary works scheme. Lastly, a provision of £150,000 pa has also been added to provide the additional resources needed to deliver the programme.

13.2 It should be noted that the major works spending requirements in this report do not include the future major works spending that will eventually be required on the new build schemes. It would not be appropriate to extrapolate the stock condition data and apply it to these dwellings as it would overstate the spending requirements, particularly in the short term. A separate provision is made in the business plan for these dwellings and this will be updated as part of the update of the whole business plan which is planned for November.

13.3 The major works spending requirements do not also take into account any programmes that could arise from the issues identified in sections 8, 9 and 10. Any such programmes would require consideration to be given to how these programmes would be funded, as there would not be any resources identified in the business plan. However, provision is retained for the existing programmes identified in paragraph 7.3.

13.4 The major works spending requirements, before they are adjusted as set out in paragraph 13.1 above, are set out in Appendix B. This shows the detailed spending requirements for the next 5 years, assuming that current backlogs are eliminated over this period. After this, spending is shown in 5 year bands. A comparison to the HRA business plan, which does take into account the adjustments in paragraph 13.1 above, is set out in paragraph 3.5. This shows that there are sufficient resources already provided in the business plan to meet the major works spending requirements over the next 5 years. However, there is a shortfall in resources after this for the next 15 years. It is necessary for the business plan update in November to show a fully funded position so consideration needs to be given to how these shortfalls could be funded. Options include:

- Reducing the provision for the more discretionary items within the major works budgets,
- Examining other items of income and expenditure within the HRA, both capital and revenue, to identify spending plans that may be of a lower priority, what efficiency savings may be possible or whether any additional income could be generated,
- Reconsidering the current plans to reduce HRA debt levels from 2022/23. Whilst existing loans would have to be repaid when they fall due, it would be possible to undertake new borrowing up to the same value and remain within the HRA debt cap. Over the 30 year period it should still be the aim to have sufficient resources available to fully repay all loans at the end of the period.

These options will be considered as part of the full update of the business plan that is scheduled to be reported to Members at the November 2014 Cabinet (Housing) Committee meeting.

13.5 Concern has already been expressed (CAB2488(HSG) paragraph.24.1 refers) with regards to the sustainability of continuing to deliver the major increase (40%) in capital work programmes since 2012 with fewer staff in Property Services.

- 13.6 Although the work programmes have been substantially completed over the last two years by the existing staff, it has not been without problems and at the expense of other service plan objectives. In addition, and perhaps most importantly, these demands have also prevented the service from developing, investigating new opportunities and generally moving forward.
- 13.7 In delivering the existing work programmes, it has also highlighted the need to split the responsive repairs side of the team from the major capital repairs and voids. This would allow these two distinct areas of the team to concentrate separately on their key objectives whilst at the same creating clearer lines of accountability and management control.
- 13.8 Hence, a provisional allowance of £150k (paragraph 14.1 refers) has been included and allowed for within these investment plans, to address not only these longer standing staffing issues within Property Services, but also to ensure the service is sustainable, more flexible and fit for the future. A more detailed report on these requirements will be prepared for this Committee and/or Personnel Committee in November 2014.

14.0 RISK MANAGEMENT ISSUES

- 14.1 The vast majority (93%) of the stock has been surveyed, and financial allowances have been made and included for the remainder (7%) in the overall investment figures. It is therefore reasonable to assume that a very accurate and current picture of investment needs has been created and therefore the associated risks of the unknown, or unexpected, have been minimised.
- 14.2 Repairs procurement is always subject to the prevailing market conditions, but the assumptions and allowances made within the business planning model for financial risks are still deemed appropriate and sufficient.

15.0 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- (i) Relevant to the strategic priority of being an efficient and effective Council
- (ii) To maintain the Council's assets and to promote a high quality environment
- (iii) The proposals accord with the principles of making the best use of all available resources by continued clear financial planning.
- (iv) The SCS and the findings establish the current and overall repair condition of the Council's housing portfolio. As such, it is the first, and most important, building block in establishing the long term investment needs and priorities of the stock. Generating and procuring longer term work programmes adds greater certainty to long-term financial planning and to proactive maintenance management of the stock.
- (v) The on-going commitment to eliminate and prevent any non-decent housing within its stock supports the Council key priority of improving the quality of life for its residents.

