

TUSTIN ESTATE - SOUTHWARK COUNCIL STOCK CONDITION SURVEY SUMMARY OVERVIEW

What is a stock condition survey?

A stock condition survey collects information about the condition of individual properties/ Buildings for a defined purpose, to understanding repair needs, health and safety issues, and if the property is fit for purpose. This is achieved through inspecting a sample of all property types and is carried out through visual inspections of these properties. The information is collectively used to report on the condition of the housing stock and reports on the repair and longer term maintenance needs over a 30 year period.

Why was it carried out?

This survey was carried out as an independent review of the cost of maintaining all the properties across the Tustin Estate over the next 30 years. It's important to understand the condition of blocks and estate wide assets so that maintenance can be planned and any major problems with the blocks can be identified so that Southwark council can explore options to improve, alter, or fix if necessary.

About Hunters

We are a multi-disciplinary practice of Chartered Surveyors, Architects and Cost Consultants based in West London. Our specialist survey team is managed by Robert Forrest who leads all our stock condition surveys within our practice, together with his team of experienced housing surveyors.

Inclusions & Exclusions

The costs in the report are based mainly on visual inspections completed by surveyors without opening the walls to determine the condition beneath the surface. A 30% sample of Southwark Council rented tenures only were inspected across the Tustin estate. All of the external communal areas of estate blocks have been surveyed, to include estate grounds, Manor Grove garages, business/ retail units (Bowness House). **Please note that the costs assumed are estimates from December 2019 and do not include for inflation over the next 30 Years.**

What was included in the survey

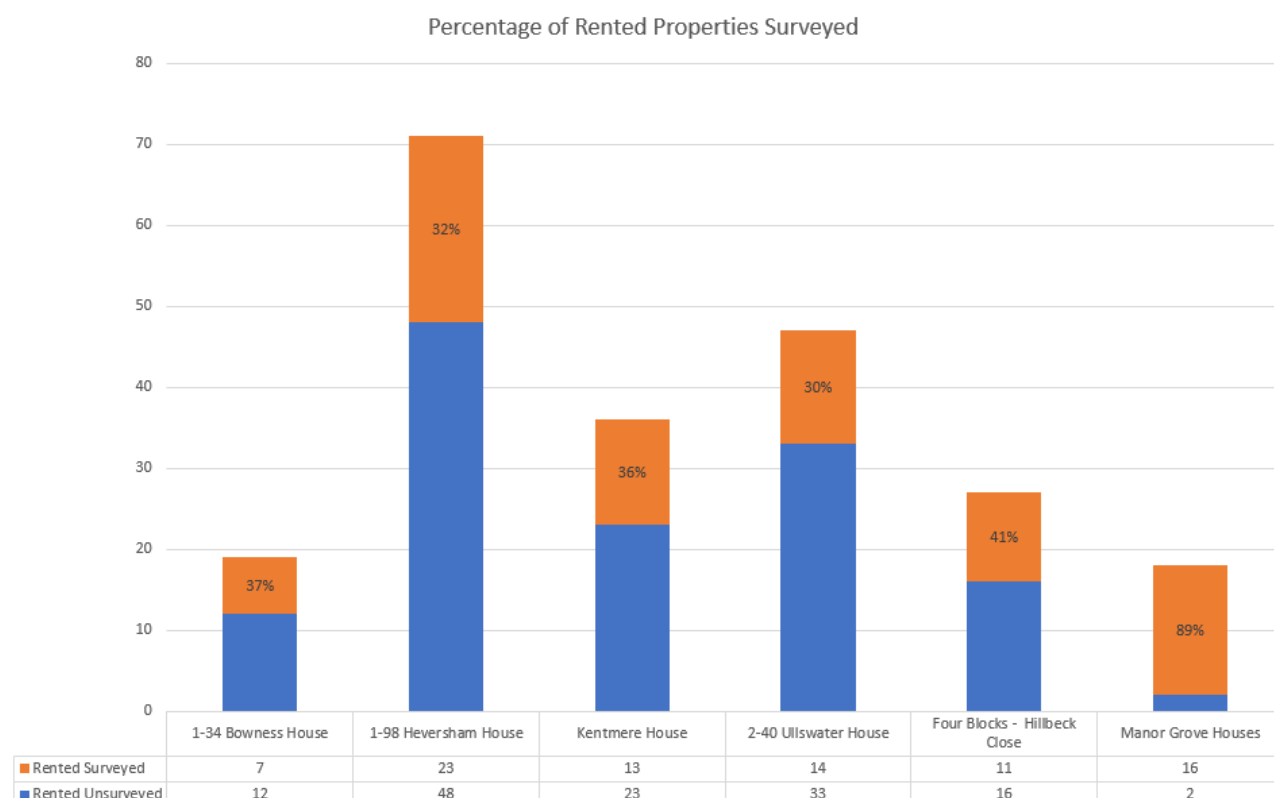
- > 30% internal survey of Southwark Council rented properties.
- > 100% external and communal survey of all blocks, 100% estate-wide survey (parking, paths etc), 100% of the two garage blocks (Manor Grove).
- > Intrusive survey of exposed concrete finishes to blocks/houses.
- > To produce a total cost of maintenance of the Tustin estate and for the unsurveyed Southwark Council rented properties only, the survey data is copied from the surveyed properties of the same Archetype to represent the non-surveyed properties. This excludes Freehold houses and the interior of leasehold homes.
- > A Specialist Mechanical & Electrical consultant was commissioned to look at the estate heating systems and individual homes heating together with electricians both internally and communally across all blocks.
- > A Specialist concrete repair company surveyed a sample of the exposed concrete finishes across all blocks/houses to report on their condition and to understand the need for repairs, to include costs for protective coatings.

