

## Stock Condition Survey - Annex 1

There are many sections within this Framework, the one specifically relating to the Stock Condition Surveys is **E2.5.2.1 Stock Condition Surveys and Reports (SWPA Framework)** summarised as follows:

Stock Condition Reports are mainly used to provide data or information which is used to make decisions about the stock for planning, management, maintenance and financing purposes.

It is essential to determine the questions which the LHC members want to address and to define the purpose of the survey clearly at the briefing stage.

The stock condition survey can then be designed to ensure relevant data is collected, processed and presented and the survey information and analysis answers the questions posed when the survey was commissioned.

The provision of stock condition surveys and reports for Public Sector Buildings

As a minimum this service should include:

- Property condition survey – to assess the age and condition of the major elements of the buildings, fitness for purpose, need for maintenance and existence of components and capacity to meet performance requirements, allowing an estimate of renewal year for each item (based on lifetime costing) and to ensure compliance with current legislation and or finance and funding requirements
- Energy audit – to assess the energy efficiency of homes and check any potential improvements that will impact on the running cost of homes assisting with statutory compliance requirements (including Decent Homes Standard).
- Health and Safety Risk Assessment – to highlight any potential risks to tenants and any visitors to the building including carrying out surveys in line with HHSRS.
- Production of a Stock Condition Report advising the LHC customer on the condition of the buildings and options for future programmes of work

Under this Framework the Stock Condition Survey will be delivered by competent, experienced Building Surveyors with relevant building qualifications, who can provide evidence of the following or equal and equivalent:

- Practical experience of carrying out stock condition surveys and producing stock condition reports for a range of building types, (e.g. domestic dwellings and schools)
- Qualified DEA (Domestic Energy Assessors) with a minimum HNC Building Studies
- Relevant experience coupled with an understanding:
- City and Guilds 6176 in Energy Level 3 of the National Vocational Qualification 6049-03.
- A qualification based on units one to five of the National Occupational Standards (NOS) for Home and Community Energy Advisers which qualification is awarded by a body which has been approved and quality assured by the Office of the Qualifications and Examinations Regulator
- HHSRS Full Risk Assessment standard (or industry equivalent)