

Royal Borough of Greenwich

Stock Condition Survey

November 2017

Prepared For:



Royal Borough of Greenwich
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Royal Borough of Greenwich Stock Condition Survey

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APPENDICES

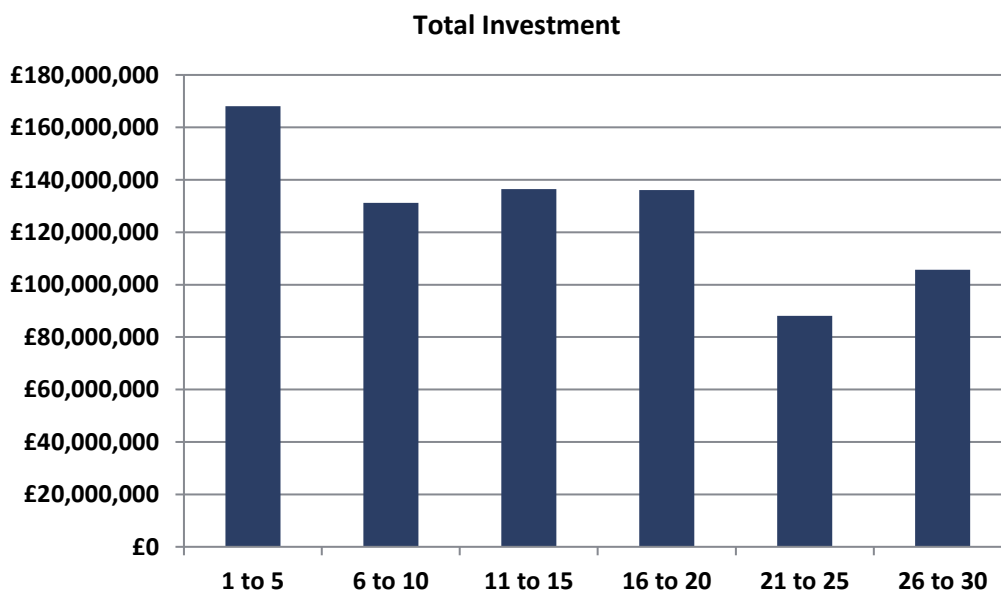
Appendix 1 – Summary of All Costs

Appendix 2 – Schedules of Rates and Life Cycles

Appendix 3 – Limitations of Survey

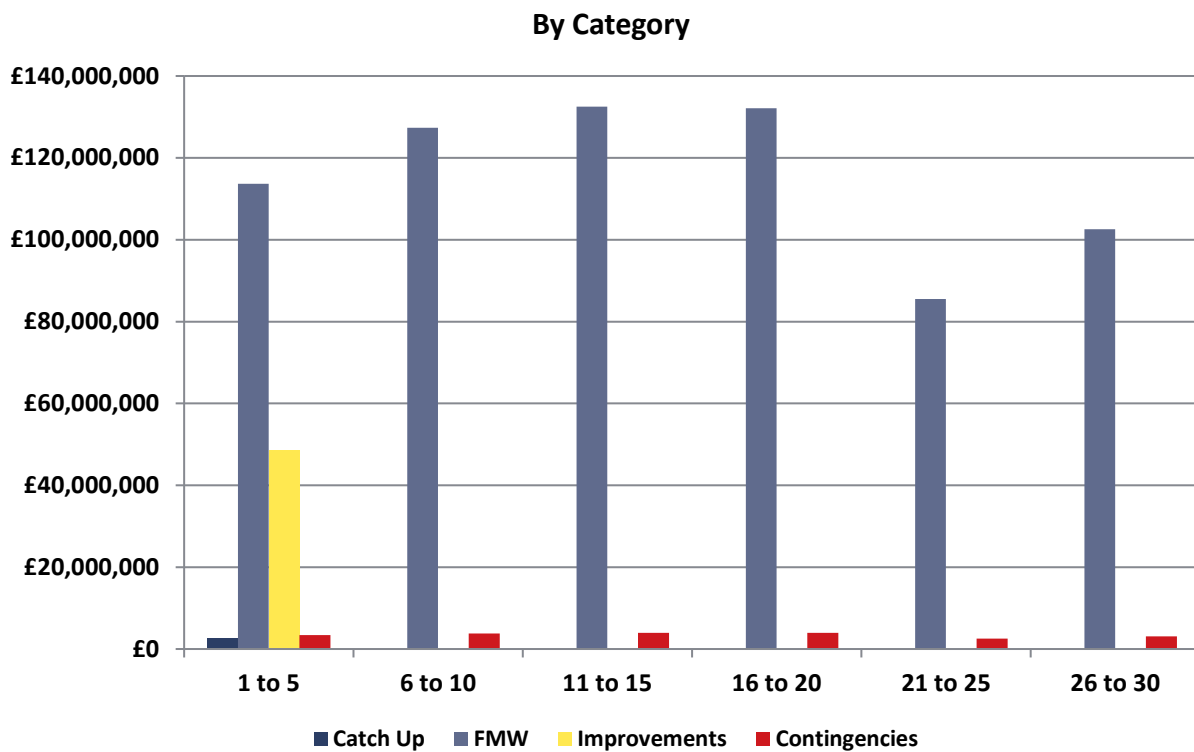
1.0 EXECUTIVE SUMMARY

- 1.1 Earlier this year the Royal Borough of Greenwich commissioned Savills to undertake a stock condition survey of the housing stock. The purpose of this survey was to identify the likely investment requirement to adequately maintain the stock over the next 30 years, which in-turn would inform the overarching business plan.
- 1.2 In accordance with your instructions we have undertaken a stock condition survey of the stock with a view to assessing the current and future repairs and maintenance liability. Of a total of 21,484 rented units we have inspected a representative sample of 20% of the stock internally and 100% externally.
- 1.3 We have used the information gathered from the stock condition survey to predict the investment required to replace existing building elements to the stock as and when required. No additional investment allowances have been made within this report to cover associated responsive, void, cyclical, compliance or exceptional works that may be required to the stock.
- 1.4 The total forecast expenditure to improve and maintain the stock as derived from the survey data is estimated at **£765,549,933** or **£35,633** per unit.
- 1.5 The costs above are at a base date at 2nd quarter 2017 and includes contract preliminaries, but excludes professional fees, inflation, leaseholders, management costs and VAT. This total expenditure is shown graphically on the chart overleaf.



1.6 This profile illustrates a relatively high investment requirement over the first 5 years which stabilises throughout the mid-term before reducing in the long term.

1.7 The following graph illustrates the above investment profile over the same time period, but broken down across the key expenditure categories.



1.8 The Graph above illustrate the main driver for the fluctuating profile is the Future Major Works investment, derived from the stock condition survey. However the overall short term investment is significantly distorted by the circa £45m of identified improvements (a majority of which is installing additional wall insulation).

1.9 All information recorded during the stock condition survey has been loaded onto a Microsoft SQL database and this has been used as a basis for analysing the data and producing the cost reports, and supplied to Royal Borough of Greenwich for their on-going use.

2.0 METHODOLOGY

2.1 Sample Selection and Survey

2.1.1 In the first instance Royal Borough of Greenwich supplied us with an up to date stocklist of the stock to be included within the survey. In line with common practice we grouped the properties into sample archetypes based on similar characteristics, age, type etc. From each archetype a representative sample was then targeted for the purposes of the internal survey requirement. The following table summarises the main archetype groups and the agreed sample achieved on site.

