



# Stock condition survey



# 764

homes

- 85% are over 10 years old
- 12% are off gas/oil so aren't accessed annually
- 66% of tenants moved in over 5 years ago

**That leaves around 519 homes (68%) that will be prioritised.**

Type	1-bed	2-bed	3-bed	4-bed
Flat	24	40		
House		115	317	23
<b>Total</b>	<b>24</b>	<b>155</b>	<b>317</b>	<b>23</b>

# 2015

last stock condition survey

- Data was hit and miss
- Some data was assumed or cloned

# The **Better** **Social Housing** Review

- The Better Social Housing Review has recommended all housing associations **publish a thorough audit** of all social housing in England



# The **Better** **Social Housing** Review



- It also recommended housing associations **refocus on their core purpose** (we provide safe, warm and affordable homes in our community)
- One of SHAL's Commitments is to provide **quality homes** and services

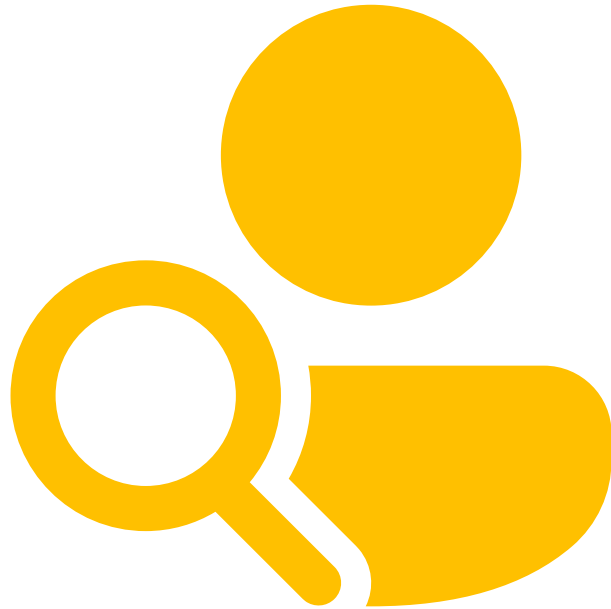


# The **Better** **Social Housing** Review



- We were planning this before this review was published
- We want to up-date the information we have following the extensive planned investment programme
- **We're aiming to re-inspect all our homes every 5 years**



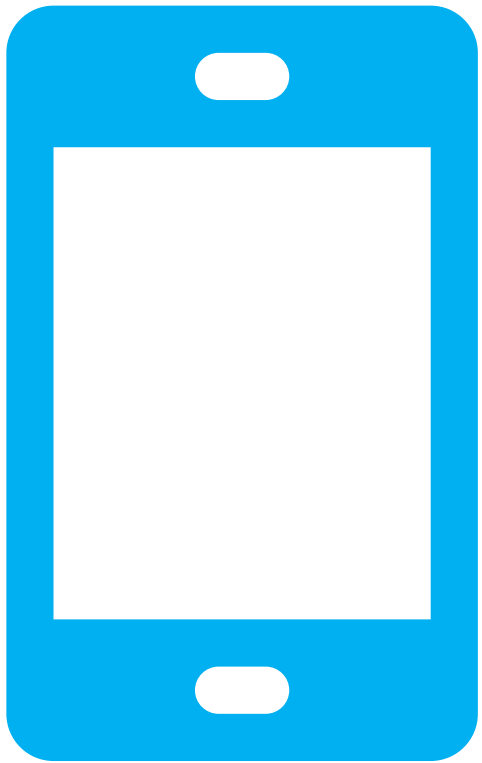


- We need to assess the condition of our homes and how they're being lived in so we can be a better landlord
- It informs our planned programmes
- It also helps tenants understand what they may need to do if they choose to move out



