

Chesterfield Borough Council
Stock Condition Survey Report
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CHESTERFIELD BOROUGH COUNCIL - STOCK CONDITION SURVEY

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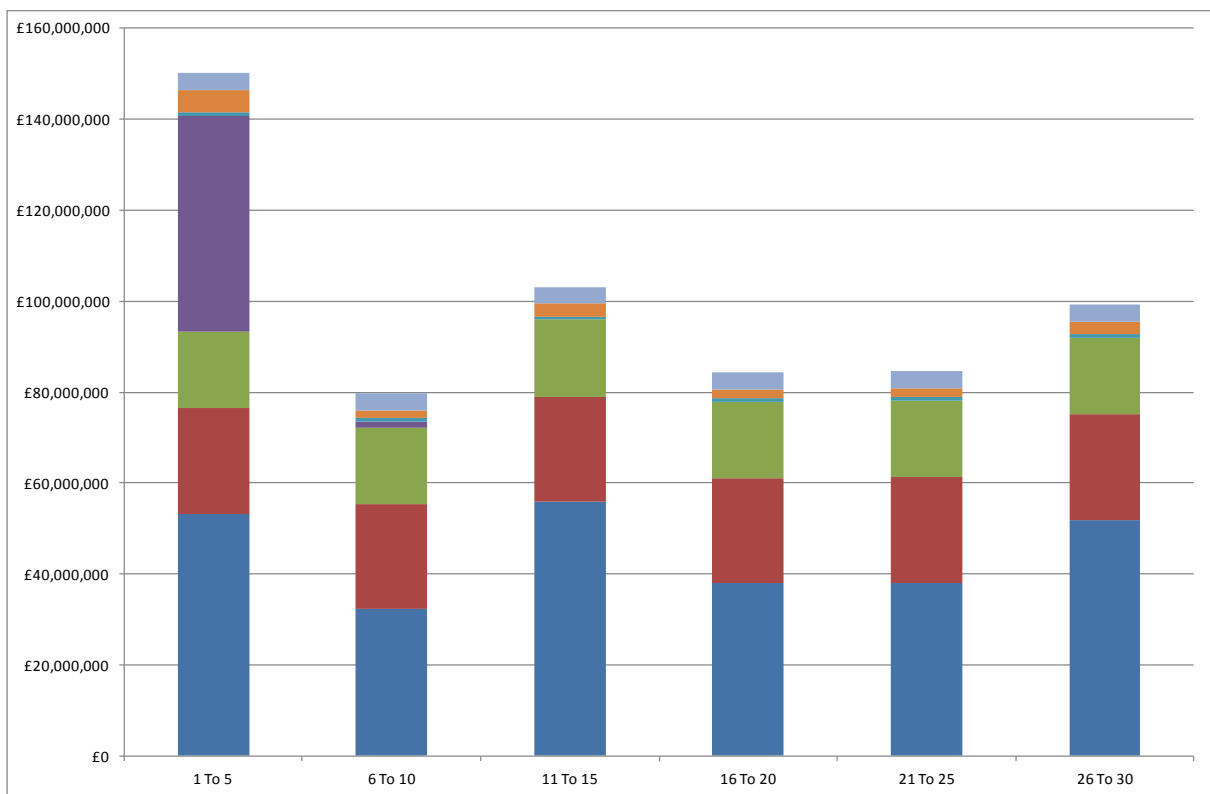
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**CHESTERFIELD BOROUGH COUNCIL
STOCK CONDITION SURVEY**

PART A - EXECUTIVE SUMMARY

- 1.0 Savills were invited to submit a quotation for a sample stock condition/asbestos survey to the whole stock and structural engineering survey of non traditional dwellings survey by Chesterfield Borough Council and we duly submitted our proposal on 23rd December 2013 through the framework provisions of the Professional Services Hub. Following an interview at the Council's offices we were instructed to undertake the work. In summary, the main objectives of the exercise were:
- a. To provide accurate and statistically reliable information concerning repairs and maintenance as well as improvement costs, in the standard business plan reporting categories, forecast over a 30 year term. This will be used to assist with the Council's position in light of the Self Financing review;
 - b. To collect, validate and report upon attribute and condition information about the stock for the purpose of improving existing records and future maintenance planning;
 - c. To establish a methodology upon which further surveys may be undertaken in the future to supplement this survey exercise;
 - d. To provide accessible, reliable and easily maintainable planning data for future repairs, maintenance and improvement programmes including the provision of a written summary report and outputs to the Council's computer database containing the survey results.
- 1.1 Accordingly we have undertaken a stock condition survey of Chesterfield Borough Council's housing stock with a view to assessing the current and future repairs and maintenance liability. We have surveyed a representative sample of 1,536 dwellings of the Council's housing stock of 9,787 units (excluding leaseholders) as part of the on-going cycle of surveying that the Council is undertaking.
- 1.2 This report follows on from an original stock condition survey completed for the Council in 2007 and 2010. In order to maximise the value of the original dataset, we were provided with dwellings that have not been surveyed by either of these surveys, or those completed in-house by the Council during the intervening period. This is in line with best practice and the Council's policy to increase its level of stock condition asset data.

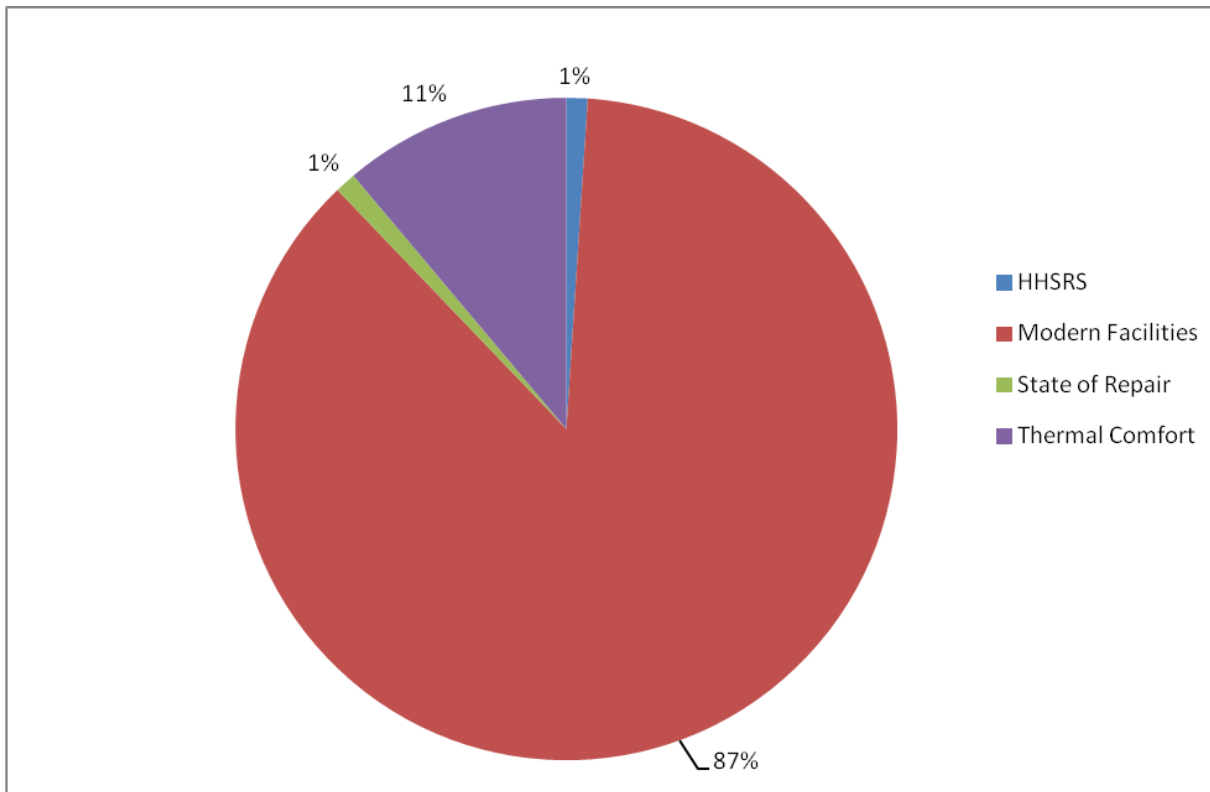
- 1.3 The majority of properties within the stock are of traditional construction although there are a number of high-rise and non-traditional properties including BL8, BISF, Cornish, No-Fines, Reema, Tarran, Timber Frame and Unity construction.
- 1.4 The stock has improved since the 2007/10 surveys with the investment put into the stock being directed in the right areas. Significant investment has been made in relation to typical decent homes works such as kitchen, bathrooms, electrical installations, heating and external doors. This reflects the non-decent failure rate of 8.1%.
- 1.5 The total forecast expenditure to improve and maintain the stock and related assets over 30-years equals £643.3m. This equates to £67,245 per dwelling or £2,242 per dwelling per annum. The costs are at a base date of July 2014 and comprise items of capital and revenue maintenance expenditure; they include contract preliminaries, but exclude professional fees, management costs and VAT. The breakdown of expenditure is illustrated in the table below:



- 1.6 The overall level of costs falls within our expected benchmark totals for a stock of this size and type and confirm our comments in 1.4.
- 1.7 The spread of costs for Future Major Works (capital replacement works) is split over the 30-year forecast period with £167.9m (62%) required for internal works and £101.4m (38%) for external/communal works. However, within the next five years over 63% of predicted

expenditure is for external works, which is reflective of the type of work carried out and the general age profile of the stock..

