



Irish Council
for Social Housing

Stock Condition Surveys Tier 1 Seminar

Paula Kenny ICSH Housing Development
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Context

- ICSH Developing Stock Condition Survey Guidance
- To assist with Guidance – Commissioned Pat McGovern Chartered Building Surveyors to undertake a number of sample surveys to feed into and inform our guidance;
- Sample Surveys undertaking on varying locations stock type and age profile. Schemes in
 - Dublin
 - Wexford
 - Carlow
 - Louth
 - Limerick

What is a Stock Condition Survey

A stock condition survey may be described as

'A survey of property assets to collect information about the condition of stock for a defined purpose.'

Stock

Stock can be any aspect of the built environment:

- assets – buildings or components for example, domestic, commercial, industrial or institutional;
- spaces – for example: public spaces, parks, pavements; private spaces, corridors, atria;
- facilities – for example: provision of lighting, accessibility;

Condition

Condition is the criteria by which the stock is to be judged. Typical condition issues include:

- state of repair or disrepair;
- physical state and need for maintenance;
- fitness for purpose;
- capacity to meet regulatory requirements;

Survey

Surveys are usually visual appraisals. examines and records the area and features of so as to construct a map, plan, or description



What type of Works are covered by a Stock Condition Survey

Long Term Planned Repairs

Planned Repairs are planned in advance and carried out over a long timespan. They include items relating to the building fabric such as roof elements, windows, doors, kitchen units.



Why Do we Need to Undertake Stock Condition Survey

Housing Associations

- critical to the preparation of budgets for repair, maintenance and improvement work;
- The ability to develop a strategic plan in relation to financial requirements and therefore can develop an asset management approach which the housing association can plan for rather than react to the needs of the stock;
- Stock condition surveys can assist in achieving best value for money in long term planned maintenance, assist with assessment of compliance with regulations and legislation e.g. fire safety and meet energy efficiency and sustainability issues whilst also providing information to manage demands of different users or occupiers;
- In many cases there is a direct correlation between the condition of properties and demand for them therefore ensuring that properties are well maintained and will reduce rental income loss incurred by vacant units thereby keeping stock in a lettable condition;

Why Do we Need to Undertake Stock Condition Survey

- The housing association has statutory duties to its tenants to maintain properties to a minimum rental standard. By undertaking a stock condition survey, programmes for repairs will be set up and any necessary works identified;
- As the age profile of the stock increases the repair liability also increases. Having knowledge of what works are required will enable the housing association to determine resources required and information gained can be used to prioritise works;
- The information provided from the stock condition survey can be utilised in **setting or reviewing rents** for housing stock in terms of taking account of the necessary future maintenance requirements. This provision has become increasingly important in justifying rents charged ensuring that rents are fair and reasonable to the tenant and takes into account the cost to the housing association in providing the accommodation; (As part of the conditions of capital funding schemes e.g. Capital Assistance Scheme (CAS));
- Increasingly housing associations must fund a greater proportion of the cost of new developments as capital funding has reduced. Having information in terms of the condition of current stock and investment commitment over time will allow housing associations to judge their ability to invest in new developments.

Why Do we Need to Undertake Stock Condition Survey ?

Housing Regulation

- The government is concerned to ensure that housing associations are operating as efficiently as possible whilst maintaining or improving the standards of their stock. It is therefore necessary to demonstrate that the housing association is fully **aware of its repair responsibilities and liabilities**;
- The regulatory requirements dictate that the level of provision in the sinking fund **should relate to the condition** and required works of the stock and therefore the adequacy of the sinking fund provision can only be judged by the AHB through stock condition surveys. Through an **evidence based approach** a stock condition survey looks at all parts of a building to assess the condition and state of repair and plan for immediate and long-term future works.



Why Do we Need to Undertake Stock Condition Survey ?

Lending Institutions

- With increasing emphasis on accessing private finance to increase housing supply, private funders will consider loans on the basis of security, value of the stock and the ability to repay the loan;
- When considering a new loan arrangement the private lender will need to ensure that the housing association is a viable organisation. The lender will need to satisfy itself that adequate funds will be available not only to repay the loan in accordance with the agreement but that the association is also providing for maintaining the asset, and thereby maintaining its value;
- The fact that a housing association has undertaken a stock condition survey will increase the confidence that the lender has in the Business Plan that has been presented;

Tenant Expectations

- For housing associations tenant satisfaction is becoming increasingly important - therefore essential to be able to advise tenants as to when renewals/major repairs or improvements will be undertaken.