Archetype	Total Stock	Internal Surveyed	As %	External Surveyed	As %
Flat age unknown	13	2	15%	13	100%
Flat 1945-1964	6,624	1,439	22%	6,624	100%
Flat 1965-1974	3,113	627	20%	3,113	100%
Flat Post 1974	2,813	562	20%	2,813	100%
Flat Pre 1945	2,223	436	20%	2,223	100%
House / Bungalow age unknown	34	3	9%	34	100%
House / Bungalow 1945-1964	1,972	414	21%	1,972	100%
House / Bungalow 1965-1974	422	107	25%	422	100%
House / Bungalow Post 1974	1,624	361	22%	1,624	100%
House / Bungalow Pre 1945	2,646	536	20%	2,646	100%
Total	21,484	4,487	21%	21,484	100%

2.1.2 As illustrated above a good representative sample was achieved across the relevant archetypes. This approach will result in an overall statistical accuracy level of $\pm 4\%$.

2.2 The Survey Team

2.2.1 The Savills team specialising in planned maintenance and stock condition surveys undertook the survey. The team of surveyors, all of whom are Chartered Surveyors or staff of similar standing, have extensive experience in survey projects and were fully briefed on the requirements of the survey before any inspections were carried out on site.

2.3 Quality Control

2.3.1 Prior to survey commencement, a pro-forma was devised which was used for data collection. The content of which is included at **Appendix 2**. The information was entered into our computer database for it to be checked, collated and validated. The methodology and survey objectives were shared and tested by the Savills survey team throughout the assignment.

2.3.2 In addition to a comprehensive briefing of all surveyors prior to commencing the inspections, de-briefing meetings were held at the completion of the site work to discuss any specific issues found.

2.4 Validation of Data

2.4.1 Once the surveys were completed, they were loaded onto our computer database and extensive validation was undertaken electronically to check for anomalies and inconsistencies.

3.0 REPAIR / INVESTMENT CATEGORIES

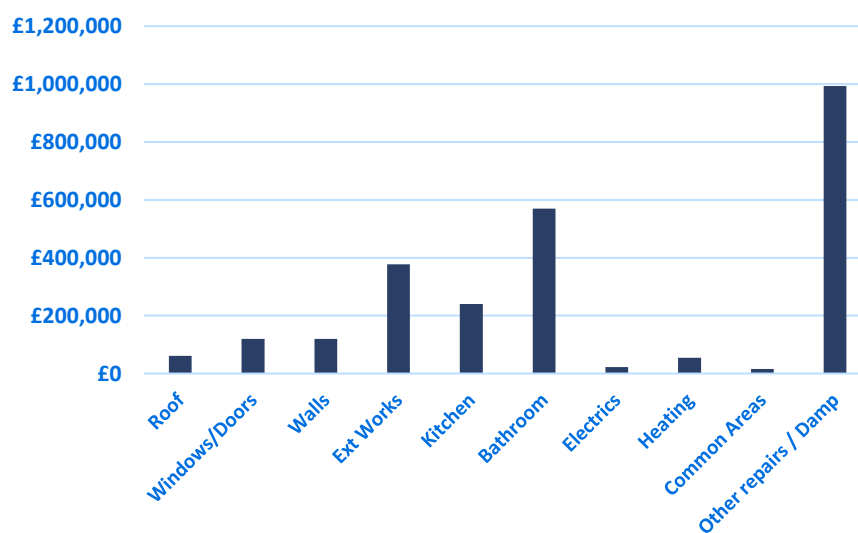
In order to build up the overall cost profiles we have identified and considered the various investment headings separately.

3.1 Catch/Up Repairs

3.1.1 These are defined as repair of elements that can be brought up to a reasonable standard along with complete element replacement where needed.

3.1.2 The survey has identified **£2,572,487** of catch/up repairs required to the stock. The following table and chart illustrates this requirement across the main investment elements.

Element	Cost
Roof	£60,941
Windows/Doors	£119,695
Walls	£119,230
Ext Works	£376,892
Kitchen	£239,700
Bathroom	£569,804
Electrics	£22,440
Heating	£54,850
Common Areas	£16,059
Other repairs / Damp	£992,876
Total	£2,572,487



3.2 Future Major Works

3.2.1 These are defined as “the provision, which should be adequate to cover the periodic overhaul / refurbishment / renewal of the building components and landlords’ fixtures and fittings, to keep the property in lettable condition”.

3.2.2 All building elements have a natural life expectancy, at the end of which they have to be replaced. The life expectancies used in generating costs were based on the following:

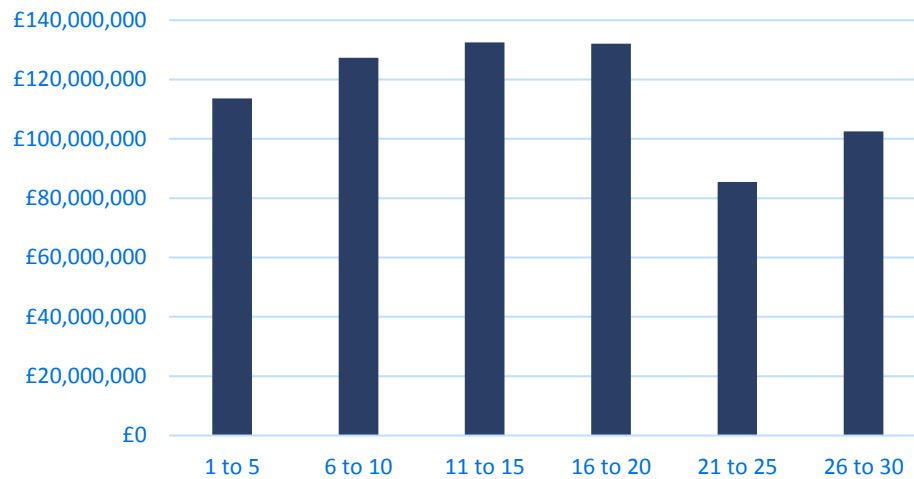
- Industry standards.
- HAPM Property Mutual Limited manual.
- RICS and BRE publications: “Life Expectancies of Building Components”.
- Our experience.

3.2.3 Our surveyors used their professional judgement to establish when a building component requires replacement and inserted the appropriate year on the survey form. For older building components, or those which we believed to have a limited remaining life, life cycles were ignored and our assessment was based on the condition as found on site from our survey.

3.2.4 We have only recorded those items that will require renewal within the next 30 years and those items falling outside that period have not been subject to a replacement cost within our report. However we would anticipate a similar level of expenditure identified over the next 30 years to be maintained thereafter.