What is not included in the survey

- > The Freehold Houses and insides of leaseholder properties are not included in the survey results. (these are not maintained by Southwark Council).
- > Planned improvements.
- > Intrusive surveys e.g. Below ground estate drainage, structural surveys, these are under review by Southwark Council.
- > All fire works including fire risk assessments — Southwark Council has separately undertaken fire safety inspections and is looking further into full intrusive inspections known as "Type 4" Fire Risk Assessment.
- > Removing and ongoing management of asbestos related costs.
- > Special adaptations for disabled or elderly people adaptations to homes that residents need.
- > Energy efficiency measures.
- > The survey currently excludes "Southwark Standards" for kitchens and bathrooms

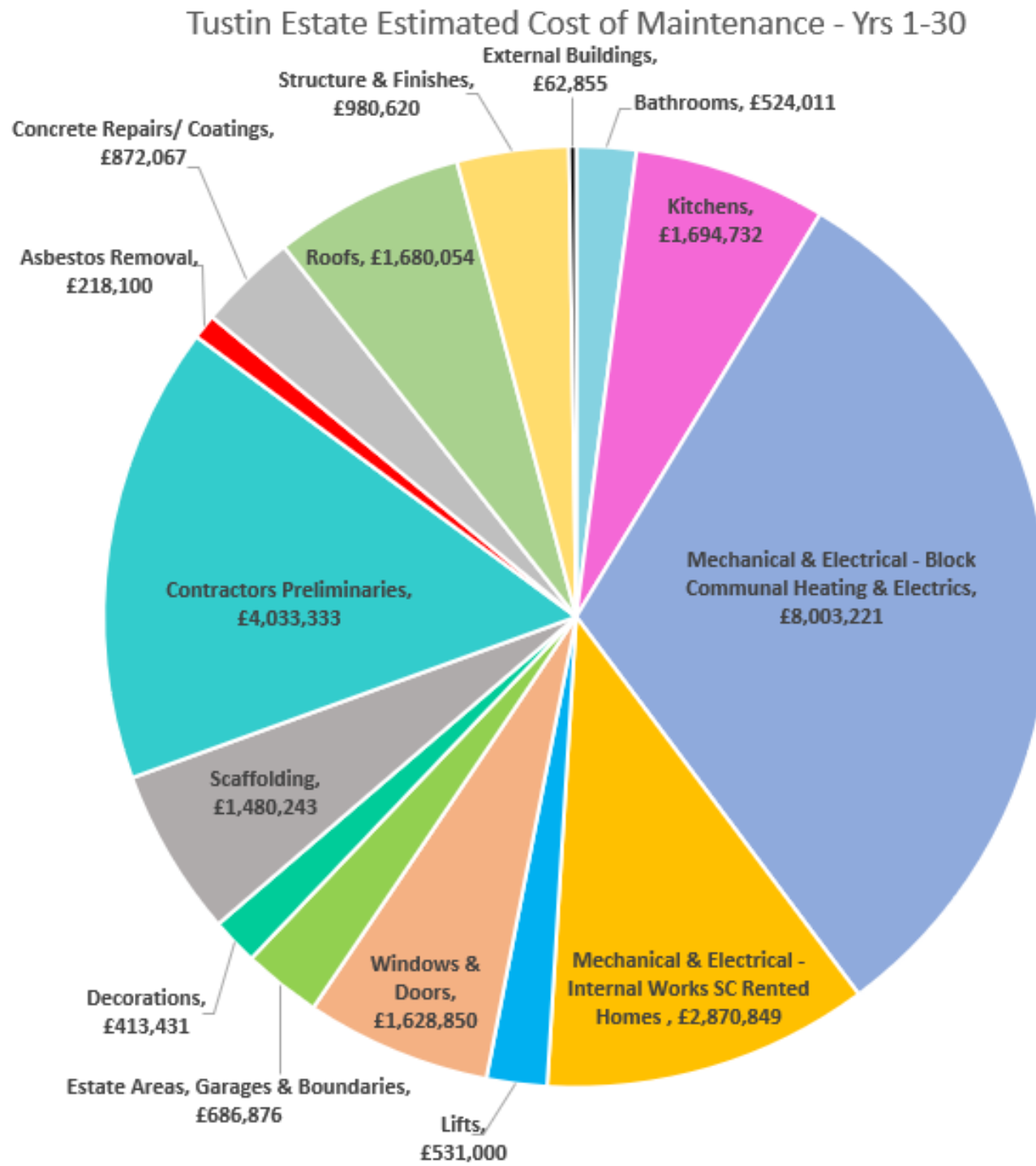
Properties surveyed

Surveying a sample of homes internally (normally 10-15%) is a common approach to provide a good indication of the average cost of work required to homes. In the case of the Tustin estate a 30% internal survey of Southwark Council rented homes was achieved, delivering a higher degree of comfort in results. These averages are applied to the rest of the rented homes (excluding leaseholders). The external and communal accessible areas of each block have been surveyed in full. The bar chart overlaid shows the total amount of Southwark Council rented properties and how many were surveyed across the Tustin estate. The bar chart below shows the total amount of Southwark Council rented properties and how many were surveyed across the Tustin estate.



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The total estimated cost to maintain all blocks and rented houses to a decent homes standard for the next 30 years is **£25,680,242** (excluding, improvements, professional fees and VAT). The Pie Chart below reflects option 1, the Stock Condition Survey of the Tustin Estate. The costs currently exclude; estimated costs to meet the "Southwark Standards" for Kitchens and Bathrooms. These will be applied as part of the next steps exercise, following further meetings with Southwark Council.



Next Steps

The above stock condition survey results are based on the existing condition of the homes across the Tustin estate. As part of ongoing reviews of our survey by all stakeholders and residents, our results will need to be reviewed to include:

1. Applying "Southwark Standards" - Kitchens and Bathrooms (Rented Homes)
2. Working with all stakeholders to finalise details and agree various viable solutions
3. Include costs of Cyclical, Responsive and Void maintenance