Survey Approach

Setting Objectives

It is critical to set objectives before launching into a stock condition survey. Housing associations have to ensure that the cost incurred in undertaking a stock condition survey is going **to tell them what they need to know**. It is important that information provided can be manipulated and **be kept updated easily**.

Asset Management Strategy

A stock Condition Survey must be integrated within a housing associations wider asset management strategy. The housing association should determine the scope of its wider strategy before carrying out any work. If this is not done the stock condition survey may collect information that is later found to be irrelevant or may not collect information in the right format.

Managing the ongoing process

Prior to starting the survey the housing association should consider the need to keep the survey data up to date. Cyclical maintenance inspections can include the opportunity to update stock condition data. A housing association should decide to carry out a full survey on a regular basis.

Survey Approach

- What information is required and in what format;
- Be realistic about what level of information is required from the survey and distinguish this from what is desirable. The more information that is collected the more time consuming and costly the process and the more opportunity there is for error. Furthermore the data may be difficult to keep up to date;
- Providing more detailed information could lead to greater risk of error and little gain
- How the results are to be used;
- The approach to the survey needs to take account of the housing associations IT system and if a system is not in place how the information/ data be manipulated.

The base line objective from which to start is to determine:

- **WHAT** needs to be done?
- **WHEN** does it need to be done?
- **HOW MUCH** will it cost?

How much Stock To Survey

Sample Survey

Choosing a representative sample is normally the most cost effective method of carrying out a stock condition survey. By taking a selective sample and extrapolating (Cloning) the information collected, the condition of the whole stock can be assessed.

SAMPLE = 10-25% Scheme of 29units 3 units surveyed.

Building Elements & Components -

BUILDING FABRIC External Elements

External Doors (Decoration)
External Doors
Window Frames (Decoration)
Windows

BUILDING FABRIC Internal Elements

Internal Walls
Ceilings
Floors
Floors
Kitchen Replacement

MECHANICAL SYSTEMS

Cold Water Storage
Soils & Wastes
Mains Water Pipework
Drains & Drainage Repairs
Domestic Oil Boiler
Domestic Hot Water Cylinder
Heating Controls
Sanitary ware Replacement
Mechanical Servicing

ELECTRICAL SYSTEMS

General Services
Light Fitting (Internal)
Lighting Lamps
Light Fitting

LIFE SYSTEMS

Smoke Detection

ACCESS SYSTEMS

Door Locking Mechanism

Condition & Timescales

In measuring the condition of building components and elements the terms used within the sample report take the following meaning ascribed to them:

Good	there are no visible defects
Reasonable	the component or element concerned exhibits a slight faint patina of dirt, dust and discoloration and/or localised marks and smudges to its surface
Fair	the component or element concerned exhibits a pronounced patina of dirt, dust and discolouration and/or localised marks and smudges to its surfaces
Poor	the component or element concerned is extensively marked, scuffed and/or damaged

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

1

No repair is currently needed. The property must be maintained in the normal way.

Condition & Timescales

For recommended works on each of the components/elements, the following timescales were applied:

Timescale	Years
Short -term	0-5
Medium - Term	5-10
Long - term	10-30

Stok Condition Survey Form

Roof

Type Pitched <input type="checkbox"/> Dormer <input type="checkbox"/> Flat <input type="checkbox"/> Monopitch <input type="checkbox"/> Other <input type="checkbox"/> (See Below)	Covering Concrete Tile <input type="checkbox"/> Cementous Fibre <input type="checkbox"/> /Natural <input type="checkbox"/> Slate Torch on Felt <input type="checkbox"/> Single Ply Membrane <input type="checkbox"/> Corrugated Sheeting <input type="checkbox"/> Other <input type="checkbox"/> (See Below)	Condition Poor <input type="checkbox"/> Fair <input type="checkbox"/> Reasonable <input type="checkbox"/> Good <input type="checkbox"/>
Description:	Description:	
Defects noted: (Tick box if provided) Insulation provided between rafters <input type="checkbox"/> and above <input type="checkbox"/> . Adequate fire break at party wall <input type="checkbox"/> Adequate cross ventilation in attic void <input type="checkbox"/>		
Recommended Works : Replace <input type="checkbox"/> Repair <input type="checkbox"/> Redecorate <input type="checkbox"/> Service <input type="checkbox"/> Clean/Maintain <input type="checkbox"/> Health and Safety <input type="checkbox"/> Other <input type="checkbox"/> (See Across)	Priority: Short term <input type="checkbox"/> Medium term <input type="checkbox"/> Long term <input type="checkbox"/>	Any other information:

Lifespans

Decision to be made by Surveyor is predicting when something has to be done or when a component needs replacing. Where a condition survey is being carried out to assess future repair and maintenance requirements the 'when question' is a key issue.