- 1.8 The responsive/void and cyclical, or 'revenue', works total £167.0m and £106.3m respectively over the 30-year forecast period. These costs were derived from reviewing current Council expenditure and will ensure that existing commitments in this regard will continue to be met..
- 1.9 The stock includes a number of high rise and non-traditional dwellings of BL8, BISF, Cornish, No-Fines, Reema, Tarran, Timber Frame and Unity construction. We instructed Curtins Consulting Engineers to complete an assessment of the non-traditional dwellings and their report has been produced under separate cover. We have incorporated the costs arising from their inspections into the investment forecast in this report under the heading of Exceptional Extensive Works.
- 1.10 Our stock condition survey has included an assessment of the properties against the decent homes criteria as set out by the CLG. In undertaking this piece of work, we have assessed the properties in terms of the Housing Health and Safety Rating system, together with assessment of the key/other building components, modern facilities and thermal comfort.
- 1.11 Approximately 8.1% (775 dwellings) of the stock is currently non-decent in accordance with the criteria. This percentage compares with a Local Authority failure rate of 22.0% [ref: English House Condition Survey Headline Report; CLG, 2011-12]. Of the properties that currently fail, the majority are due to kitchen, roof, external door and heating related failures. The pie chart below is an analysis of the failures by category in the stock:



1.12 The cost of achieving decent homes to ensure all dwellings are decent within the next five years is included within our cost summaries. The 30 year forecast will also ensure that all dwellings are maintained to this standard throughout this term. We have included at **Appendix 5** a full breakdown of costs relating to Decent Homes Works only.

1.13 All information recorded during the stock condition survey has been loaded onto the Council's Keystone Asset Management Database and all reports have been produced off this system once validated and loaded.

1.14 With legislation relating to the management and control of asbestos, Local Authorities have an obligation to assess the risks of asbestos within their properties. The Health and Safety Executive issued a guide entitled 'HSG264 Asbestos: The Survey Guide'. This recommends two types of survey, namely:

- Management Surveys
- Refurbishment or Demolition Survey

We have completed Management Surveys to 961 dwellings and management/reinspection surveys to blocks. All data has been recorded and provided to the Council to populate their asbestos register and inform their Asbestos Management Plan.

PART B – MAIN REPORT

2.0 INTRODUCTION

- 2.1 Savills were invited to submit a quotation for a stock condition survey by Chesterfield Borough Council and we duly submitted our proposal on 23rd December 2013 through the framework provisions of the Professional Services Hub. Following an interview at the Council's offices we were instructed to undertake the work.
- 2.2 We have undertaken 1,536 internal and external stock condition surveys and 961 asbestos survey of dwellings. We have completed 100% external, communal and asbestos survey to blocks of flats to provide reliable information on costs and programming of works.
- 2.3 We worked with the Council to obtain the information we required, such as address lists, location plans, details of construction types, etc. The survey work was undertaken during January to March 2014 and the survey data was subsequently loaded onto our computer system. A summary of all costs is included at **Appendix 1**, and a detailed elemental cost report included at **Appendix 2**.
- 2.4 The primary purpose of the Stock Condition Survey has been to assess the cost of the work to repair and maintain the stock for the next 30 years, the results of which will be used to inform the Council's business planning in relation to Local Authority Self Financing. Also, the survey has assessed the requirements to bring all properties to a decent standard and then to maintain them at that standard thereafter.

3.0 PROPERTY DATABASE

- 3.1 A database of properties was provided by the Council, representing the stock to be surveyed as at January 2014. The stock list contained 1,965 dwellings (reduced to 1,952 after several dwellings were removed) of which we obtained access to 79%
- 3.2 After the asset register was received from the Council, Savills reviewed this to gain a broad understanding of the housing stock and associated assets. This helped inform our sampling strategy and the categorisation of the dwellings into property archetypes. After this review we were able to give our impressionistic output review, which was forwarded to the client who approved our sampling matrix.
- 3.3 The housing stock totals 9,567 tenanted dwellings , of which the database now has 9,031 surveys that represents 94% of the housing stock.

4.0 SAMPLING TECHNIQUE

- 4.1 There was no requirement to produce a sample framework as the instruction was in effect a 100% survey of 1,952 dwellings to provide information for unsurveyed dwellings within the Keystone database.

5.0 METHODOLOGY

5.1 The Survey Team

- 5.1.1 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 mass survey projects and were fully briefed on the requirements of the survey before any inspections were carried out on site.

5.2 Quality Control

- 5.2.1 Prior to survey commencement, a pro-forma was devised which was used for data collection. A list of the elements assessed is included at **Appendix 3**. The information was gathered on tablet computers and transferred into our computer database for it to be checked, collated and validated. The methodology and survey objectives were shared and tested by Savills and the Council during a day's pilot survey held prior to the commencement of the main survey.
- 5.2.2 In addition to a comprehensive briefing of all surveyors prior to commencing the inspections, de-briefing meetings were held with all surveyors at the end of each day to enable queries to be dealt with immediately. Spot checks were also made on site of completed surveys to check compliance with the agreed methodology.

5.3 Validation of Data

- 5.3.1 Once the surveys were completed, they were loaded onto our computer database and extensive validation was undertaken electronically to check for anomalies and inconsistencies. Examples of validation routines include:
- Range checks that ensure all dwellings have the correct amount of survey data and that the desired sample has been achieved;
 - Consistency routines that will look for anomalies between dwellings in certain areas (e.g. if all of the surveyed roofs in one street have a life expectancy of 20 years, but one

has a life expectancy of 5 years then an exception report will be produced that is then investigated)

- Quantity checking designed to prevent errors of survey collection or data inputting (e.g. an extra zero is accidentally added to a roof quantity of 100 sq m making it 1000 sq m)
- Benchmarking the outputs of the survey against similar housing stocks.

6.0 REPAIR/INVESTMENT CATEGORIES

The survey brief identified various investment categories by which the survey results were to be presented. These categories mirror those required by the business plan. We can confirm that we have complied with this aspect of the brief and fuller explanations of each individual category are provided below.

6.1 Future Major Works

6.1.1 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”.

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

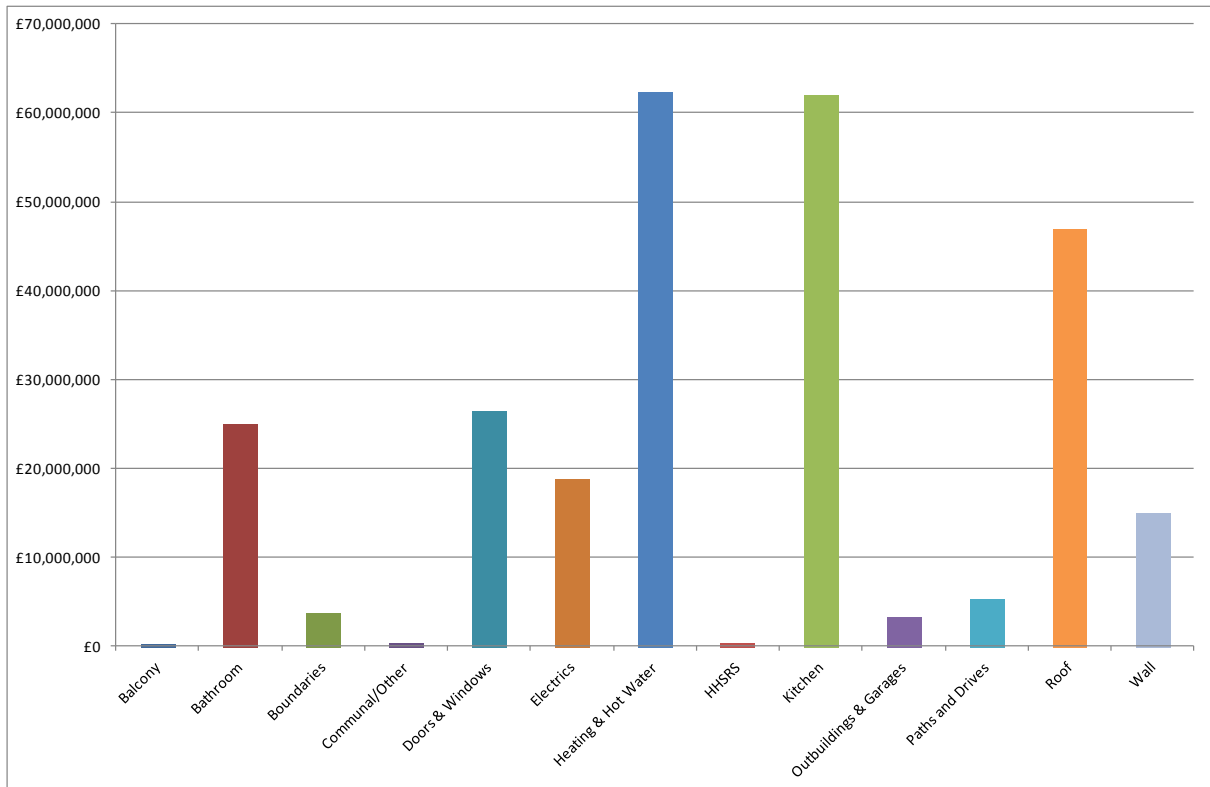
- Industry standards.
- HAPM Property Mutual Limited manual.
- RICS and BRE publications: “Life Expectancies of Building Components”.
- The Council’s experience.
- Our experience.

