

Annex 2

Stock Condition Survey Summary

Michael Dysons Associates (MDA) have been commissioned by City of York Council (CYC) to complete a stock condition survey that would provide a 95% accuracy assurance level. This equated to a sample size of 17% of flats and houses, and 100% of the external elements of the 592 blocks of flats we own.

The stock has been broken down into the 13 property archetypes used to originally assess allocation of the Major Repairs Allowance. The sample data captured for each archetype is then 'cloned' (meaning copied) onto properties of the same archetype. This is then reviewed alongside the existing data we hold for each property to ensure the most accurate data is retained. This then provides a condition picture of the entire stock. The analysis involved with this process is currently under-way, and will complete in Q3.

Initial findings

Catch up Repairs were identified as being £723,143, an average of just £89 per property. The most significant costs have been identified against repairs for bathrooms. These are repairs required to ensure the various building elements or 'components' .i.e. Bathroom, Kitchen, Wiring, reach their anticipated useful life. MDA suggest this is in the typical range.

The overall Planned works costs over the 30 year business planning period are £272,500,552 which equates to an average of £33,539 per property. This can be further broken down to an average of £1,118 per property per year. MDA have suggested that typically clients will see a cost range of between £25k - £30k per property, so this is slightly higher; however the overall figure for 30 years is consistent with existing provision in our Capital Resource allocation Model (CRAM) bids.

320 properties, equating to 3.9% of the stock, were found to be failing the Decent Homes standard. This is 5% less than our most recent Local Authority Housing Statistics (LAHS) to report currently reporting.

The overall average SAP rating (standard assessment procedure) which is used to measure energy efficiency of homes for energy efficiency is 70.6. We're currently reporting a SAP of 74. However despite being a fall in performance we still remain within the 'C' banding. This means CYC remains close to the top quartile performers of LAs/HAs. Traveller Sites

Traveller sites

Traveller sites were also surveyed as part of this commission. Catch up repair costs were £18,800 and planned maintenance costs were £1,450,024 over the 30-year period. When summarising all costs for liabilities, which includes catch up repairs, planned maintenance works, traveller site catch-up repairs and planned maintenance costs, prelims, fees and contingencies, the figure currently stands at a total of £331,697,155 over the 30 year period, an average of £40,824 per property or an average of £1,361 per property, per year.

Please note no allowance for VAT is contained within costs provided.

Please also note the information contained in the summary will be subject to further analysis and assurance checks, so may change.

Abbreviations

CRAM - Capital Resource allocation Model

CYC- City of York Council

HA- Housing Associations

LAHS- Local Authority Housing Statistics

LA- Local Authority

MDA Michael Dysons Associates

VAT- Value Added Tax