- **When does the roof need replacing?**
- **When do windows need repainting?**
- **When will the boiler fail and require replacement?**

In other words 'how do surveyors determine how long components will last, or when repairs and replacements should be carried out. Every building component has a notional life attributed to it that gives an estimate of long it will last. It is possible to compare this notional life with the timespan for repair determined by the stock condition survey

Obtained from:

- Manufacturer
- In House data

Lifespans

Building Element	Life Expectancy (Years)
BUILDING FABRIC External Elements	
Building Structure - Gutters, fascia's and soffits	30
Building Structure - Gutters, fascia's and soffits	30
External Doors	30
Windows	30
BUILDING FABRIC Internal Elements	
Floors	20
Floors	15
Floors	20
Kitchen Replacement	20
MECHANICAL SYSTEMS	
Cold Water Storage	20
Mains Water Pipework	20
Domestic Oil Boiler	20
Domestic Hot Water Cylinder	45
Heating Controls	20
Sanitary ware Replacement	20
ELECTRICAL SYSTEMS	
General Services	25
Light Fitting (Internal)	20
Light Fitting	15
LIFE SYSTEMS	
Smoke Detection	10
ACCESS SYSTEMS	
Door Locking Mechanism	15

Costs

Surveyors cost information received through

- tenders received;
- knowledge of the construction market;
- obtaining information from the Construction Price Index which (issued on an annual basis);
- Industry Price books such SPONS (Architects and Builders price book), BCIS (Cost Index Book) issued through the Royal Institute of Chartered Surveyors (RICS).

Domestic Oil Boiler	€1,650.00
Heating Controls	€200.00
Sanitary ware Replacement	€1,500.00
Mechanical Servicing	€100.00
ELECTRICAL SYSTEMS	
General Services	€0.00
Smoke Detection	€130.00
ACCESS SYSTEMS	
Door Locking Mechanism	€116.67

Social Condition Report

No	Element/Location:	Description	Condition	Recommended Works:	Repair Type	Installed Year	Life Expectancy	Recommended Replacement Year
1	LIFT GEAR							
2	BUILDING FABRIC External Elements							
	Gutters, fascia's and soffits	Aluminium Box Section rain water down pipes.	Fair Condition	Replace at end of economic life, depending on condition based on regular inspection.	I/M/C	1996	30	2026
3	BUILDING FABRIC Internal Elements							
	Floors	Vinyl/ Laminate Floor Covering	Fair Condition	Cyclical replacement on a phased basis.	I/M/C	1996	20	2016
4	MECHANICAL SYSTEMS							
	Mains Water Break Tank and Pump	Mains break tank and booster provide to each block.	Reasonable Condition	Maintain in good working order	I/M/C	1996	15	2021

