

TORFAEN COUNTY BOROUGH COUNCIL
STOCK CONDITION SURVEY

1.0 EXECUTIVE SUMMARY

1.1 In accordance with your instructions we have undertaken a stock condition survey of your housing stock, in summary, the main objectives of the exercise were:

To provide accurate and statistically reliable information concerning repairs and maintenance as well as improvement costs forecast over a 30 year term;

To collect, validate and report upon attribute and condition information about the stock for the purpose of improving existing records and future maintenance planning;

To establish a methodology upon which further surveys may be undertaken in the future to supplement this survey exercise;

To provide accessible, reliable and easily maintainable planning data for future repairs, maintenance and improvement programmes;

e. To assess the properties in accordance with the Welsh Housing Quality Standard

1.2 The total stock comprises 8,439 properties and we have surveyed a representative 15% sample. The sample has been carefully chosen to ensure a representative mix of properties based on the different types and locations.

1.3 The stock has generally been well maintained on a day to day basis and limited outstanding repairs were identified during the course of our inspections. However, the stock has suffered from a lack of sustained capital investment over the years and, as a result, there are a significant number of major components that have reached/are reaching the end of their useful life and will require replacement in the short term.

1.3 The majority of properties have pitched roofs which are generally covered with either clay or concrete tiles. Whilst most of the roof coverings are in satisfactory condition at the present time, a significant programme of re-roofing will be require during the next 15 years. Whilst the Council has had a programme of installing double glazed windows approximately half of the stock would benefit from this work. Many of the front and back doors are original and, whilst serviceable, would benefit from replacement with more modern and secure units. Environmental issues such as paths, fencing and boundary walls has not been a priority and some areas are in need of attention.

- 1.4 Internally, the majority of the kitchens and bathrooms are original and need modernisation. Much of the wiring throughout the stock is original and many properties will need to be either re-wired or for the wiring to be upgraded during the next 10 years.
- 1.5 The stock includes 2,613 properties of non-traditional construction. Generally these properties have not had any work to the structure undertaken since built and major investment will be required if they are to be retained in the long term.
- 1.6 Our survey has included an assessment of the properties against the criteria set out in the Welsh Housing Quality Standard. All properties fail the standard but to varying degrees. The main areas of failure relate to the lack of internal modernisation to the properties and also issues surrounding the environment around the properties, which is an onerous requirement of the Welsh Housing Quality Standard.
- 1.7 We have identified a programme of work to bring all properties up to the Welsh Housing Quality Standard by 2012, where practicable to do so, and then to maintain them at that standard thereafter. Our assessment of the total repairs and maintenance costs of the stock for the next 30 years equates to a figure of £56,969 per unit. This cost purely relates to the actual building work and is exclusive of any management costs and VAT. It also excludes any allowance for future inflation or any decanting costs in the event that this is necessary.
- 1.8 The size of programme we have identified is considerably greater than the current programme being undertaken by the Council. We have assumed that letting such a large programme could result in economies of scale and cost savings but it will need to be carefully managed. In particular, consideration will need to be given to the in-house resource required to manage the programme, the procurement methodology and the capacity of the local construction industry to deliver the works. The wide geographic spread of properties also needs to be considered in this regard.
- 1.9 As part of our survey, we have undertaken an assessment of the energy efficiency of the properties. The energy data collected during the survey has been passed to our energy consultants, Powergen Energy Solutions, who have analysed the data. The average NHER rating of the properties is 7.0 and the average SAP rating is 64, which compare favourably against national averages of 5.0 and 51 respectively. Nevertheless, there is still scope to improve the thermal performance of the properties and the replacement of

some of the older inefficient heating systems and the completion of the double glazed window programme would both be helpful in this regard.