6.1.3 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.

6.1.4 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.

6.1.5 A full breakdown by individual element is included at **Appendix 2**. The elements, however, can be grouped together to present the costs under larger grouped headings, as shown below:

Future Major Works Years 1-30		
Balcony	£201,731	0.1%
Bathroom	£24,843,379	9.2%
Boundaries	£3,635,813	1.4%
Communal/Other	£385,188	0.1%
Doors & Windows	£26,441,838	9.8%
Electrics	£18,795,563	7.0%
Heating & Hot Water	£62,282,599	23.1%
HHSRS	£335,704	0.1%
Kitchen	£61,942,519	23.0%
Outbuildings & Garages	£3,285,842	1.2%
Paths and Drives	£5,147,888	1.9%
Roof	£46,985,786	17.5%
Walls	£14,950,998	5.6%
Total	£269,234,847	



6.1.6 As can be seen from the table and graph above, substantial investment is required for all groupings over the next 30 years with heating, roofing and kitchen renewals being the most prominent.

6.1.7 The spread of costs across the 30 year forecast period varies on each element. The factors that will determine the requirement for a replacement will include its age, condition, time since last repair/replacement, exposure, damage etc. The two tables below are intended to demonstrate firstly the amount of expenditure required for each group in each ten year period and secondly, where the greatest proportions of spend is for each group.

	Years 1-10	Years 11-20	Years 21-30	TOTAL
Balcony	£59,019	£66,579	£76,133	£201,731
Bathroom	£3,837,930	£7,048,197	£13,957,251	£24,843,379
Boundaries	£1,846,866	£988,995	£799,952	£3,635,813
Communal/Other	£111,705	£129,015	£144,467	£385,188
Doors & Windows	£5,650,963	£8,759,291	£12,031,584	£26,441,838
Electrics	£5,561,106	£5,619,173	£7,615,283	£18,795,563
Heating & Hot Water	£14,466,962	£21,802,535	£26,013,102	£62,282,599
HHSRS	£220,466	£16,788	£98,450	£335,704
Kitchen	£15,964,376	£32,260,694	£13,717,450	£61,942,519
Outbuildings & Garages	£2,117,852	£757,164	£410,826	£3,285,842
Paths and Drives	£2,592,067	£1,556,328	£999,493	£5,147,888
Roof	£25,546,882	£11,116,106	£10,322,798	£46,985,786
Wall	£7,415,597	£3,627,147	£3,908,254	£14,950,998
Total	£85,391,793	£93,748,012	£90,095,042	£269,234,847

	Years 1-10	Years 11-20	Years 21-30	TOTAL
Balcony	29.3%	33.0%	38%	£201,731
Bathroom	15.4%	28.4%	56%	£24,843,379
Boundaries	50.8%	27.2%	22%	£3,635,813
Communal/Other	29.0%	33.5%	38%	£385,188
Doors & Windows	21.4%	33.1%	46%	£26,441,838
Electrics	29.6%	29.9%	41%	£18,795,563
Heating & Hot Water	23.2%	35.0%	42%	£62,282,599
HHSRS	65.7%	5.0%	29%	£335,704
Kitchen	25.8%	52.1%	22%	£61,942,519
Outbuildings & Garages	64.5%	23.0%	13%	£3,285,842
Paths and Drives	50.4%	30.2%	19%	£5,147,888
Roof	54.4%	23.7%	22%	£46,985,786
Wall	49.6%	24.3%	26%	£14,950,998
Total	32%	35%	33%	£269,234,847

	Greatest Proportion of expenditure over a 10 Year Period
	Intermediate Proportion of expenditure over a 10 Year Period
	Least Proportion of expenditure over a 10 Year Period

6.1.8 The striking points from the coloured table are as follows:

- The effect of the decent homes programme is evident with the greatest cost now represented at the middle/end of the forecast period for all internal elements and windows and doors. These later costs relate to the life cycle replacement of the recent installations the stock has benefited from over the past few years;
- The roofing costs are profiled such 54% of required expenditure is required in the next 10 years and this is reflective of the age profile of the stock;
- The emphasis of works over the next ten years will move from internal to external/environmental works

6.1.9 In overall terms the profile compares favourably to many Local Authorities with a relatively level spend in each of the next ten years. This should enable the Council to plan and procure works over a longer period and develop a proactive approach to elemental renewals

6.2 Responsive and Void Property Maintenance

6.2.1 Responsive and Void property maintenance is defined by the CLG as “maintenance arising from the landlord’s obligation to carry out repairs to a property, either upon a tenant’s request or arising from staff inspection or in connection with the re-letting of a property”.

6.2.2 The Council provided us with information of the levels of expenditure currently being experienced by the Council for both responsive and void property maintenance. This currently equates to a total of £3.54m per annum.

6.2.3 The above costs equate to a total of approximately £486 per unit per annum. We have reviewed this information with the Council to ensure that there are no ‘capital’ costs contained within them as this would represent double counting with the future major works and improvement categories.

6.3 Cyclical Maintenance

6.3.1 The definition of cyclical maintenance and servicing is generally similar to that stated for future major repairs. However, it is more specifically identified as the regular servicing and inspection of mechanical and electrical equipment and redecorations with associated repairs.

6.3.2 The cyclical investment forecasts were produced by initially assessing the Council's historic records on the cost and extent of work in this area. Each specific area was then reviewed in more detail to assess whether projections from this base position were acceptable for future projections. This took into account the previous level of service provision and the impact of the future major works forecasts.

6.3.3 If the future major works and improvement recommendations are not adhered to then this will impact on the cyclical maintenance forecasts.

6.3.4 For cyclical property maintenance we have allowed an average provision of £5.57m per annum.

6.4 Related Assets / Estate Works

6.4.1 This stock condition survey did not include any related assets or other items of repair that the Council may be responsible for outside the curtilage of dwellings. We have included a provisional budget of £150,000 p.a. for the maintenance of these assets.

6.5 Contingent Major Repairs

6.5.1 Contingent major repairs are defined as repairs of a kind, which cannot be specifically foreseen and may arise from latent defects in construction, design, timber infestations and decay, uninsured settlement and other uninsured risks. We have worked with the Council to predict such items and have included for item such as wall tie failure, passive ventilation and garden drainage works. In addition to this we have also included a general 5% contingency within our cost forecasts in line with accepted practice.

6.6 Exceptional Extensive Works

6.6.1 Exceptional Extensive Works are major works which are required to remedy particular significant defects and fall outside the definition of routine repairs and maintenance. They are usually works needed to provide the most effective technical solutions and will reduce future repair and maintenance costs. An example would be overcladding of a block to prevent water penetration which was causing damp.

6.6.2 Within the Council's housing stock there are a number of non-traditional properties. Due to the form of construction, some of these properties may suffer from various defects such as poor thermal insulation qualities or inherent structural faults. We instructed a firm of Structural Engineers, Curtins, to review this area in detail and they have produced their findings under separate cover dated 21st May 2014.

6.7 Decent Homes Assessment

6.7.1 As part of our survey we have made an assessment of the level of non-decency in the housing stock. This assessment has been measured in accordance with the guidelines set out by the CLG. We have identified that approximately 8.1% of properties fail this assessment, which compares against a national average of circa. 20%.

6.7.2 The works identified in our cost schedules at **Appendix 5** will bring the currently non decent properties up to a decent standard and prevent further properties becoming non decent.

6.7.3 A decent home, as described by Central Government, is one that is wind and weather tight, warm and has modern facilities. In order for a social landlord to achieve this aim any individual dwelling must meet the following criteria:

a) It meets the current statutory minimum standard for housing

This is currently defined as a Category 1 failure as defined by version 2 of the Housing Health and Safety Rating System 2004.

b) It is a reasonable state of repair

Dwellings that fail this criterion are those elements such as roofs, rewires, boilers etc that are **old** (i.e. their age exceeds their life cycle) **and in poor condition** (i.e. identified by the surveyor as needing replacement or a major repair).

The elements listed within this criteria are sub-divided into two sections, namely key components and non-key components. Failure of a single key component will fail the dwelling completely, whereby the non-key components require two or more failures to make the property non-decent.