Social Condition Report

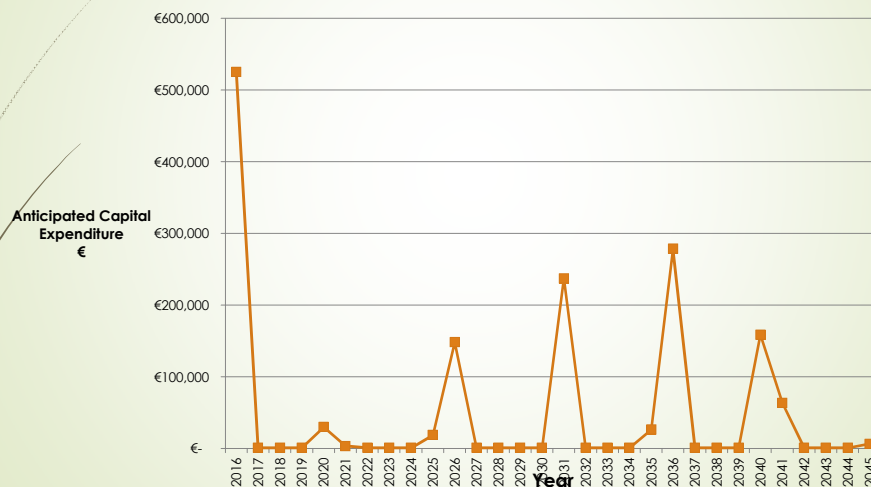


Social Condition Report

30 year Cost Report

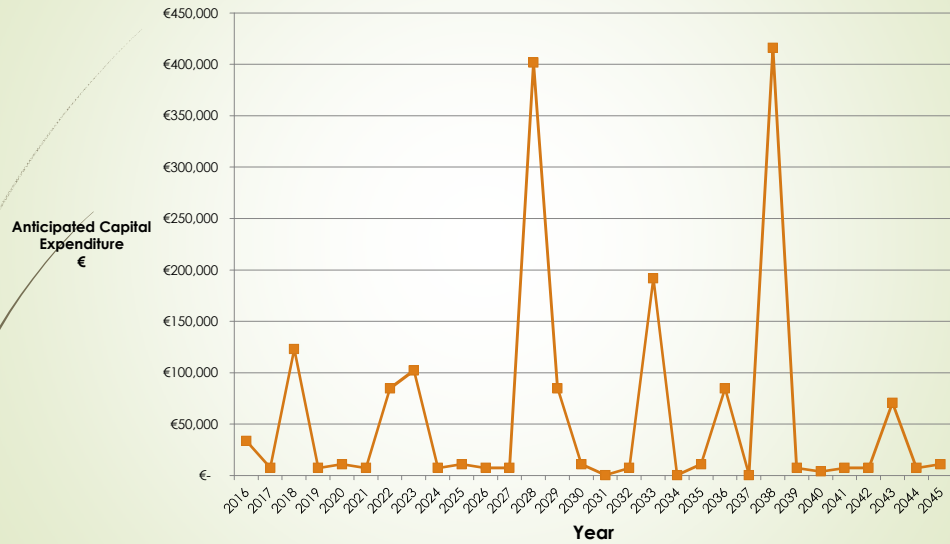
Sample Scheme constructed in 1990

Anticipated Capital Expenditure 2016 - 2045



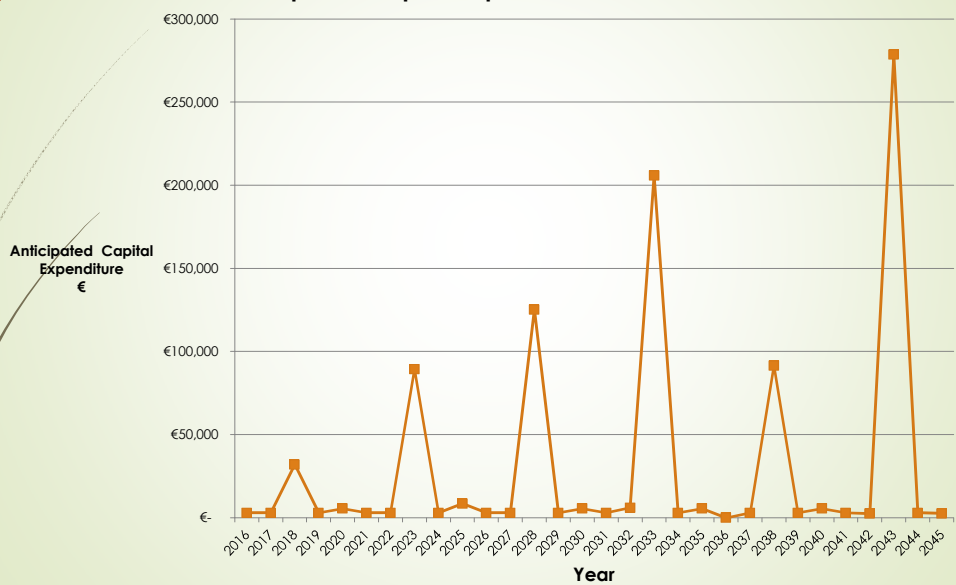
Sample Scheme constructed in 2008

Anticipated Capital Expenditure 2016 - 2045



Sample Scheme constructed in 2013

Anticipated Capital Expenditure 2016 - 2045



Going Forward

Decide what you want – Request for Tender template

Sample:

- common sense approach; relatively standard housing stock
- Sample verified by the surveyor;
- Feedback from members - Timeframe – 6 months RFT to final report;

Work Out from how you are going to meet costs going forward – possible push out some works to other years;

ISCH guidance can assist in getting started & get in touch with those that have been through process;

“Provides knowledge /certainty/ comfort / very worthwhile”
ISCH member experience

Thank You