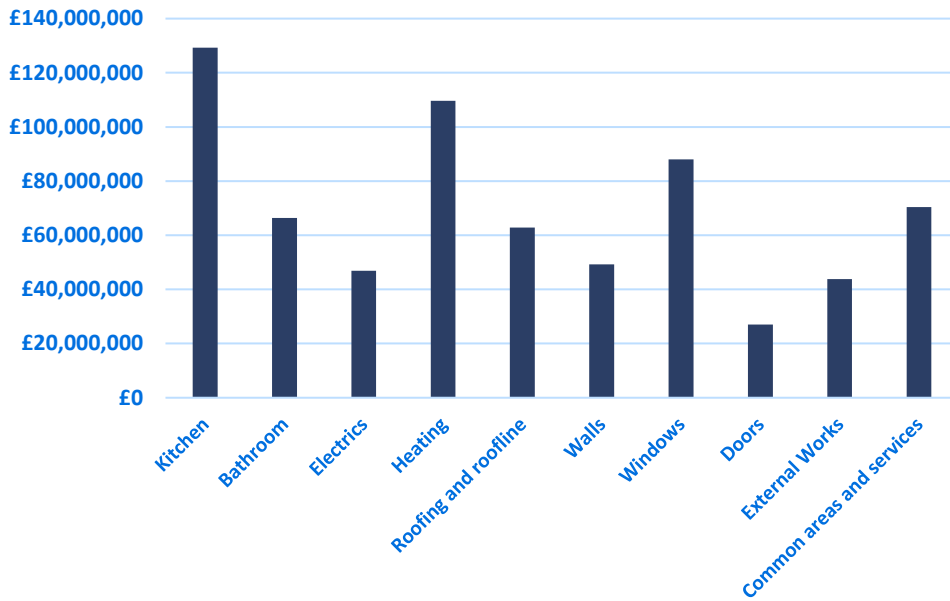
3.2.5 The survey has identified a total investment over the 30 years of **£693,664,210** under this investment. The following table and chart illustrates this in total terms and across the main investment elements.

Total 30 Year Investment

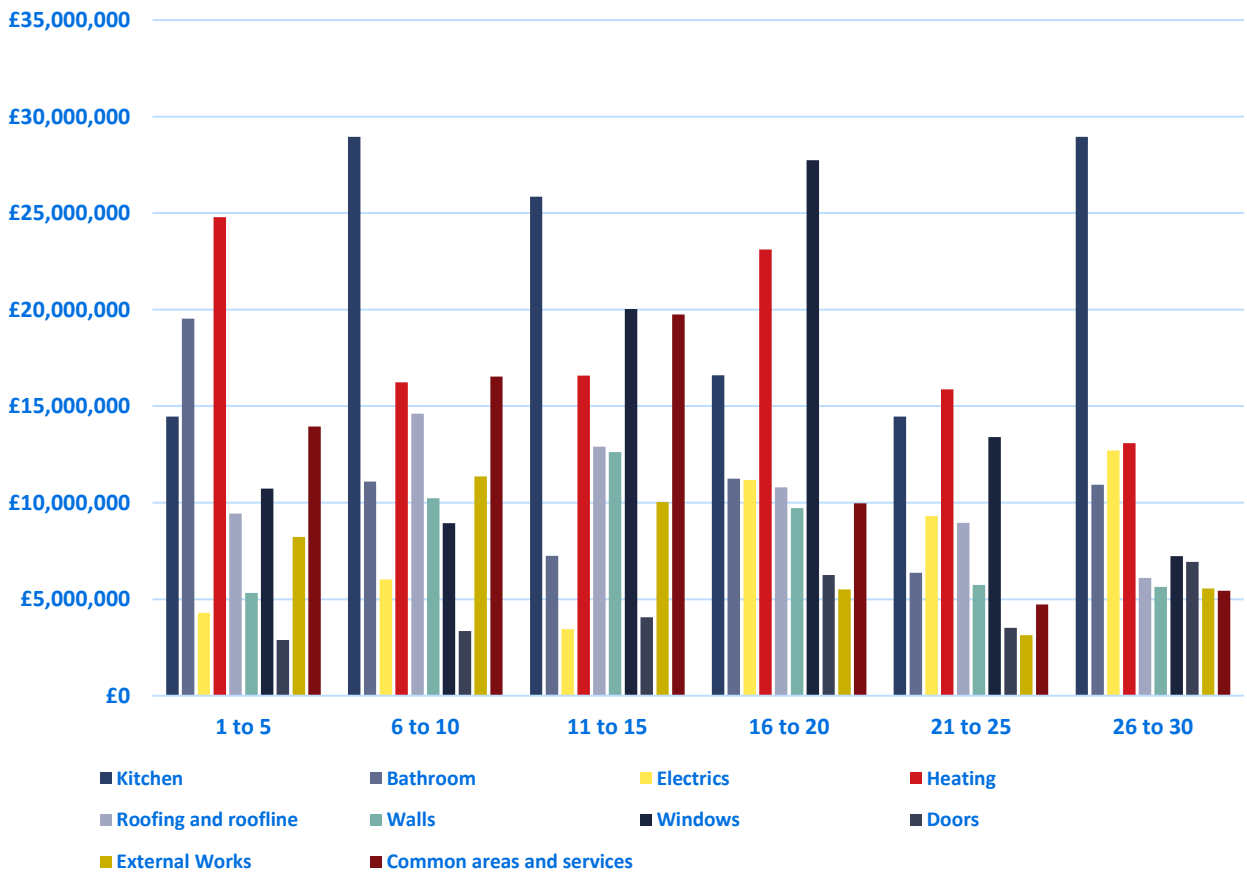


3.2.6 Overall investment by element.

Element	Cost
Kitchen	£129,300,000
Bathroom	£66,417,750
Electrics	£46,938,610
Heating	£109,674,500
Roofing and roofline	£62,792,970
Walls	£49,285,600
Windows	£88,063,950
Doors	£26,997,300
External Works	£43,837,940
Common areas and services	£70,355,590
Total	£693,664,210



3.2.7 The following chart illustrates the above investment across the 30 years by each main element.



3.2.8 The above graphs illustrates the investment rises steadily over the first 15 years before stabilising and then reducing through the long term. The charts also illustrate that it is the internal elements that contribute to a majority of the investment both in overall terms and within the first 5 years.

3.3 Improvements

3.3.1 Improvement work generally involves the installation of components that do not currently exist at a property but would enhance the property, or upgrading an element to be replaced. The survey has identified **£48,503,310** of potential improvement works, across 5 main areas which are illustrated below. In line with common practice we have allowed for this investment within the first 5 years.

- Installing wall insulation (overcladding) to solid wall properties to increase thermal insulation **£46,861,600**.
- Improvements to common areas, such as additional security measures **£1,162,000**.
- Installing additional smoke alarms inside dwellings **£210,210**.
- Installing central heating where none exists **£120,000**.
- Installing additional sound insulation to prevent noise transmission **£149,500**.

3.4 Contingent Major Repairs

3.4.1 Contingent major repairs are defined as repairs of a kind, which cannot be specifically foreseen and may arise from latent defects in construction, extra over costs associated with delivering capital works, asbestos etc. We have allowed a provision of 3% of Future Major Works over the 30 year period resulting in a total allowance over the 30 years of **£20,809,926**.

3.4.2 The allowance is specifically in respect of unforeseen work that has not been identified elsewhere in the survey but, from both our experience and that of the Council, can be predicted as likely to occur. Examples include, but are not limited to, cavity wall tie failure, uninsured subsidence/settlement, general structural defects, drainage failure latent defects in construction, extra over works arising from delivering the capital programme.

3.5 Other Investment Areas

3.5.1 Through discussions with Royal Borough of Greenwich there are numerous additional investment categories that are not included within our survey results but the overarching business plan will need to make adequate allowances for. Typically these categories will be:

- Responsive repairs.
- Void costs.
- Cyclical servicing and decorations.
- Disabled adaptations.
- Asbestos.
- Fire Risk Works.
- Structural works.