Whenever a key component fails then the property will become non-decent in that year, however the concurrent failure of two non-key components may occur over several years (e.g. a kitchen in year 1 and bathroom in year 5).

Within the example listed above there is no fixed guidance as to how it should be reported. To avoid confusion and maintain consistency with the general cost reports, we would include the cost for the kitchen and bathroom in the years that they fail. We would **not** include any costs for a dwelling that only has one non-key component failure over the forecast period.

c) It has reasonably modern facilities and services

The guidance lists six points of failure and any individual dwelling must fail on three or more items to be deemed non-decent. As with the methodology employed for non-key components, we have included the items within the predicted year of failure in our decent homes reports and will only include costs for those dwellings that have three or more failures before 2010.

Both modern facilities and non-key components can fail on kitchen and bathroom installations, therefore producing the potential for double counting within our decent homes reports. To overcome this our database identifies which criteria the property fails first and then prevents the other criteria from becoming populated by the same data.

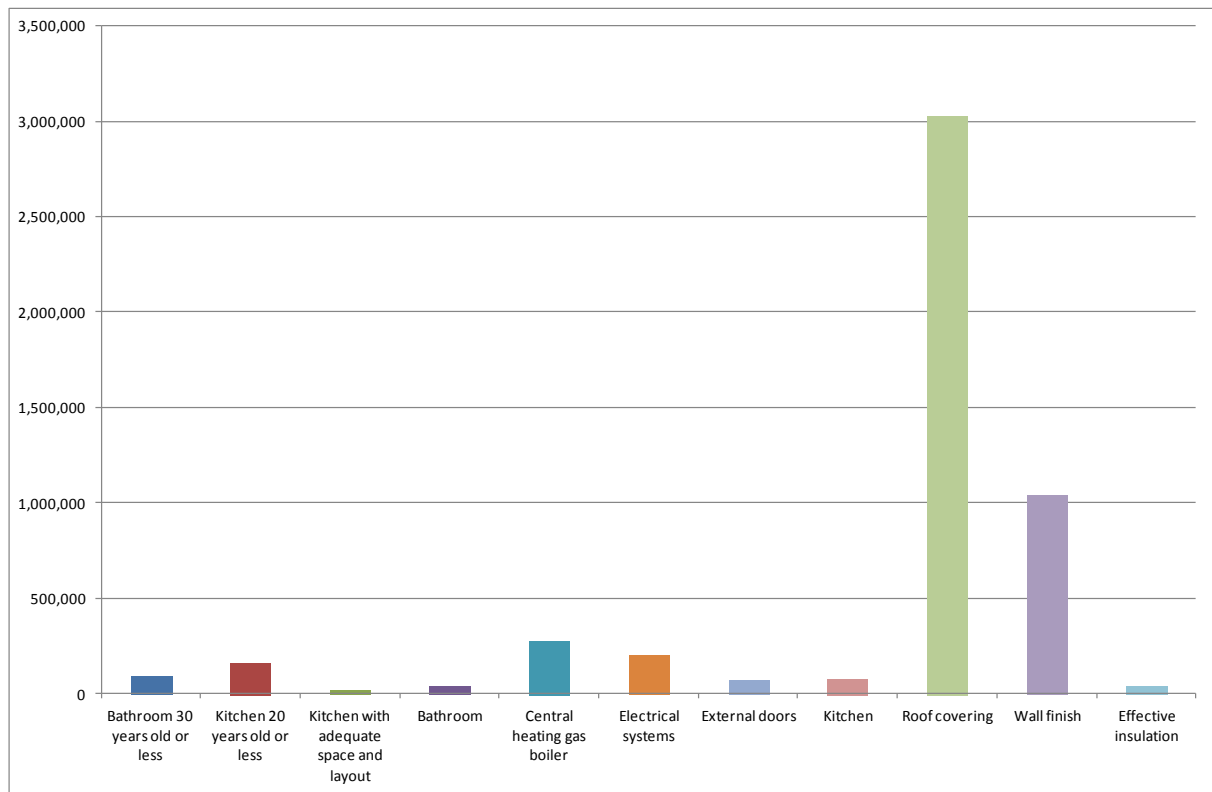
An example of the above would be a dwelling that has an **old** kitchen and bathroom and one other modern facilities failure in year 1. The survey also recognizes that the kitchen and bathroom are **old and in poor condition** in later years. In such instances we would not include any costs for the non-key component potential failures.

d) It provides a reasonable degree of thermal comfort

This criterion requires dwellings to have both effective insulation and efficient heating.

Again there is a potential for double counting in such situations where a dwelling does not have efficient heating and the boiler or heating distribution system is old and in poor condition under criterion b. In such circumstances we will include for the requisite replacement when it first appears and then exclude it from re-appearing in the other criterion.

- 6.7.4 The areas of decent homes that attract the highest costs are roof coverings and wall finishes. The remainder of the work is spread amongst the main state of repair items such as wiring, boilers and kitchens etc. (n.b areas of Decent homes that attract a cost of less than £10,000, or no cost at all, have been omitted for presentational purposes).



7.0 LEVELS OF PRICING

7.1 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 3**. The Schedule has been based on the Council's experience of letting contracts locally and our experience with other Local Authorities/Housing Associations with similar types and numbers of property.

7.2 If the work is planned and procured correctly, we believe that the unit rates identified can be achieved. However, poor planning/procurement could result in large volumes of work put on the market at the same time resulting in "overheating" and cost increases as a consequence.

8.0 COST REPORTS

8.1 A summary of all costs and an elemental summary for the whole stock is included at **Appendix 1**. An elemental breakdown of cost is included at **Appendix 2**. All costs are exclusive of management and administration charges, professional fees, any decanting costs and VAT.

8.2 The base date for costs is March 2011, we have made no allowance for inflation after this date.

9.0 LIMITATIONS OF SURVEY

9.1 The inspections and report are subject to the limitations set out at **Appendix 6**.

10.0 DATABASE

10.1 A requirement of the Brief was to provide the survey data in a user-friendly format for import into the Council's Keystone asset management system. In the first instance, we have loaded all survey data into our own specialist software to enable us to validate and benchmark the survey data. The completed survey database has been provided to the Council.

11.0 AIDS AND ADAPTATIONS (also known as Disabled Adaptations)

11.1 Housing adaptations play an important role to help disabled people remain in the comfort and safety of their own homes, rather than having to go into residential care.

11.2 We have allowed a provision of £0.75m per annum for the 30 year forecast to cover both major and minor adaptation work. These figures are based on existing Council information and were agreed by all parties as a reflection of future need.

12.0 LEASEHOLDERS

12.1 For a number of years tenants have been able to purchase their dwellings from Local Authorities and Housing Associations. In the majority of cases the tenant will purchase the 'freehold' interest and the Council will no longer have any further obligations to repair and maintain the property. However, there are instances where it becomes impossible for a single tenant to purchase the freehold, usually because the construction of the dwelling forms part of a larger building (e.g. a single flat in a block).

12.2 In such circumstances as described above, the tenant will purchase the 'leasehold' interest and the Council will retain the freehold of the complete block. A contract, or lease, will be signed between the Council and leaseholder, part of which will contain covenants as to who is liable for repairs and maintenance. It is common practice for the freeholder to be responsible for the external/communal areas and the leaseholder to be responsible for the internal works.

12.3 A leaseholder will benefit from any repairs to the external and communal areas and the lease will set out how the freeholder will be reimbursed for the works. This is normally achieved via one, or a combination, of the methods listed below:

-
- Service Charge – the leaseholder will pay a fixed amount on regular dates and the freeholder will undertake all repairs as necessary.
 - The freeholder will undertake the works and charge the leaseholder a percentage of the value of those works proportional to their benefit. An example would be where the freeholder to a block of 10 flats spends £50,000 renewing the roof covering and the leaseholders would pay a contribution of £5,000 each.

12.4 Unfortunately it is rarely as simple as stated above and a Council may have entered into a number of different leases over the years all with varying obligations. It would take an extremely long time to review each lease individually and accurately work out the leaseholder contributions for the whole stock.

12.5 This survey assumes that the Council is not responsible for the costs associated with the repair and maintenance of the external and common parts of the leaseholder dwellings (no internal costs are included), on the basis that they are recharged. If this is not the case then an allowance should be made in the Council's business plan for any recharge or under recovery for such works.