Appendices

Appendix A - SCS – Surveyed/Un-surveyed Properties

Appendix B - 30 year Investment Needs

Appendix C – Data Requirements for Identifying a Decent Homes

Appendix D – Decent Homes – Combination of Factors

Appendix E - DH Findings – Summary and Breakdown of State of Repair Failures

Appendix F - Estimated fall into Non-Decency over next 10 years

Appendix G - Non-Traditional Property Breakdown

Stock Condition Survey – Surveyed/Un-surveyed Properties**APPENDIX A**

MRA Archetype (HIP)	Surveyed		Not Surveyed		Total Stock	
	Dwellings	% of the archetype	Dwellings	% of the archetype	Dwellings	% of the archetype
i) Pre-1945 Small (<70m2) Terr House (Trad)	210	89%	26	11%	236	5%
ii) Pre-1945 Semi House (Trad)	447	91%	44	9%	491	10%
iii) All other Pre-1945 House (Trad)	81	87%	12	13%	93	2%
iv) 1945-64 Small (<70m2) Terr House (Trad)	90	93%	7	7%	97	2%
ix) Pre-1945 Low Rise <3 Storey (Trad + Non-Trad)	65	97%	2	3%	67	1%
v) 1945-64 Large Terr House/Semi (>70m2) (Trad)	738	92%	66	8%	804	16%
vi) 1965-74 House (Trad)	241	91%	24	9%	265	5%
vii) Post-1974 House (Trad)	116	88%	16	12%	132	3%
viii) All House (Non-Trad)	10	7%	132	93%	142	3%
x) Post-1945 Low Rise <3 Storey (Trad + Non-Trad)	956	96%	36	4%	992	20%
xi) Medium Rise 3-5 Storey (Trad + Non-Trad)	702	99%	5	1%	707	14%
xii) High Rise >6 Storey (Trad + Non-Trad)	134	100%	0	0%	134	3%
xiii) Bungalow (Trad + Non-Trad)	839	97%	24	3%	863	17%
Total	4629	92%	394	8%	5023	100%
Dwelling Blocks	453	98%	11	2%	463	100%
Grand Total	5082	93%	405		5486	100%

Major Works Spending Requirements**APPENDIX B****30 Year Investment Needs**

Year	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020/21 to 2024/25	2025/26 to 2029/30	2030/31 to 2034/35	2035/36 to 2039/40	2040/41 to 2044/45	Grand Total
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Major Works spending requirements											
External Envelope Works	1,885	1,544	2,302	2,923	1,708	16,865	10,646	17,815	7,978	8,301	71,967
External Window/Door/Screen Replacements	580	248	188	335	236	1,556	1,325	6,690	3,136	1,245	15,539
Kitchen/Bathroom Renewals	2,008	1,868	1,532	1,960	1,899	5,828	5,992	8,847	3,287	5,275	38,496
Mechanical & Electrical Services	412	464	423	646	611	4,636	13,984	6,496	4,433	5,530	37,635
Internal Structure & Finishes	205	298	194	202	185	1,249	1,067	1,323	1,151	1,586	7,460
External Ground Works & Service Mains	585	651	563	751	535	3,171	2,636	3,137	2,049	3,369	17,447
Other major works	882	882	882	882	882	4,408	4,408	4,408	4,408	4,408	26,450
	6,557	5,955	6,084	7,699	6,056	37,713	40,058	48,716	26,442	29,714	214,994

Note

All figures are at 2014/15 prices and are based on stock numbers at the time of the survey.

DATA REQUIREMENTS FOR IDENTIFYING A DECENT HOME APPENDIX C

Decent home criterion	Primary data required	
<p>Does it meet the current minimum standard?</p> <p>i.e. no "Severe" scores in any of the categories.</p> <p>Scoring System – None Slight Typical Moderate Severe</p>	Asbestos	Condition
	Damp & Mould Growth	Condition
	Electrical Hazards	Condition
	Excess Cold	Design
	Excess Heat	Design
	Falls Between Levels	Design
	Falls on Stairs & Steps	Design
	Falls on the Level	Design
	Falls related to Baths	Design
	Fire	Design
	Lighting	Condition
	Personal Hygiene, Sanitation & Drainage	Condition
	Structural Collapse & Falling Elements	Condition
Water Supply	Condition	
<p>Is it in reasonable state of repair?</p> <p>i.e. no key components in serious condition and 'old', and not more than one non-key component. (to be 'old' a component must be above a specified age threshold)</p>	<p><i>Key components:</i></p> <ul style="list-style-type: none"> - External wall structure - Wall finish/applied surface - Chimney stacks - Roof structure - External doors - Windows - Gas system - Electrical supply system - Heating boiler 	<p>Age/Condition Age/Condition Age/Condition Age/Condition Age/Condition Age/Condition Age/Condition Age/Condition Age/Condition</p>
	<p><i>Non-key components:</i></p> <ul style="list-style-type: none"> - Kitchen amenities - Bathroom amenities - Heating system 	<p>Age/Condition Age/Condition Age/Condition</p>
<p>Has it reasonably modern facilities and services?</p> <p>i.e. no more than 2 shortfalls</p>	Has it a reasonably 'modern' kitchen (< 20 years old)?	Age
	Has the kitchen adequate space and layout?	Design
	Has it a reasonably 'modern' bathroom (< 30 years old)?	Age
	Has it an appropriately located bathroom and WC?	Design
	Has it adequate noise insulation?	Design/Environment
	For flats – are the common areas of adequate size and layout?	Design
<p>Does it provide a reasonable degree of thermal comfort at affordable cost?</p> <p>i.e. have effective insulation and heating</p>	Has it gas or oil programmable central heating or electric storage heaters/LPG/programmable solid fuel central heating or similarly efficient heating system.	Design
	(For gas/oil/programmable heating) has it cavity wall insulation and/or at least 50mm of roof insulation, where appropriate?	
	(For electric storage heaters/LPG/programmable solid fuel central heating) has it cavity wall insulation and at least 200mm of roof insulation, where appropriate?	