4.0 LEVELS OF PRICING

- 4.1 The work recorded as part of the Stock Condition Survey has been priced using a Schedule of Rates, a copy of which is included at **Appendix 2**. The Schedule has been based on our experience of letting contracts locally and our experience with other Local Authorities/Housing providers with similar types and numbers of property.
- 4.2 If the work is planned and procured correctly, we believe that the unit rates identified can be achieved, if not improved. However, poor planning/procurement could result in these rates not being achieved.

5.0 COST REPORTS

5.1 A summary of all costs is provided at **Appendix 1**.

6.0 LEASEHOLDERS

6.1 When undertaking the survey the internal elements of the leaseholders has been ignored. However the external elements relating to leaseholders within blocks of flats has been included. The following illustrates the potential costs that apply specifically to the leasehold stock, and could potentially be fully recharged:

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total
Catch Up Leaseholders	£385,210	£0	£0	£0	£0	£0	£385,210
All Catch Up	£385,210	£0	£0	£0	£0	£0	£385,210

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total
FMW Leaseholders	£9,691,623	£12,626,407	£15,304,681	£11,229,905	£7,049,047	£6,792,677	£62,694,340
Kitchen	£0	£0	£0	£0	£0	£0	£0
Bathroom	£0	£0	£0	£0	£0	£0	£0
Electrics	£0	£0	£0	£0	£0	£0	£0
Heating	£0	£0	£0	£0	£0	£0	£0
Roofing and roofline	£1,644,295	£2,854,852	£2,563,478	£2,020,384	£1,889,743	£1,095,845	£12,068,597
Walls	£927,401	£1,977,346	£2,091,133	£1,543,715	£1,035,019	£1,036,194	£8,610,808
Windows	£2,225,491	£1,971,983	£4,134,509	£3,977,474	£2,242,221	£1,453,948	£16,005,626
Doors	£463,159	£515,692	£682,370	£681,852	£455,518	£1,448,909	£4,247,500
External Works	£1,148,427	£1,411,776	£1,181,907	£660,837	£314,093	£478,101	£5,195,142
Common areas and services	£3,282,850	£3,894,757	£4,651,285	£2,345,642	£1,112,453	£1,279,681	£16,566,668

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total
Improvements Leaseholders	£9,104,420	£0	£0	£0	£0	£0	£9,104,420
Wall Insulation	£9,104,420	£0	£0	£0	£0	£0	£9,104,420
Common Areas Improvements	£0	£0	£0	£0	£0	£0	£0
Smoke alarms etc	£0	£0	£0	£0	£0	£0	£0
Heating	£0	£0	£0	£0	£0	£0	£0
Noise	£0	£0	£0	£0	£0	£0	£0

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total
Contingencies	£290,749	£378,792	£459,140	£336,897	£211,471	£203,780	£1,880,830
Contingent Major Repair	£290,749	£378,792	£459,140	£336,897	£211,471	£203,780	£1,880,830

Total	£19,472,002	£13,005,199	£15,763,822	£11,566,802	£7,260,518	£6,996,457	£74,064,800
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7.0 LIMITATIONS OF SURVEY

7.1 The inspections and report are subject to the limitations set out at **Appendix 3**.

Appendix 1

Summary of All Costs

Greenwich Total Stock

21,484

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Catch Up	£2,572,487	£0	£0	£0	£0	£0	£2,572,487	£120
All Catch Up	£2,572,487	£0	£0	£0	£0	£0	£2,572,487	£120

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Future Major Works	£113,635,675	£127,348,360	£132,522,390	£132,108,265	£85,480,595	£102,568,925	£693,664,210	£32,287
Kitchen	£14,468,000	£28,956,000	£25,852,000	£16,600,000	£14,468,000	£28,956,000	£129,300,000	£6,018
Bathroom	£19,531,800	£11,097,600	£7,240,800	£11,252,150	£6,373,200	£10,922,200	£66,417,750	£3,091
Electrics	£4,293,210	£6,025,730	£3,454,830	£11,169,400	£9,297,040	£12,698,400	£46,938,610	£2,185
Heating	£24,785,350	£16,231,600	£16,588,500	£23,108,500	£15,875,600	£13,084,950	£109,674,500	£5,105
Roofing and roofline	£9,439,740	£14,608,900	£12,894,810	£10,796,760	£8,949,460	£6,103,300	£62,792,970	£2,923
Walls	£5,320,280	£10,236,445	£12,624,115	£9,725,380	£5,740,920	£5,638,460	£49,285,600	£2,294
Windows	£10,732,250	£8,941,650	£20,024,500	£27,739,600	£13,392,300	£7,233,650	£88,063,950	£4,099
Doors	£2,892,550	£3,343,150	£4,056,850	£6,247,750	£3,521,800	£6,935,200	£26,997,300	£1,257
External Works	£8,230,835	£11,366,970	£10,032,835	£5,507,215	£3,137,890	£5,562,195	£43,837,940	£2,040
Common areas and services	£13,941,660	£16,540,315	£19,753,150	£9,961,510	£4,724,385	£5,434,570	£70,355,590	£3,275

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Improvements	£48,503,310	£0	£0	£0	£0	£0	£48,503,310	£2,258
Wall Insulation	£46,861,600	£0	£0	£0	£0	£0	£46,861,600	£2,181
Common Areas Improvements	£1,162,000	£0	£0	£0	£0	£0	£1,162,000	£54
Smoke alarms etc	£210,210	£0	£0	£0	£0	£0	£210,210	£10
Heating	£120,000	£0	£0	£0	£0	£0	£120,000	£6
Noise	£149,500	£0	£0	£0	£0	£0	£149,500	£7

Category	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Contingencies	£3,409,070	£3,820,451	£3,975,672	£3,963,248	£2,564,418	£3,077,068	£20,809,926	£969
Contingent Major Repair	£3,409,070	£3,820,451	£3,975,672	£3,963,248	£2,564,418	£3,077,068	£20,809,926	£969

	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	Total	Unit Ave
Total	£168,120,542	£131,168,811	£136,498,062	£136,071,513	£88,045,013	£105,645,993	£765,549,933	£35,633