APPENDIX 1

SUMMARY OF ALL COSTS

Grand Total							
Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
Future Major Works	£53,176,797	£32,214,996	£55,818,295	£37,929,718	£38,116,971	£51,978,071	£269,234,847
Response and Void	£17,715,000	£17,715,000	£17,715,000	£17,715,000	£17,715,000	£17,715,000	£106,290,000
Cyclical	£27,830,000	£27,830,000	£27,830,000	£27,830,000	£27,830,000	£27,830,000	£166,980,000
Exceptional Extensive Works	£47,452,463	£1,231,894	£0	£0	£0	£0	£48,684,356
Related Assets	£7,574,100	£750,000	£878,150	£750,000	£3,049,500	£750,000	£13,751,750
Contingent Major Repairs	£5,031,463	£1,672,344	£2,790,915	£1,896,486	£1,905,849	£2,598,904	£15,895,960
Disabled Adaptations	£3,750,000	£3,750,000	£3,750,000	£3,750,000	£3,750,000	£3,750,000	£22,500,000
Grand Total	£162,529,822	£85,164,234	£108,782,359	£89,871,204	£92,367,319	£104,621,975	£643,336,914
Total per annum	£32,505,964	£17,032,847	£21,756,472	£17,974,241	£18,473,464	£20,924,395	£21,444,564

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Stock Total	9,567
Cost Per Unit - 30 yrs	£67,245
Base Date of Survey	July-14

Grand Total							
Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
Future Major Works	£38,377,284	£32,214,996	£55,818,295	£37,929,718	£38,116,971	£51,978,071	£254,435,334
Response and Void	£17,715,000	£20,372,250	£20,372,250	£20,372,250	£20,372,250	£20,372,250	£119,576,250
Cyclical	£27,830,000	£27,830,000	£27,830,000	£27,830,000	£27,830,000	£27,830,000	£166,980,000
Exceptional Extensive Works	£47,452,463	£1,231,894	£0	£0	£0	£0	£48,684,356
Related Assets	£7,574,100	£750,000	£878,150	£750,000	£3,049,500	£750,000	£13,751,750
Contingent Major Repairs	£4,291,487	£1,672,344	£2,790,915	£1,896,486	£1,905,849	£2,598,904	£15,155,985
Disabled Adaptations	£3,750,000	£3,750,000	£3,750,000	£3,750,000	£3,750,000	£3,750,000	£22,500,000
Grand Total	£146,990,334	£87,821,484	£111,439,609	£92,528,454	£95,024,569	£107,279,225	£641,083,675
Total per annum	£29,398,067	£17,564,297	£22,287,922	£18,505,691	£19,004,914	£21,455,845	£21,369,456

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Stock Total	9,567
Cost Per Unit - 30 yrs	£67,010
Base Date of Survey	July-14

APPENDIX 2 ELEMENT COSTS

CHESTERFIELD BOROUGH COUNCIL

Future Major Works

Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
Balcony	£25,049	£33,969	£29,724	£36,856	£17,526	£58,607	£201,731
Bathroom	£2,474,261	£1,363,669	£2,726,794	£4,321,403	£5,982,739	£7,974,512	£24,843,379
Boundaries	£1,218,903	£627,963	£644,599	£344,396	£309,313	£490,639	£3,635,813
Communal/Other	£81,590	£30,115	£81,054	£47,962	£72,820	£71,648	£385,188
Doors & Windows	£2,339,605	£3,311,359	£4,320,910	£4,438,381	£5,239,936	£6,791,648	£26,441,838
Electrics	£3,435,665	£2,125,442	£1,882,601	£3,736,573	£3,231,855	£4,383,428	£18,795,563
Heating & Hot Water	£6,473,501	£7,993,461	£17,953,754	£3,848,781	£8,673,672	£17,339,430	£62,282,599
HHSRS	£214,422	£6,044	£7,054	£9,734	£17,183	£81,267	£335,704
Kitchen	£7,298,237	£8,666,139	£18,874,541	£13,386,153	£5,033,904	£8,683,546	£61,942,519
Outbuildings & Garages	£1,580,982	£536,870	£452,196	£304,968	£207,845	£202,980	£3,285,842
Paths and Drives	£1,832,642	£759,424	£847,570	£708,759	£529,237	£470,256	£5,147,888
Roof	£20,453,395	£5,093,487	£6,013,591	£5,102,515	£6,750,825	£3,571,973	£46,985,786
Wall	£5,748,544	£1,667,054	£1,983,908	£1,643,238	£2,050,117	£1,858,138	£14,950,998
Total Future Major Works	£53,176,797	£32,214,996	£55,818,295	£37,929,718	£38,116,971	£51,978,071	£269,234,847
Total per annum	£10,635,359	£6,442,999	£11,163,659	£7,585,944	£7,623,394	£10,395,614	£8,974,495

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Exceptional Extensive Works

Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
BISF	£0	£783,544	£0	£0	£0	£0	£783,544
BL8	£1,110,838	£0	£0	£0	£0	£0	£1,110,838
Cornish	£45,500	£0	£0	£0	£0	£0	£45,500
Reema	£1,535,125	£0	£0	£0	£0	£0	£1,535,125
Trusteel	£0	£448,350	£0	£0	£0	£0	£448,350
Unity	£7,511,000	£0	£0	£0	£0	£0	£7,511,000
No-Fines Flat	£17,250,000	£0	£0	£0	£0	£0	£17,250,000
No-Fines House	£18,156,250	£0	£0	£0	£0	£0	£18,156,250
No-Fines Maisonette	£1,843,750	£0	£0	£0	£0	£0	£1,843,750
Total Exceptional Extensive Works	£47,452,463	£1,231,894	£0	£0	£0	£0	£48,684,356
Total per annum	£9,490,493	£246,379	£0	£0	£0	£0	£1,622,812

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Related Assets

Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
Renew Doors	£425,500	£0	£1,000	£0	£300,000	£0	£726,500
Renew Forecourt	£976,100	£0	£109,150	£0	£0	£0	£1,085,250
Renew Garage	£3,423,000	£0	£18,000	£0	£0	£0	£3,441,000
Renew Garage Roof	£1,699,500	£0	£0	£0	£1,699,500	£0	£3,399,000
Renew Rainwater Goods	£300,000	£0	£0	£0	£300,000	£0	£600,000
Other	£750,000	£750,000	£750,000	£750,000	£750,000	£750,000	£4,500,000
Related Assets	£7,574,100	£750,000	£878,150	£750,000	£3,049,500	£750,000	£13,751,750
Total per annum	£1,514,820	£150,000	£175,630	£150,000	£609,900	£150,000	£458,392

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Future Major Works

Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
Balcony	£2,474,261	£33,969	£29,724	£36,856	£17,526	£58,607	£2,650,943
Bathroom	£731,342	£1,363,669	£2,726,794	£4,321,403	£5,982,739	£7,974,512	£23,100,459
Boundaries	£40,795	£627,963	£644,599	£344,396	£309,313	£490,639	£2,457,704
Communal/Other	£0	£30,115	£81,054	£47,962	£72,820	£71,648	£303,598
Doors & Windows	£2,105,644	£3,311,359	£4,320,910	£4,438,381	£5,239,936	£6,791,648	£26,207,878
Electrics	£3,435,665	£2,125,442	£1,882,601	£3,736,573	£3,231,855	£4,383,428	£18,795,563
Heating & Hot Water	£6,473,501	£7,993,461	£17,953,754	£3,848,781	£8,673,672	£17,339,430	£62,282,599
HHSRS	£214,422	£6,044	£7,054	£9,734	£17,183	£81,267	£335,704
Kitchen	£5,473,678	£8,666,139	£18,874,541	£13,386,153	£5,033,904	£8,683,546	£60,117,960
Outbuildings & Garages	£790,491	£536,870	£452,196	£304,968	£207,845	£202,980	£2,495,351
Paths and Drives	£916,321	£759,424	£847,570	£708,759	£529,237	£470,256	£4,231,567
Roof	£12,272,037	£5,093,487	£6,013,591	£5,102,515	£6,750,825	£3,571,973	£38,804,428
Wall	£3,449,126	£1,667,054	£1,983,908	£1,643,238	£2,050,117	£1,858,138	£12,651,581
	£3,449,126	£1,000,232	£1,190,345	£985,943	£1,230,070	£1,114,883	
Total Future Major Works	£38,377,284	£32,214,996	£55,818,295	£37,929,718	£38,116,971	£51,978,071	£254,435,334
Total per annum	£7,675,457	£6,442,999	£11,163,659	£7,585,944	£7,623,394	£10,395,614	£8,481,178

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Exceptional Extensive Works

Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
BISF	£0	£783,544	£0	£0	£0	£0	£783,544
BL8	£1,110,838	£0	£0	£0	£0	£0	£1,110,838
Cornish	£45,500	£0	£0	£0	£0	£0	£45,500
Reema	£1,535,125	£0	£0	£0	£0	£0	£1,535,125
Trusteel	£0	£448,350	£0	£0	£0	£0	£448,350
Unity	£7,511,000	£0	£0	£0	£0	£0	£7,511,000
No-Fines Flat	£17,250,000	£0	£0	£0	£0	£0	£17,250,000
No-Fines House	£18,156,250	£0	£0	£0	£0	£0	£18,156,250
No-Fines Maisonette	£1,843,750	£0	£0	£0	£0	£0	£1,843,750
Total Exceptional Extensive Works	£47,452,463	£1,231,894	£0	£0	£0	£0	£48,684,356
Total per annum	£9,490,493	£246,379	£0	£0	£0	£0	£1,622,812