Decent Homes (Combination of Factors)**APPENDIX D**

Reasonable Repair			Bungs & Houses	Flats (in blocks<=5 storeys)	Flats (in blocks>=6 storeys)
Any property with one or more pale grey elements failings in terms of age and condition is considered non-decent. Age = as per dwelling type detailed. Condition = requiring replacement or major repair	Ext.Wall str.	age	80	80	80
		cond			
	Ext.wall fin	age	60	60	30
		cond			
	Bwk - spalling	age	30	30	30
		cond			
	Roof str.	age	50	30	30
		cond			
	Roof.cov	age	50	30	30
		cond			
	Windows	age	40	30	30
		cond			
	Ext.Doors	age	40	30	30
		cond			
	Chimneys	age	50	50	N/A
		cond			
C/htg boiler	age	15	15	15	
	cond				
Storage htrs	age	30	30	30	
	cond				
Gas fires	age	30	30	30	
	cond				
Electrics	age	30	30	30	
	cond				
Any property with two or more mid-grey elements failing in terms of age and condition is considered non-decent. Age = as per dwelling type detailed. Condition = requiring replacement or major repair.	Kitchens	age	30	30	30
		cond			
	Bathrooms	age	40	40	40
		cond			
	Central Heating Distribution Systems	age	40	40	40
		cond			

Modern facilities and services ?

Any property which lack three or more of the following dark grey elements are considered non-decent.

Kitchen less than 20yrs old	Kitchen with adequate space and layout	Bathroom less than 30yrs old	Appropriately located bathroom and WC	Adequate insulation against external noise	Adequate size and layout of common areas (flats only)
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Decent Homes Findings – Summary Table for Current Failures

APPENDIX E

Fitness (HHSRS Only)	Disrepair			Total Disrepair	Modern Amenity	Thermal Comfort	No of Points of Failure	No. of Properties
	Key Elements Only	Non-Key Elements Only	Both Key + Non-Key Elements					
5							1	5
	576	88	18	682			1	682
					0		1	0
						71	1	71
1				1			2	1
0					0		2	0
					0		2	0
				42		42	2	42
					0	0	2	0
0				0	0		3	0
0					0	0	3	0
				0	0	0	3	0
0				0	0	0	4	0
6				725	0	113		801

Failures	844
of which Multiple	
Failures	43
Properties Affected	801

Breakdown of State of Repair Failures

Bathroom & Kitchen	Central heating - storage heaters	Central heating gas boiler	Chimneys	Electrical systems	External doors	Roof covering	Wall finish	Windows	Total No of Failures	No of Properties
106	25	114	309	74	51	25	116	59	879	725

Single Failures	580
Multiple Failures	145
Total Properties Affected	725
No Separate Points of Failure	879

Non Traditional Property Breakdown

APPENDIX G

Property Type	Structure/wall finish	Dwelling type	Number
Airey	Concrete/Concrete	3 and 4 Bed Semi-detached Houses	51
Unity	Concrete/Steel/Concrete	2 and 3 Bed Semi-detached Flats & Houses	27
Reema	Concrete/Concrete	3 Bed Semi-detached houses	5
BISF	Steel/steel	4 Bed Semi-detached houses	20
Trusteel	Steel/brickwork	2 and 3 Bed Semi-detached Houses	2
Swedish	Timber/timber	3 and 4 Bed Semi-detached/mid terr Houses and bungalows	26
Scottwood	Timber/rendered	3 Bed Semi-detached houses	28
			159