Appendix 2

Schedules of Rates and Life Cycles

questionid	Survey	SurveySection	question	lifecycle	unit	Houses/Bungalows	Low/Med Rise Flats/Mais
100103	Condition	Main Pitched Roof	Concrete Tile	80	yr	90	0
100104	Condition	Main Pitched Roof	Clay Tile	80	yr	90	0
100105	Condition	Main Pitched Roof	Natural Slate	80	yr	100	0
100106	Condition	Main Pitched Roof	Synthetic Slate	50	yr	90	0
100107	Condition	Main Pitched Roof	Steel	50	yr	50	0
100108	Condition	Main Pitched Roof	Other	50	yr	100	0
100110	Condition	Main Flat roofs	Felt	15	yr/m2	100	0
100111	Condition	Main Flat roofs	Asphalt	30	yr/m2	120	0
100112	Condition	Main Flat roofs	Lead	50	yr/m2	100	0
100113	Condition	Main Flat roofs	Other	50	yr/m2	100	0
100115	Condition	Secondary Pitched Roof	Concrete Tile	80	yr/m2	90	0
100116	Condition	Secondary Pitched Roof	Clay Tile	80	yr/m2	90	0
100117	Condition	Secondary Pitched Roof	Natural Slate	80	yr/m2	100	0
100118	Condition	Secondary Pitched Roof	Synthetic Slate	50	yr/m2	90	0
100119	Condition	Secondary Pitched Roof	Steel	50	yr/m2	50	0
100120	Condition	Secondary Pitched Roof	Other	50	yr/m2	100	0
100122	Condition	Secondary Flat roofs	Felt	15	yr/m2	100	0
100123	Condition	Secondary Flat roofs	Asphalt	30	yr/m2	120	0
100124	Condition	Secondary Flat roofs	Lead	50	yr/m2	100	0
100125	Condition	Secondary Flat roofs	Other	50	yr/m2	100	0
100127	Condition	Chimneys	Repoint / Re-Render Chimney	50	yr/nr	550	0
100128	Condition	Chimneys	Renew Other Chimney	50	yr/nr	550	0
100131	Condition	Rainwater gutters	PVCu/Metal Gutters	30	yr	250	0
100132	Condition	Rainwater gutters	Asbestos Gutters	30	yr	250	0
100133	Condition	Rainwater gutters	Other Gutters	30	yr	250	0
100134	Condition	Rainwater gutters	Finlock Lining	30	yr	250	0
100136	Condition	Rainwater downpipes	PVCu/Metal Downpipes	30	yr	250	0
100137	Condition	Rainwater downpipes	Asbestos Downpipes	30	yr	250	0
100138	Condition	Rainwater downpipes	Other Downpipes	30	yr	250	0
100139	Condition	Rainwater downpipes	Internal Downpipes	30	yr	300	0
100141	Condition	Fascia/soffit/barge	PVC Fascia/Soffit/Barge	30	yr	450	0
100142	Condition	Fascia/soffit/barge	Timber Fascia/Soffit/Barge	30	yr	450	0
100143	Condition	Fascia/soffit/barge	Asbestos Fascia/Soffit/Barge	30	yr	450	0
100144	Condition	Fascia/soffit/barge	Other Fascia/Soffit/Barge	30	yr	450	0
100147	Condition	Windows	Double Glazed PVCu	30	yr	3000	0
100148	Condition	Windows	Double Glazed Timber	30	yr	3000	0
100149	Condition	Windows	Double Glazed Aluminium	30	yr	3000	0
100150	Condition	Windows	Double Glazed Steel	30	yr	3000	0
100151	Condition	Windows	Single Glazed PVCu	30	yr	3000	0
100152	Condition	Windows	Single Glazed Timber	30	yr	3000	0
100153	Condition	Windows	Single Glazed Aluminium	30	yr	3000	0
100154	Condition	Windows	Single Glazed Steel	30	yr	3000	0
100156	Condition	Front Door	PVCu	30	yr/nr	650	650
100157	Condition	Front Door	Timber	30	yr/nr	650	650
100158	Condition	Front Door	Composite/GRP/Aluminium	30	yr/nr	650	650
100159	Condition	Front Door	Other	30	yr/nr	650	650
100161	Condition	Back/Side doors/Balcony/Patio (2)/Other doors	PVCu	30	yr/nr	650	650
100162	Condition	Back/Side doors/Balcony/Patio (2)/Other doors	Timber	30	yr/nr	650	650
100163	Condition	Back/Side doors/Balcony/Patio (2)/Other doors	Composite/GRP/Aluminium	30	yr/nr	650	650
100164	Condition	Back/Side doors/Balcony/Patio (2)/Other doors	Other	30	yr/nr	650	650
100166	Condition	Main Wall Finish	Pointed Brickwork/Stonework	55	yr/m2	25	0
100167	Condition	Main Wall Finish	Render/Painted Render	55	yr/m2	35	0
100168	Condition	Main Wall Finish	PVC Shiplap	40	yr/m2	35	0
100169	Condition	Main Wall Finish	Timber Cladding	40	yr/m2	45	0
100170	Condition	Main Wall Finish	Tile Hanging	60	yr/m2	60	0
100171	Condition	Main Wall Finish	Concrete Panel	40	yr/m2	50	0
100172	Condition	Main Wall Finish	Metal Panel	40	yr/m2	50	0
100173	Condition	Main Wall Finish	Over (Insulated)/Other Cladding	40	yr/m2	50	0
100174	Condition	Main Wall Finish	Other	40	yr/m2	50	0
100177	Condition	Secondary Wall Finishes	Pointed Brickwork/Stonework	55	yr/m2	25	0
100178	Condition	Secondary Wall Finishes	Render/Painted Render	55	yr/m2	35	0
100179	Condition	Secondary Wall Finishes	PVC Shiplap	40	yr/m2	35	0
100180	Condition	Secondary Wall Finishes	Timber Cladding	40	yr/m2	45	0
100181	Condition	Secondary Wall Finishes	Tile Hanging	60	yr/m2	60	0
100182	Condition	Secondary Wall Finishes	Concrete Panel	40	yr/m2	50	0
100183	Condition	Secondary Wall Finishes	Metal Panel	40	yr/m2	50	0
100184	Condition	Secondary Wall Finishes	Over (Insulated)/Other Cladding	40	yr/m2	50	0
100185	Condition	Secondary Wall Finishes	Other	40	yr/m2	50	0
100188	Condition	Wall Insulation	Install Cavity Wall Insulation	0	v	400	0
100189	Condition	Wall Insulation	Install Solid Wall Insulation	0	v	10000	0
100191	Condition	Canopy Structure	Canopy - All Types	30	yr/m2	300	0
100193	Condition	Porch / Bay Roof / Canopy Covering	Tile/Slate	50	yr/m2	80	0
100194	Condition	Porch / Bay Roof / Canopy Covering	Felt	20	yr/m2	60	0
100195	Condition	Porch / Bay Roof / Canopy Covering	Asphalt	30	yr/m2	70	0
100196	Condition	Porch / Bay Roof / Canopy Covering	Lead	50	yr/m2	100	0
100197	Condition	Porch / Bay Roof / Canopy Covering	Other	45	yr/m2	100	0
100199	Condition	Fences	Timber Fencing	20	yr/m2	40	0
100200	Condition	Fences	Chain Link	20	yr/m2	20	0
100201	Condition	Fences	Post & Wire	20	yr/m2	30	0
100202	Condition	Fences	Metal Railing	40	yr/m2	40	0
100203	Condition	Fences	Other	20	yr/m2	40	0
100205	Condition	Boundary Walls	Brick / Block Walls	50	yr/m2	35	0
100206	Condition	Boundary Walls	Concrete Panel Boundary Walls	50	yr/m2	35	0
100207	Condition	Boundary Walls	Other Boundary Walls	50	yr/m2	35	0
100209	Condition	Retaining Walls	Brick / Block Walls	50	yr/m2	35	0
100210	Condition	Retaining Walls	Concrete Walls	50	yr/m2	35	0
100211	Condition	Retaining Walls	Other Retaining Walls	50	yr/m2	35	0
100213	Condition	Gates	Timber	25	yr/nr	100	0
100214	Condition	Gates	Metal	25	yr/nr	120	0
100215	Condition	Gates	Other	25	yr/nr	120	0
100217	Condition	Paths	Concrete	30	yr/m2	30	0
100218	Condition	Paths	Concrete Paving	30	yr/m2	40	0
100219	Condition	Paths	Tarmac	30	yr/m2	50	0
100220	Condition	Paths	Brick	30	yr/m2	30	0
100221	Condition	Paths	Other	30	yr/m2	30	0
100223	Condition	Hardstanding	Concrete	30	yr/m2	30	0
100224	Condition	Hardstanding	Concrete Paving	30	yr/m2	40	0
100225	Condition	Hardstanding	Tarmac	30	yr/m2	50	0
100226	Condition	Hardstanding	Brick	30	yr/m2	30	0
100227	Condition	Hardstanding	Other	30	yr/m2	30	0