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Related Assets

Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
Renew Doors	£425,500	£0	£1,000	£0	£300,000	£0	£726,500
Renew Forecourt	£976,100	£0	£109,150	£0	£0	£0	£1,085,250
Renew Garage	£3,423,000	£0	£18,000	£0	£0	£0	£3,441,000
Renew Garage Roof	£1,699,500	£0	£0	£0	£1,699,500	£0	£3,399,000
Renew Rainwater Goods	£300,000	£0	£0	£0	£300,000	£0	£600,000
Other	£750,000	£750,000	£750,000	£750,000	£750,000	£750,000	£4,500,000
Related Assets	£7,574,100	£750,000	£878,150	£750,000	£3,049,500	£750,000	£13,751,750
Total per annum	£1,514,820	£150,000	£175,630	£150,000	£609,900	£150,000	£458,392

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

APPENDIX 3
SCHEDULES OF RATES
AND LIFE CYCLES

**CHESTERFIELD BOROUGH COUNCIL
SCHEDULE OF RATES**

T1 Component	T1 RepairDescription	T1 ShortDescription	T1 RepairType	T1 Unit	T1 StandardCost
Appropriately Located Bathroom	Remedy Bathroom Location	Remedy Bathroom Location	Remedy	Per Dwelling	2250
Balcony Railings	Renew Balcony Railings	Renew Balcony Railings	Renewal	Per Dwelling	420
Balcony Railings	Renew Balcony Railings Savills	Renew Balcony Railings Savills	Renew	Lm	80
Balcony Walkway	Renew Balcony Walkway	Renew Balcony Walkway	Renewal	Per Dwelling	750
Balcony/Walkway Doors	Renew Balcony Doors PVCu/Composite/Other	Ren Balc Doors PVCu/Comp/Othe	Renewal	Per Item	600
Boundary Fence	Renew Boundary Fence	Renew Boundary Fence	Renewal	Linear Metre	50
Boundary Wall	Renew Boundary Wall	Renew Boundary Wall	Renewal	Linear Metre	50
Brickwork (Spalling)	Remedy Spalling Brickwork	Remedy Spalling Brickwork	Remedy	Spot Cost	3500
Canopy	Remove Canopy	Remove Canopy	Renewal	Per Dwelling	200
Canopy	Renew Canopy	Renew Canopy	Renewal	Per Dwelling	450
Chimneys	Repoint Chimney	Repoint Chimney	Renewal	Per Item	500
Chimneys	Rerender Chimney	Rerender Chimney	Renewal	Per Item	500
Chimneys	Rebuild Chimney	Rebuild Chimney	Renew	Per Dwelling	360
CO Detectors	Install CO Detectors	Install CO Detectors	Renewal	Per Dwelling	150
CO Detectors	Renew CO Detectors	Renew CO Detectors	Renewal	Per Item	85
Communal Area Space/Layout	Remedy Common Area Space/Layout	Rem Comm Area Space/Layout	Remedy	Spot Cost	2500
Communal CCTV	Renew Communal CCTV	Renew Communal CCTV	Renewal	Per Dwelling	100
Communal Doors	Renew External Balcony Door	Renew External Balcony Door	Renewal	Per Item	450
Communal Doors	Renew Fire Escape Doors	Renew Fire Escape Doors	Renewal	Per Item	600
Communal Doors	Renew Main Entrance Doors	Renew Main Entrance Doors	Renewal	Per Item	600
Communal Doors	Renew Other Communal Door	Renew Other Communal Door	Renewal	Per Item	500
Communal Doors	Renew Secondary Entrance Doors	Renew Secondary Entrance Doors	Renewal	Per Item	600
Communal Doors	Renew Store Room/Boiler Fire Doors	Renew Store Room/Boiler Fire D	Renewal	Per Item	350
Communal Facilities	Renew Communal Bathroom	Ren Comm Bath	Renewal	Per Item	1700
Communal Facilities	Renew Communal Kitchen	Ren Comm Kitch	Renewal	Per Item	3000
Communal Satellite Dish	Install Communal Satellite	Inst Comm Satellite	Install	Per Item	110
Communal Satellite Dish	Renew Communal Satellite	Renew Communal Satellite	Renewal	Per Item	50
Communal TV Aerial	Renew Communal TV Aerial	Renew Communal TV Aerial	Renewal	Per Dwelling	50
Communal Windows	Replace Communal Windows	Replace Communal Windows	Renewal	Per Dwelling	5000
Door Entry Controls	Install Door Entry System	Install Door Entry System	Install	Per Dwelling	550
Door Entry Controls	Renew Door Entry System	Renew Door Entry System	Renewal	Per Dwelling	713
DPC	Renew Failing DPC	Renew Failing DPC	Renewal	Per Dwelling	5000
Drive/Hardstanding	Renew Drive/Hardstanding	Renew Drive/Hardstanding	Renewal	Square Metre	50
Excessive Noise	Remedy Excessive Noise	Remedy Excessive Noise	Remedy	Per Dwelling	600
External Storage for Scooter/Wheelchair	Renew Ext Storage for Scooter/Wheelchair	Ren Ext Strg Scoot/Wchair	Renewal	Spot Cost	3500
External Wall Construction	Remedy Failing Wall Construction	Remedy Failing Wall	Remedy	Spot Cost	7500
External Wall Finish	Part Renew Ext Wall Finish Pointing	Prt Ren Ext Wall Finish Pointi	Renewal	Per Dwelling	500
External Wall Finish	Part Renew Ext Wall Finish Rendered	Prt Ren Ext Wall Finish Render	Renewal	Per Dwelling	700
External Wall Finish	Part Renew Ext Wall Finish Tile Hung	Prt Ren Ext Wall Finish Tile H	Renewal	Per Dwelling	500
External Wall Finish	Part Renew Ext Wall Finish Timber Board	Prt Ren Ext Wall Finish Timb B	Renewal	Per Dwelling	500
External Wall Finish	Part Renew Ext Wall Finish Upvc Board	Prt Ren Ext Wall Finish Upvc B	Renewal	Per Dwelling	800
External Wall Finish	Renew Ext Wall Finish Other	Ren Ext Wall Fin Other	Renewal	Per Dwelling	3500
External Wall Finish	Renew Ext Wall Finish Over Cladding	Ren Ext Wall Fin Ov Clad	Renewal	Per Dwelling	3500
External Wall Finish	Renew Ext Wall Finish Pointing	Renew Ext Wall Finish Pointing	Renewal	Per Dwelling	3500
External Wall Finish	Renew Ext Wall Finish Rendered	Renew Ext Wall Finish Rendered	Renewal	Per Dwelling	3500
External Wall Finish	Renew Ext Wall Finish Tile Hung	Ren Ext Wall Finish Tile Hung	Renewal	Per Dwelling	3500
External Wall Finish	Renew Ext Wall Finish Timber Board	Ren Ext Wall Finish Timb Board	Renewal	Per Dwelling	3500
External Wall Finish	Renew Ext Wall Finish Upvc Board	Ren Ext Wall Finish Upvc Board	Renewal	Per Dwelling	3500
External Wall Finish	Part Renew Ext Wall Finish Pointing Savills	Part Renew Ext Wall Finish Poi	Spot Cost	m2	25
External Wall Finish	Part Renew Ext Wall Finish Rendered Savills	Part Renew Ext Wall Finish Ren	Spot Cost	m2	34
External Wall Finish	Part Renew Ext Wall Finish Tile Hung Savills	Part Renew Ext Wall Finish Til	Spot Cost	m2	80
External Wall Finish	Part Renew Ext Wall Finish Timber Board Savills	Part Renew Ext Wall Finish Tim	Spot Cost	m2	40
External Wall Finish	Part Renew Ext Wall Finish Upvc Board Savills	Part Renew Ext Wall Finish Upv	Spot Cost	m2	55
External Wall Finish	Renew Ext Wall Finish Over Cladding/Other Savills	Renew Ext Wall Finish Over Cla	Renew	m2	45
External Wall Finish	Renew Ext Wall Finish Pointing Savills	Renew Ext Wall Finish Pointing	Renew	m2	35
External Wall Finish	Renew Ext Wall Finish Rendered Savills	Renew Ext Wall Finish Rendered	Renew	m2	44
External Wall Finish	Renew Ext Wall Finish Tile Hung Savills	Renew Ext Wall Finish Tile Hun	Renew	m2	90
External Wall Finish	Renew Ext Wall Finish Upvc Board Savills	Renew Ext Wall Finish Upvc Boa	Renew	m2	75
Fascias/Soffits	Renew Fascia and Soffits	Renew Fascia and Soffits	Renewal	Per Dwelling	1400
Flat Roof Covering	Renew Flat Roof Asphalt	Renew Flat Roof Asphalt	Renewal	Per Dwelling	2500
Flat Roof Covering	Renew Flat Roof Concrete	Renew Flat Roof Concrete	Renewal	Per Dwelling	2500
Flat Roof Covering	Renew Flat Roof Felt	Renew Flat Roof Felt	Renewal	Per Dwelling	2500
Flat Roof Covering	Renew Flat Roof Unknown	Renew Flat Roof Unknown	Renewal	Per Dwelling	2500
Flat Roof Covering	Renew Flat Roof	Renew Flat Roof	Renewal	Per Dwelling	2500
Front External Door	Renew Front External Door Aluminium	Ren Frnt Ext Door Alum	Renewal	Per Item	600
Front External Door	Renew Front External Door GRP - SBD	Ren Frnt Ext Dr GRP - SBD	Renewal	Per Item	600
Front External Door	Renew Front External Door Timber	Ren Frnt Ext Dr Timber	Renewal	Per Item	300
Front External Door	Renew Front External Door Timber 30Min	Ren Frnt Ext Dr Timber 30Min	Renewal	Per Item	300
Front External Door	Renew Front External Door uPVC	Ren Frnt Ext Dr uPVC	Renewal	Per Item	600
Front External Door	Renew Front External Door uPVC Combi	Ren Frnt Ext Dr uPVC Combi	Renewal	Per Item	600
Front External Door	Renew Front External Door GRP 30min Fire Door	Renew Front External Door GRP	Renewal	Per Item	700
Garage Doors	Renew Garage Door	Renew Garage Door	Renewal	Per Item	500
Garage Roof	Renew Garage Roof Flat	Ren Gar Roof Flat	Renewal	Per Dwelling	1300
Garage Roof	Renew Garage Roof Pitched	Ren Gar Roof Pitched	Renewal	Per Dwelling	1300
Garage Walls	Re-Point Garage	Re-Point Garage	Renewal	Per Dwelling	400
Garage Walls	Refurb Pre-fab Garage	Refurb Pre-fab Garage	Renewal	Per Dwelling	800
Gutters	Renew Gutters	Renew Gutters	Renewal	Per Dwelling	350
Heating Extent	Install Full Heating System	Install Full Heating System	Install	Per Dwelling	3200
HHSRS Asbestos (And Mmf)	Remedy Asbestos (And Mmf)	Remedy asbestos (and mmf)	Remedy	Spot Cost	1000
HHSRS Biocides	Remedy Biocides	Remedy biocides	Remedy	Spot Cost	1000
HHSRS Collision And Entrapment	Remedy Collision And Entrapment	Remedy collision and entrapmen	Remedy	Spot Cost	1000
HHSRS Crowding And Space	Remedy Crowding And Space	Remedy crowding and space	Remedy	Spot Cost	1000
HHSRS Damp And Mould Growth	Remedy Damp And Mould Growth	Remedy damp and mould growth	Remedy	Spot Cost	1000
HHSRS Domestic Hygiene Pests And Refuse	Remedy Domestic Hygiene Pests And Refuse	Rmedy domestic hygiene pests	Remedy	Spot Cost	1000
HHSRS Electrical Hazards	Remedy Electrical Hazards	Remedy electrical hazards	Remedy	Spot Cost	1000
HHSRS Entry By Intruders	Remedy Entry By Intruders	Remedy entry by intruders	Remedy	Spot Cost	1000
HHSRS Ergonomics	Remedy Ergonomics	Remedy ergonomics	Remedy	Spot Cost	1000
HHSRS Excess Cold	Remedy Excess Cold	Remedy excess cold	Remedy	Spot Cost	1000
HHSRS Excess Heat	Remedy Excess Heat	Remedy excess heat	Remedy	Spot Cost	1000
HHSRS Explosions	Remedy Explosions	Remedy explosions	Remedy	Spot Cost	1000
HHSRS Falls Between Levels	Remedy Falls Between Levels	Remedy falls between levels	Remedy	Spot Cost	1000
HHSRS Falls On Stairs And Steps	Remedy Falls On Stairs And Steps	Remedy falls on stairs and ste	Remedy	Spot Cost	1000
HHSRS Falls On The Level	Remedy Falls On The Level	Remedy falls on the level	Remedy	Spot Cost	1000
HHSRS Falls Related To Baths	Remedy Falls Related To Baths	Remedy falls related to baths	Remedy	Spot Cost	1000