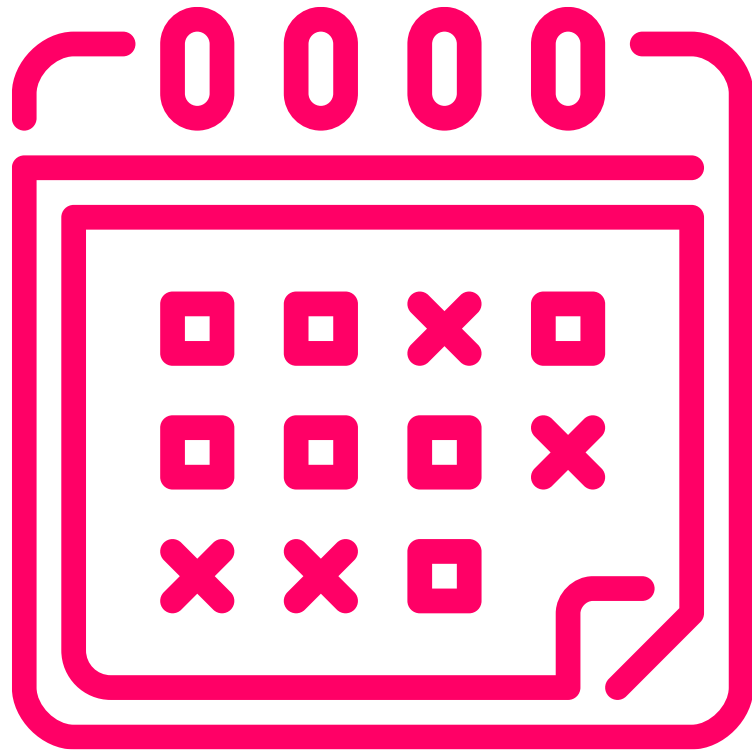


- It could also identify ways in which we may be able to help tenants
- It's also an opportunity to identify issues with damp, condensation and mould

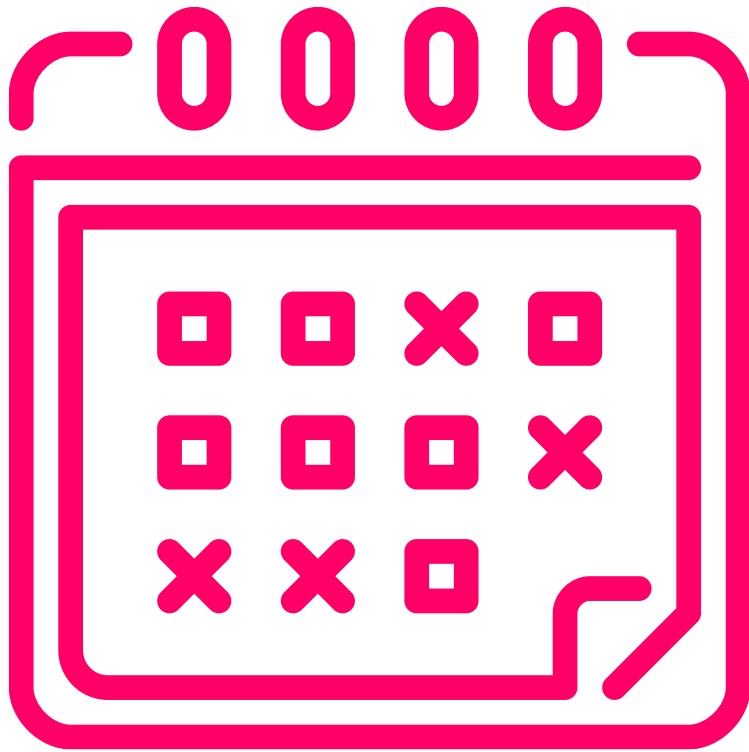


- We've created our own survey using online software
- We're focussing on important questions we want to know the answers to
- We'll use the data we collect

- The survey itself is extensive as it's:
  - Top to bottom
  - Front to back
  - Inside and out
- We're also thinking proactively (e.g. trees and elevation of the roof for PV panels)
- We've tried to keep it to a minimum as we don't want to collect, store and process data we won't use or need
- The more data we have in different locations the more problems are created
- We also want to minimise the inconvenience to you



- We're giving ourselves a year to inspect the properties we've prioritised
- That's around 12 a week
- We estimate it should take around 1.5 hours to complete an inspection (18 hours per week)



- Unlike last time we'll be training some of our maintenance team to complete the surveys
- This means it'll be a familiar face and they'll know our homes as they work in them already
- We'll also have greater control, accountability and transparency



What are your  
thoughts?