questionid	Survey	SurveySection	question	lifecycle	unit	Houses/Bungalows	Low/Med Rise Flats/Mais
100242	Condition	Parking Areas/Drives	Concrete	30	yr/m2	30	0
100243	Condition	Parking Areas/Drives	Tarmac	30	yr/m2	50	0
100244	Condition	Parking Areas/Drives	Brick	30	yr/m2	30	0
100245	Condition	Parking Areas/Drives	Other	30	yr/m2	30	0
100247	Condition	Outbuilding Roof finish	All Types	50	yr/m2	70	0
100249	Condition	Outbuilding Walls	All Types	50	yr/m2	40	0
100251	Condition	Outbuilding Doors	All Types	30	yr/nr	350	0
100253	Condition	Garage Roof finish	All Types	50	yr/m2	150	0
100255	Condition	Garage Walls	All Types	0	NULL	0	0
100257	Condition	Garage Doors	All Types	30	yr/nr	700	0
100229	Condition	Lobby Access Front Door	Fire Door	30	yr/nr	900	900
100230	Condition	Lobby Access Front Door	Non Fire Door	30	yr/nr	650	650
100259	Condition	Kitchen	Kitchen	20	yr	4000	4000
100260	Condition	Kitchen	Kitchen - Adapted	20	yr	4000	4000
100264	Condition	Bathrooms etc.	Traditional Bathroom	30	yr	2750	2750
100265	Condition	Bathrooms etc.	Shower Room - Level Access Shower	20	yr	4000	4000
100266	Condition	Bathrooms etc.	Shower Room - Shower Cubical	20	yr	500	500
100267	Condition	Bathrooms etc.	Wet Room (Floor Is The Shower Area)	20	yr	4000	4000
100268	Condition	Bathrooms etc.	Shower Over Bath	20	yr	500	500
100269	Condition	Bathrooms etc.	Additional WC	30	yr	300	300
100273	Condition	Second Bathroom	Traditional Bathroom	30	yr	2750	2750
100274	Condition	Second Bathroom	Traditional Bathroom with Shower Over Bath	30	yr	2750	2750
100275	Condition	Second Bathroom	Adapted Bathroom	30	yr	2750	2750
100276	Condition	Second Bathroom	Shower Room – Level Access Shower	20	yr	4000	4000
100277	Condition	Second Bathroom	Shower Room – Shower Cubicle	20	yr	500	500
11	Condition	Second Bathroom	Wet Room (Floor is the Shower Area)	20	yr	4000	4000
100279	Condition	Wiring	Full Rewire (Excluding CCU)	40	yr	2000	2000
100280	Condition	Wiring	Consumer Unit	30	yr	250	250
100282	Condition	Smoke Alarms	Smoke Alarm Mains	10	yr	30	30
100283	Condition	Smoke Alarms	Smoke Alarm Battery	10	yr	30	30
100284	Condition	Smoke Alarms	Smoke Alarm Mains Install	0	v	30	30
100286	Condition	CO Alarms	CO Alarm Mains	10	yr	30	30
100287	Condition	CO Alarms	CO Alarm Battery	10	yr	30	30
100288	Condition	CO Alarms	CO Alarm Mains Install	0	v	30	30
100292	Condition	Central heating system extent (always tick one of the following)	None	0	v	4000	4000
100294	Condition	Central Heating	Radiator Heating	30	yr	1500	1500
100295	Condition	Central Heating	Communal Radiator Heating	30	yr	1000	1000
100296	Condition	Central Heating	Storage Heating	20	yr	3000	3000
100297	Condition	Central Heating	Gas Warm Air System	30	yr	3000	3000
100298	Condition	Central Heating	Electric Warm Air System	30	yr	3000	3000
100299	Condition	Central Heating	Underfloor Heating System	30	yr	4000	4000
100300	Condition	Central Heating	Other System	30	yr	3200	3200
100303	Condition	Boiler	Gas Wall/Floor Boiler	15	yr	2100	2100
100304	Condition	Boiler	Electric Boiler	15	yr	2100	2100
100305	Condition	Boiler	Gas Warm Air Boiler	15	yr	2100	2100
100306	Condition	Boiler	Electric Warm Air Boiler	15	yr	2300	2300
100307	Condition	Boiler	Air Source Heat Pump	15	yr	3000	3000
100308	Condition	Boiler	Gas Back Boiler	15	yr	2100	2100
100309	Condition	Boiler	Solid Fuel Boiler	15	yr	2500	2500
100310	Condition	Boiler	Other Boiler	15	yr	2100	2100
100320	Condition	Gas and Open Fires	Gas Fire(s) (No Back Boiler)	20	yr/nr	50	50
100321	Condition	Gas and Open Fires	Electric Fire	20	yr/nr	50	50
100322	Condition	Gas and Open Fires	Solid Fuel (No Back Boiler)	60	yr/nr	50	50
100327	Condition	External Noise Insulation	External Noise Issues	0	v	500	500