**CHESTERFIELD BOROUGH COUNCIL
SCHEDULE OF RATES**

T1 Component	T1 RepairDescription	T1 ShortDescription	T1 RepairType	T1 Unit	T1 StandardCost
HHSRS Fire	Remedy Fire	Remedy fire	Remedy	Spot Cost	1000
HHSRS Food Safety	Remedy Food Safety	Remedy food safety	Remedy	Spot Cost	1000
HHSRS Fuel Combustion Products (Co)	Remedy Fuel Combustion Products (Co)	Remedy fuel combustion (co)	Remedy	Spot Cost	1000
HHSRS Fuel Combustion Products (No2)	Remedy Fuel Combustion Products (No2)	Remedy fuel combustion (no2)	Remedy	Spot Cost	1000
HHSRS Fuel Combustion Products (So2)	Remedy Fuel Combustion Products (So2)	Remedy fuel combustion (so2)	Remedy	Spot Cost	1000
HHSRS Hot Surfaces And Materials	Remedy Hot Surfaces And Materials	Remedy hot surfaces and materi	Remedy	Spot Cost	1000
HHSRS Lead	Remedy Lead	Remedy lead	Remedy	Spot Cost	1000
HHSRS Lighting	Remedy Lighting	Remedy lighting	Remedy	Spot Cost	1000
HHSRS Noise	Remedy Noise	Remedy noise	Remedy	Spot Cost	1000
HHSRS Personal Hygiene Sanitation And Drainage	Remedy Personal Hygiene Sanitation And Drainage	Remedy personal hygiene sanita	Remedy	Spot Cost	1000
HHSRS Personal Hygiene Sanitation And Drainage	Install WHB in Separate Toilet	Install WHB in Separate Toilet	Install	Per Dwelling	185
HHSRS Personal Hygiene Sanitation And Drainage	Renew WHB in Separate Toilet	Renew WHB in Separate Toilet	Renewal	Per Dwelling	350
HHSRS Radiation	Remedy Radiation	Remedy radiation	Remedy	Spot Cost	1000
HHSRS Structural Collapse And Falling Elements	Remedy Structural Collapse And Falling Elements	Remedy structural collapse and	Remedy	Spot Cost	1000
HHSRS Uncombusted Fuel Gas	Remedy Uncombusted Fuel Gas	Remedy uncombusted fuel gas	Remedy	Spot Cost	1000
HHSRS Volatile Organic Compounds	Remedy Volatile Organic Compounds	Remedy volatile organic compou	Remedy	Spot Cost	1000
HHSRS Water Supply	Remedy Water Supply	Remedy water supply	Remedy	Spot Cost	1000
Internal Fire Doors	Install Internal Fire Door	Install Internal Fire Door	Install	Per Item	300
Internal Fire Doors	Renew Internal Fire Door	Renew Internal Fire Door	Renewal	Per Item	300
Kitchen Adequate Space/Layout	Remedy Inadequate Kitchen Space/Layout	Rem Inadeq Kitchen Layout	Renewal	Per Dwelling	1500
Kitchen Type	Renew Adapted Kitchen	Renew Adapted Kitchen	Renewal	Per Dwelling	5800
Kitchen Type	Renew Kitchen	Renew Kitchen	Renewal	Per Dwelling	4800
Lift	Renew Lift	Renew Lift	Renewal	Spot Cost	25000
Loft Insulation	Upgrade Loft Insulation	Upgrade Loft Insulation	Renewal	Per Dwelling	300
Main Bathroom	Renew Adapted Bathroom	Renew Adapted Bathroom	Renewal	Per Dwelling	3000
Main Bathroom	Renew Bathroom	Renew Bathroom	Renewal	Per Dwelling	2250
Main Bathroom	Renew Bathroom With Shower	Renew Bath & Shower Cubicle	Renewal	Per Dwelling	2250
Main Bathroom	Renew Shower Room	Renew Shower Room	Renewal	Per Dwelling	2500
Outbuilding Doors	Renew Outbuilding Door Timber	Renew Outb Door Timber	Renewal	Per Item	350
Outbuilding Doors	Renew Outbuilding Door uPVC	Renew Outb Door uPVC	Renewal	Per Item	350
Outbuilding Roof Covering	Renew Outbuilding Flat Roof	Ren Outb Flat Roof	Renewal	Per Dwelling	600
Outbuilding Roof Covering	Renew Outbuilding Pitched Roof	Ren Outb Pitched Roof	Renewal	Per Dwelling	700
Outbuilding Roof Covering	Renew Outbuilding Flat Roof Savills	Renew Outbuilding Flat Roof Sa	Renew	m2	100
Outbuilding Roof Covering	Renew Outbuilding Pitched Roof Savills	Renew Outbuilding Pitched Roof	Renew	m2	100
Outbuilding Walls	Re-Point Outbuilding	Re-Point Outbuilding	Renewal	Per Dwelling	400
Outbuilding Walls	Refurb Pre-fab Outbuilding	Refurb Pre-fab Outbuilding	Renewal	Per Dwelling	800
Outbuilding Windows	Renew Outbuilding Window Timber	Ren Outbuilding Window Timber	Renewal	Per Dwelling	250
Outbuilding Windows	Renew Outbuilding Window uPVC	Ren Outbuilding Window uPVC	Renewal	Per Dwelling	250
Paths	Renew Path	Renew Path	Renewal	Square Metre	50
Patio Doors	Renew Patio Doors	Renew Patio Doors	Renewal	Per Item	600
Pitched Roof Covering	Part Renew Pitched Roof Metal Profile	Prt Ren Pit Rf Metal Profile	Renewal	Spot Cost	350
Pitched Roof Covering	Part Renew Pitched Roof Slate Artificial	Prt Ren Pit Rf Slate Artificial	Renewal	Spot Cost	350
Pitched Roof Covering	Part Renew Pitched Roof Slate Natural	Prt Ren Pit Rf Slate Natural	Renewal	Spot Cost	350
Pitched Roof Covering	Part Renew Pitched Roof Tile - Inter Clay	Prt Ren Pit Rf Tile - Inter Cl	Renewal	Spot Cost	350
Pitched Roof Covering	Part Renew Pitched Roof Tile - Inter Conc	Prt Ren Pit Rf Tile - Inter Co	Renewal	Spot Cost	350
Pitched Roof Covering	Part Renew Pitched Roof Tile - Plain Clay	Prt Ren Pit Rf Tile - Plain Cl	Renewal	Spot Cost	350
Pitched Roof Covering	Part Renew Pitched Roof Tile - Plain Conc	Prt Ren Pit Rf Tile - Plain Co	Renewal	Spot Cost	350
Pitched Roof Covering	Renew Pitched Roof Metal Profile	Ren Pitch Roof Metal Profile	Renewal	Per Dwelling	7000
Pitched Roof Covering	Renew Pitched Roof Slate Artificial	Ren Ptch Rf Slate Artificial	Renewal	Per Dwelling	7000
Pitched Roof Covering	Renew Pitched Roof Slate Natural	Ren Pitch Roof Slate Natural	Renewal	Per Dwelling	7000
