

.Report to: Housing Review Board



Date of Meeting 18th January 2023

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Full Housing Stock Condition Survey

Report summary:

To update the Housing Review Board on the current position with the delivery of the Stock Condition Survey.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That the Housing Review Board note the update on the current position with the delivery of the Housing Stock Condition Survey.

Reason for recommendation:

To monitor the progress of the delivery of a full and robust Stock Condition Survey being carried out to the Housing Assets/Portfolio.

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk; EDDC is at greater risk if we do not undertake a full Stock Condition Survey

Links to background information [HRB Agenda and minutes June 2017](#); [HRB Agenda and minutes April 2021](#); [HRB Agenda and Minutes March 2022](#)

[Link to Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
 - A greener East Devon
 - A resilient economy
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Stock Condition Survey

1. Current Position:

2. A formal contractual arrangement is in place between East Devon District Council and the specialist contractor engaged to carry out the Stock Condition Survey, Currie & Brown.
3. The mobilisation period has been completed, the work carried out during this period included:
 - Finalising the exact detail for the Stock Condition Survey.
 - Establishing and agreeing all the areas that would form the survey and the data sets that will be collected to inform the following areas:
 - Property condition information
 - Component data/information
 - HHSRS (Housing Health & Safety Rating Scheme) information
 - Energy assessment
 - EPC Certificate
 - Building and fully testing the Stock Condition survey form that will be used to collect the data; the surveys will be carried out using iPads as a Total Mobile solution, once the survey has been completed on site all data will be uploaded to detail review/quality control assessments.
 - Full testing of the IT systems to ensure that capture and process the data.
 - Liaison with our internal Housing Systems Team to ensure that they have a full understanding of the information/data that they will be receiving to load into our system.
 - Agreement of the Programme of Work.
 - Agreement of the content and the issue of formal letters to our Tenants to advise them of the impending Stock Condition Survey and requesting that they allow the Currie & Brown surveyors access to carry out the work. The communication also includes an information sheet of FAQ's (frequently asked questions).
4. The Mobilisation Period took a little longer than hoped, but the delay was considered reasonable as it was essential that all the above was fully in place and agreed prior to commencing the Stock Condition Survey in full.
5. Void properties were used to carry out some initial test surveys, the purpose of these was:
 - Gain a general understanding of the EDDC stock.
 - Fully Test all the IT systems/equipment etc.
 - Allow the Surveyors opportunity to understand the specific requirements of the EDDC Stock Condition survey.

These initial test surveys served their purpose; they identified some IT issues that needed to be addressed before the Stock Condition commenced in full.

6. Programme:

7. The Stock Condition survey finally commenced in full during September 2022 albeit with a very slow/soft start up until Christmas. The intention of this was a further opportunity to:
 - Ensure all the systems were working properly and to fully test the quality control/audit.
 - Ensure the Surveyors were fully understanding of the requirements for the Sock Condition Survey.
8. At the time of writing this Report 278 surveys had been completed this is less than programmed (currently running around 120 surveys behind), but we have received assurance from Currie & Brown that they will quickly bring the project back on programme in the New Year.
9. The project remains on target to complete at the end of September 2023, subject to access, the intention is to improve on this end completion date.
10. The first tranche of data was scheduled to be issued just prior to the Festive Holiday Period, this will be reviewed ready to be loaded into our Open Housing System.
11. When carrying out the Stock Conditions survey the various elements are given a condition rating as set out below:
 - Condition A – As new condition
 - Condition B - Sound, operationally safe, and exhibiting only minor deterioration
 - Condition C - Operational but major repair or replacement needed in the short to medium term (generally 3 years)
 - Condition D - Inoperable, or serious risk of major failure or breakdown

The Stock Condition survey will also include suggested timescales to implement repairs etc.; these are set out below:

- Immediate – within 6 months
- Short term – within the next 1 to 3 years
- Medium term – within the next 4 to 5 years
- Long term – within 6 to 10 years
- Very long term – over 10 years

The data provided will be analysed in accordance with the above and be used to inform/drive forward programmes for repairs and future Planned Works.

12. The table below shows an overview of the issues identified as below 'B' grade the properties surveyed to date:

Item	Volume of Issues identified
External Areas Drainage	2%
Ancillary Buildings	0%
Boundaries	8%
External Walls	6%
External Walls Secondary	0%
Mortar Pointing	6%

Roof Coverings	17%
Roof Coverings Secondary	2%
Roof Drainage	23%
Roof Structure	3%
Roof Lights	0%
Windows	5%
External Doors	2%
Landscaping	0%
External Redecoration	0%
Internal Ceiling Finishes	6%
Internal Floor Finishes	3%
Sanitary Appliances	17%
Sanitary Appliances Secondary	5%
Sanitary Appliances Tertiary	2%
Substructure Ground Floor	0%
Internal doors	3%
Stair Structure	0%
Upper Floor Structure	0%
Internal decoration	14%
Lighting Systems	0%
Main Power Supply	0%
Consumer Unit Domestic	0%
Hot Water Cylinder	0%
Boiler Heat source Ground	0%
Gas Supply	0%
Cold Water Supply	0%

13. The following table shows an overview of the HHSRS items identified to date that are not meeting the required standard:

Item	Volume of Issues identified
Damp Mould	9%
Asbestos	1%
CO fuel combustion	2%
Entry by intruders	3%
Domestic hygiene pests refuse	10%
Personal hygiene sanitation drainage	2%
Falls associated with baths	5%
Falls on the level	8%
Falls on stairs	12%
Falling between levels	8%
Electrical hazards	1%
Collision entrapment	1%
Position of amenities	2%
Structural collapse falling elements	3%

14. All the information referred to in items 12 & 13 and indeed all information as it is issued to us will be analysed and used to inform and implement work programmes in line with the recommended timescales set out above.

15. **Resourcing:**

16. Currie & Brown are fully resourced to deliver the programme.

17.EDDC have in the past six engaged their own Stock Condition Surveyor and Stock Condition Data Admin' Support to support the delivery of the Stock Condition survey and assist in the analysis of all data.

18.Next Steps:

19.Our Property & Asset Team are working with our Systems Admin's Team to upgrade and develop with Stock Condition section of our Open Housing System in readiness to receive all the Stock Condition data. This will also include a tool called 'Scenario Planner' which will be used manage the data to develop short, medium and long term Planned Works programmes, it will also inform budget planning.

Financial implications:

There are no direct financial implications from the report at this stage but the implications of the survey will require detailed analysis and an appraisal of the financial resource implications.

Legal implications:

There are no direct legal implications on which to comment.