questionid	Survey	SurveySection	question	lifecycle	unit	Blocks
100387	Block	Main Pitched Roof	Concrete Tile	80	yr/m2	90
100388	Block	Main Pitched Roof	Clay Tile	80	yr/m2	90
100389	Block	Main Pitched Roof	Natural Slate	80	yr/m2	100
100390	Block	Main Pitched Roof	Synthetic Slate	50	yr/m2	90
100391	Block	Main Pitched Roof	Steel	50	yr/m2	50
100392	Block	Main Pitched Roof	Other	50	yr/m2	100
100394	Block	Main Flat roofs	Felt	15	yr/m2	100
100395	Block	Main Flat roofs	Asphalt	30	yr/m2	120
100396	Block	Main Flat roofs	Lead	50	yr/m2	100
100397	Block	Main Flat roofs	Other	50	yr/m2	100
100399	Block	Secondary Pitched Roof	Concrete Tile	80	yr/m2	90
100400	Block	Secondary Pitched Roof	Clay Tile	80	yr/m2	90
100401	Block	Secondary Pitched Roof	Natural Slate	80	yr/m2	100
100402	Block	Secondary Pitched Roof	Synthetic Slate	50	yr/m2	90
100403	Block	Secondary Pitched Roof	Steel	50	yr/m2	50
100404	Block	Secondary Pitched Roof	Other	50	yr/m2	100
100406	Block	Secondary Flat roofs	Felt	15	yr/m2	100
100407	Block	Secondary Flat roofs	Asphalt	30	yr/m2	120
100408	Block	Secondary Flat roofs	Lead	50	yr/m2	100
100409	Block	Secondary Flat roofs	Other	50	yr/m2	100
100411	Block	Chimneys	Repoint / Re-Render Chimney	50	yr/nr	500
100412	Block	Chimneys	Renew Other Chimney	50	yr/nr	1000
100415	Block	Rainwater gutters	PVCu/Metal Gutters	30	yr/lm	50
100416	Block	Rainwater gutters	Asbestos Gutters	30	yr/lm	60
100417	Block	Rainwater gutters	Other Gutters	30	yr/lm	50
100418	Block	Rainwater gutters	Finlock Lining	30	yr/lm	50
100420	Block	Rainwater downpipes	PVCu/Metal Downpipes	30	yr/lm	50
100421	Block	Rainwater downpipes	Asbestos Downpipes	30	yr/lm	60
100422	Block	Rainwater downpipes	Other Downpipes	30	yr/lm	50
100423	Block	Rainwater downpipes	Internal Downpipes	30	yr/lm	50
100425	Block	Fascia/soffit/barge	PVC Fascia/Soffit/Barge	30	yr/lm	50
100426	Block	Fascia/soffit/barge	Timber Fascia/Soffit/Barge	30	yr/lm	50
100427	Block	Fascia/soffit/barge	Asbestos Fascia/Soffit/Barge	30	yr/lm	50
100428	Block	Fascia/soffit/barge	Other Fascia/Soffit/Barge	30	yr/lm	50
100431	Block	Dwelling Windows	Double Glazed PVCu	30	yr/nr of flats	3000
100432	Block	Dwelling Windows	Double Glazed Timber	30	yr/nr of flats	3000
100433	Block	Dwelling Windows	Double Glazed Aluminium	30	yr/nr of flats	3000
100434	Block	Dwelling Windows	Double Glazed Steel	30	yr/nr of flats	3000
100435	Block	Dwelling Windows	Single Glazed PVCu	30	yr/nr of flats	3000
100436	Block	Dwelling Windows	Single Glazed Timber	30	yr/nr of flats	3000
100437	Block	Dwelling Windows	Single Glazed Aluminium	30	yr/nr of flats	3000
100438	Block	Dwelling Windows	Single Glazed Steel	30	yr/nr of flats	3000
100440	Block	Communal Windows	Double Glazed PVCu	30	yr/nr	650
100441	Block	Communal Windows	Double Glazed Timber	30	yr/nr	650
100442	Block	Communal Windows	Double Glazed Aluminium	30	yr/nr	650
100443	Block	Communal Windows	Double Glazed Steel	30	yr/nr	650
100444	Block	Communal Windows	Single Glazed PVCu	30	yr/nr	650
100445	Block	Communal Windows	Single Glazed Timber	30	yr/nr	650
100446	Block	Communal Windows	Single Glazed Aluminium	30	yr/nr	650
100447	Block	Communal Windows	Single Glazed Steel	30	yr/nr	650
100449	Block	Main Wall Finish	Pointed Brickwork/Stonework	55	yr/m2	25
100450	Block	Main Wall Finish	Render/Painted Render	55	yr/m2	35
100451	Block	Main Wall Finish	PVC Shiplap	40	yr/m2	35
100452	Block	Main Wall Finish	Timber Cladding	40	yr/m2	45
100453	Block	Main Wall Finish	Tile Hanging	60	yr/m2	60
100454	Block	Main Wall Finish	Concrete Panel	40	yr/m2	50
100455	Block	Main Wall Finish	Metal Panel	40	yr/m2	50
100456	Block	Main Wall Finish	Over (Insulated)/Other Cladding	40	yr/m2	50
100457	Block	Main Wall Finish	Other	40	yr/m2	50
100460	Block	Secondary Wall Finishes	Pointed Brickwork/Stonework	55	yr/m2	25
100461	Block	Secondary Wall Finishes	Render/Painted Render	60	yr/m2	35
100462	Block	Secondary Wall Finishes	PVC Shiplap	40	yr/m2	35
100463	Block	Secondary Wall Finishes	Timber Cladding	40	yr/m2	45
100464	Block	Secondary Wall Finishes	Tile Hanging	60	yr/m2	60
100465	Block	Secondary Wall Finishes	Concrete Panel	40	yr/m2	50
100466	Block	Secondary Wall Finishes	Metal Panel	40	yr/m2	50
100467	Block	Secondary Wall Finishes	Over (Insulated)/Other Cladding	40	yr/m2	50
100468	Block	Secondary Wall Finishes	Other	40	yr/m2	50
100471	Block	Wall Insulation	Install Cavity Wall Insulation	0	nr of flats	400
100472	Block	Wall Insulation	Install Solid Wall Insulation	0	nr of flats	8000

questionid	Survey	SurveySection	question	lifecycle	unit	Blocks
100474	Block	External Lighting	Bulkhead	30	yr/nr	100
100475	Block	External Lighting	Post	30	yr/nr	100
100478	Block	Balcony Structure	All Types	60	yr/m2	100
100480	Block	Access Balcony Floor Finish	Floor Finish - All Types	30	yr/m2	100
100482	Block	Access Balcony balustrading / Railings	All Types	30	yr/m2	60
100484	Block	Private Balcony Floor Finish	Floor Finish - All Types	30	yr/m2	60
100486	Block	Private Balcony balustrading / Railings	All Types	40	yr/m2	60
100488	Block	Canopy Structure	Canopy - All Types	30	yr/m2	100
100490	Block	Porch / Bay Roof / Canopy Covering	Tile/Slate	50	yr/m2	80
100491	Block	Porch / Bay Roof / Canopy Covering	Felt	20	yr/m2	60
100492	Block	Porch / Bay Roof / Canopy Covering	Asphalt	30	yr/m2	70
100493	Block	Porch / Bay Roof / Canopy Covering	Lead	50	yr/m2	100
100494	Block	Porch / Bay Roof / Canopy Covering	Other	45	yr/m2	100
100496	Block	Fences 1	Timber Fencing	20	yr/m2	40
100497	Block	Fences 1	Chain Link	20	yr/m2	20
100498	Block	Fences 1	Post & Wire	20	yr/m2	30
100499	Block	Fences 1	Metal Railing	40	yr/m2	40
100500	Block	Fences 1	Other	20	yr/m2	40
100502	Block	Fences 2	Timber Fencing	20	yr/m2	20
100503	Block	Fences 2	Chain Link	20	yr/m2	30
100504	Block	Fences 2	Post & Wire	20	yr/m2	40
100505	Block	Fences 2	Metal Railing	40	yr/m2	40
100506	Block	Fences 2	Other	20	yr/m2	40
100508	Block	Boundary Walls	Brick / Block Walls	50	yr/m2	35
100509	Block	Boundary Walls	Concrete Panel Boundary Walls	50	yr/m2	35
100510	Block	Boundary Walls	Other Boundary Walls	50	yr/m2	35
100512	Block	Retaining Walls	Brick / Block Walls	50	yr/m2	35
100513	Block	Retaining Walls	Concrete Walls	50	yr/m2	35
100514	Block	Retaining Walls	Other Retaining Walls	50	yr/m2	35
100516	Block	Pedestrian Gates	Timber	25	yr/nr	120
100517	Block	Pedestrian Gates	Metal	25	yr/nr	120
100518	Block	Pedestrian Gates	Other	25	yr/nr	120
100520	Block	Vehicular Gates	Timber	25	yr/nr	120
100521	Block	Vehicular Gates	Metal	25	yr/nr	120
100522	Block	Vehicular Gates	Other	25	yr/nr	120
100524	Block	Paths	Concrete	30	yr/m2	30
100525	Block	Paths	Concrete Paving	30	yr/m2	40
100526	Block	Paths	Tarmac	30	yr/m2	50
100527	Block	Paths	Brick	30	yr/m2	40
100528	Block	Paths	Other	30	yr/m2	40
100530	Block	Hardstanding	Concrete	30	yr/m2	30
100531	Block	Hardstanding	Concrete Paving	30	yr/m2	40
100532	Block	Hardstanding	Tarmac	30	yr/m2	50
100533	Block	Hardstanding	Brick	30	yr/m2	40
100534	Block	Hardstanding	Other	30	yr/m2	40
100536	Block	Parking Areas/Drives	Concrete	30	yr/m2	30
100537	Block	Parking Areas/Drives	Tarmac	30	yr/m2	40
100538	Block	Parking Areas/Drives	Brick	30	yr/m2	40
100539	Block	Parking Areas/Drives	Other	30	yr/m2	40
100541	Block	Outbuilding Roof finish	All Types	50	yr/m2	80
100543	Block	Outbuilding Walls	All Types	50	yr/m2	40
100545	Block	Outbuilding Doors	All Types	30	yr/nr	350
100547	Block	Garage Roof finish	All Types	50	yr/m2	80
100549	Block	Garage Walls	All Types	50	yr/m2	40
100551	Block	Garage Doors	All Types	30	yr/nr	700
100553	Block	Bin Store Roof	All Types	50	yr/m2	40
100555	Block	Bin Store Walls	All Types	50	yr/m2	40
100557	Block	Bin Store Doors	All Types	30	yr/nr	500
100560	Block	Doors	Communal Main Entrance Doors	20	yr/nr	1500
100561	Block	Doors	Secondary Entrance Doors	30	yr/nr	1500
100562	Block	Doors	Internal Circulation Doors	30	yr/nr	1500
100563	Block	Doors	Store Room/Boiler Room Doors Etc.	30	yr/nr	1500
100564	Block	Doors	Door Entry Phone/Intercom	30	yr/nr of flats	500
100565	Block	Doors	Install Door Entry phone/Intercom	30	yr/nr of flats	500
100567	Block	Kitchens	Kitchens - Domestic	15	yr/nr	6000
100568	Block	Kitchens	Kitchens - Adapted Domestic	15	yr/nr	6000
100569	Block	Kitchens	Kitchens - Commercial	25	yr/nr	10000
100571	Block	Bathrooms	Bathroom	30	yr/nr	3000
100572	Block	Bathrooms	Shower Room	20	yr/nr	3000
100573	Block	Bathrooms	Adapted Bathroom	30	yr/nr	3000

questionid	Survey	SurveySection	question	lifecycle	unit	Blocks
100574	Block	Bathrooms	W.C.	30	yr/nr	2000
100575	Block	Bathrooms	Disabled W.C.	30	yr/nr	2000
100577	Block	Services - Communal Heating	Boiler - Communal	20	yr/nr of flats	500
100578	Block	Services - Communal Heating	Boiler - Domestic Type	15	yr/nr	500
100579	Block	Services - Communal Heating	Communal Area Heating - All Types	30	yr/nr of flats	500
100581	Block	Services - Communal Wiring /Emergency Lighting	Communal Wiring/Lighting	30	yr/nr of flats	500
100582	Block	Services - Communal Wiring /Emergency Lighting	Emergency Lighting	30	yr/nr of flats	500
100583	Block	Services - Communal Wiring /Emergency Lighting	Install Emergency Lighting	0	nr of flats	200
100584	Block	Services - Communal Wiring /Emergency Lighting	Mains Electrical Distribution	30	yr/nr of flats	300
100587	Block	Services - Communal Fire Protection Systems	Fire/Smoke Alarm System	15	yr/nr of flats	200
100588	Block	Services - Communal Fire Protection Systems	Install Fire Alarm System	0	nr of flats	300
100590	Block	Walkway/Corridor Floor Finishes	Vinyl	30	yr/m2	25
100591	Block	Walkway/Corridor Floor Finishes	Non Slip Finish	30	yr/m2	30
100592	Block	Walkway/Corridor Floor Finishes	Carpet/Carpet Tiles	10	yr/m2	50
100593	Block	Walkway/Corridor Floor Finishes	Quarry Tiles	50	yr/m2	60
100594	Block	Walkway/Corridor Floor Finishes	Grano Finish	60	yr/m2	70
100595	Block	Walkway/Corridor Floor Finishes	Asphalt	60	yr/m2	50
100596	Block	Walkway/Corridor Floor Finishes	Other Finish	30	yr/m2	40
100598	Block	Stairs Floor Finishes	Vinyl	30	yr/m2	25
100599	Block	Stairs Floor Finishes	Non Slip Finish	30	yr/m2	30
100600	Block	Stairs Floor Finishes	Carpet/Carpet Tiles	10	yr/m2	50
100601	Block	Stairs Floor Finishes	Quarry Tiles	50	yr/m2	60
100602	Block	Stairs Floor Finishes	Grano Finish	60	yr/m2	70
100603	Block	Stairs Floor Finishes	Other Finish	30	yr/m2	40
100605	Block	Passenger Lift replacement	Lift - 1 To 2 Floors Served	30	yr/nr	10000
100606	Block	Passenger Lift replacement	Lift - 3 To 5 Floors Served	30	yr/nr	40000
100607	Block	Passenger Lift replacement	Lift - Above 6 Floors Served	30	yr/nr	100000
100609	Block	Communal area space & layout	Poor Communal Area Space & Layout	0	nr of flats	1000

Appendix 3

Limitations of Survey

LIMITATIONS OF SURVEY

- 1.1 Repairs and replacements have been costed on a “like for like” replacement basis, with improvements and contingency works dealt with as a separate exercise where they do not clearly form part of the repair process. In the event of remedial works requiring vacation of the property, no allowance has been made in the costings for such relocation.
- 1.2 Savills have not undertaken structural surveys of the properties and have not inspected woodwork or other parts of the structure, which were covered, unexposed or inaccessible. It is therefore not possible to report that such parts are free from defects.
- 1.3 Inspections have not been made of flues, ducts, voids or any similarly enclosed areas, access to which was not readily available at the time of our inspection and we are therefore unable to report that such areas remain free from defect.
- 1.4 No specific inspection or specialist testing has been undertaken to establish whether high alumina cement concrete, calcium chloride additives, woodwall slab permanent formwork construction, or other deleterious materials, such as Asbestos are present within the construction.
- 1.5 No samples have been taken nor any analysis made of the sulphate content of the load bearing sub-soil adjacent to the foundations.
- 1.6 No testing of electrical, mechanical, water, drainage, air conditioning, lifts or other services have been undertaken by Savills.
- 1.7 Savills have not made any formal enquiries in respect of existing user rights, town planning and road widening, legal interests, fire certificates, effluent agreements, party wall agreements, prescriptive rights, easements, wayleaves, statutory consents or contaminated land.
- 1.8 We have not included in our calculations any costs or fees incurred which might arise from the application of the Party Wall Act 1996.