Pitched Roof Covering	Renew Pitched Roof Tile - Inter Clay	Ren Ptch Rf Tile - Inter Clay	Renewal	Per Dwelling	7000
Pitched Roof Covering	Renew Pitched Roof Tile - Inter Conc	Ren Ptch Rf Tile - Inter Conc	Renewal	Per Dwelling	7000
Pitched Roof Covering	Renew Pitched Roof Tile - Plain Clay	Ren Ptch Rf Tile - Plain Clay	Renewal	Per Dwelling	7000
Pitched Roof Covering	Renew Pitched Roof Tile - Plain Conc	Ren Ptch Rf Tile - Plain Conc	Renewal	Per Dwelling	7000
Pitched Roof Covering	Part Renew Pitched Roof Metal Profile Savills	Part Renew Pitched Roof Metal	Spot Cost	m2	120
Pitched Roof Covering	Part Renew Pitched Roof Slate Artificial Savills	Part Renew Pitched Roof Slate	Spot Cost	m2	250
Pitched Roof Covering	Part Renew Pitched Roof Slate Natural Savills	Part Renew Pitched Roof Slate	Spot Cost	m2	280
Pitched Roof Covering	Part Renew Pitched Roof Tile - Inter Clay Savills	Part Renew Pitched Roof Tile -	Spot Cost	m2	250
Pitched Roof Covering	Part Renew Pitched Roof Tile - Inter Conc Savills	Part Renew Pitched Roof Tile -	Spot Cost	m2	200
Pitched Roof Covering	Part Renew Pitched Roof Tile - Plain Clay Savills	Part Renew Pitched Roof Tile -	Spot Cost	m2	250
Pitched Roof Covering	Part Renew Pitched Roof Tile - Plain Conc Savills	Part Renew Pitched Roof Tile -	Spot Cost	m2	200
Pitched Roof Covering	Renew Pitched Roof Metal Profile Savills	Renew Pitched Roof Metal Profi	Renew	m2	100
Pitched Roof Covering	Renew Pitched Roof Other Savills	Renew Pitched Roof Other Savil	Renew	m2	100
Pitched Roof Covering	Renew Pitched Roof Slate Artificial Savills	Renew Pitched Roof Slate Artif	Renew	m2	90
Pitched Roof Covering	Renew Pitched Roof Slate Natural Savills	Renew Pitched Roof Slate Natur	Renew	m2	150
Pitched Roof Covering	Renew Pitched Roof Tile - Inter Clay Savills	Renew Pitched Roof Tile - Inte	Renew	m2	150
Pitched Roof Covering	Renew Pitched Roof Tile - Inter Conc Savills	Renew Pitched Roof Tile - Inte	Renew	m2	90
Pitched Roof Covering	Renew Pitched Roof Tile - Plain Clay Savills	Renew Pitched Roof Tile - Plai	Renew	m2	180
Pitched Roof Covering	Renew Pitched Roof Tile - Plain Conc Savills	Renew Pitched Roof Tile - Plai	Renew	m2	80
Porch	Renew Porch Flat Roof	Renew Porch Flat Roof	Renewal	Per Item	200
Primary Heating Distribution	Renew Storage Heating	Ren Storage Heating	Renewal	Per Dwelling	2100
Primary Heating Distribution	Renew Warm Air System	Renew Warm Air System	Renewal	Per Dwelling	3000
Primary Heating Distribution	Renew Wet Radiators	Renew Wet Radiators	Renewal	Per Dwelling	1750
Primary Heating Distribution	Install Wet Radiators	Install Rads	Install	Per Dwelling	2000
Primary Heating Source	Install Gas Condensing Boiler	Inst Gas Cond Boiler	Install	Per Item	2000
Primary Heating Source	Renew Gas Condensing Boiler	Ren Gas Cond Boiler	Renewal	Per Item	2100
Primary Heating Source	Renew Gas Condensing Combination Boiler	Ren Gas Cond Combi Boiler	Renewal	Per Item	3000
Rainwater Goods	Renew Rainwater Goods	Renew Rainwater Goods	Renewal	Per Dwelling	350
Rear External Door	Renew Rear External Door Aluminium	Ren Rear Ext Door Alum	Renewal	Per Item	600
Rear External Door	Renew Rear External Door GRP - SBD	Ren Rear Ext Dr GRP - SBD	Renewal	Per Item	600
Rear External Door	Renew Rear External Door Timber	Ren Rear Ext Dr Timber	Renewal	Per Item	300
Rear External Door	Renew Rear External Door Timber 30Min	Ren Rear Ext Dr Timber 30Min	Renewal	Per Item	300
Rear External Door	Renew Rear External Door uPVC	Ren Rear Ext Dr uPVC	Renewal	Per Item	600
Rear External Door	Renew Rear External Door uPVC Combi	Ren Rear Ext Dr uPVC Combi	Renewal	Per Item	600
Rear External Door	Renew Rear External Door GRP 30min Fire Door	Renew Front External GRP	Renewal	Per Dwelling	700
Renewables	Renew PV Panels	Renew PV Panels	Renewal	Per Dwelling	14000
Renewables	Renew Solar Panels	Renew Solar Panels	Renewal	Per Dwelling	3000
Roof Structure	Renew Roof Structure	Renew Roof Structure	Renewal	Per Dwelling	7000
Roof Ventilation	Renew Roof Ventilation	Renew Roof Ventilation	Renewal	Per Dwelling	200
Room Appliances	Renew Electric - Focal Fire	Renew Electric - Focal Fire	Renewal	Per Item	300
Room Appliances	Renew Gas - Focal Fire	Renew Gas - Focal Fire	Renewal	Per Item	300
Room Appliances	Renew Other - Wall Mounted Gas Heater	Renew Other - W/Mount Gas Htr	Renewal	Per Item	300
Room Appliances	Renew Solid Fuel Closed Fire	Renew Solid Fuel Closed Fire	Renewal	Per Item	300
Second Bathroom	Renew Adapted Bathroom (No 2)	Renew Adapted Bathroom (No 2)	Renewal	Per Dwelling	3000

**CHESTERFIELD BOROUGH COUNCIL
SCHEDULE OF RATES**

T1 Component	T1 RepairDescription	T1 ShortDescription	T1 RepairType	T1 Unit	T1 StandardCost
Second Bathroom	Renew Bathroom (No 2)	Renew Bathroom (No 2)	Renewal	Per Dwelling	2250
Second Bathroom	Renew Bathroom with Shower (No 2)	Renew Bathroom with Shower (No	Renewal	Per Dwelling	2250
Second Bathroom	Renew Shower Room (No 2)	Renew Shower Room (No 2)	Renewal	Per Dwelling	2500
Shared Heating/Boiler	Renew Shared Heating Boiler	Renew Shared Heating Boiler	Renewal	Per Item	3000
Side External Door	Renew Side External Door Aluminium	Ren Side Ext Door Alum	Renewal	Per Item	600
Side External Door	Renew Side External Door GRP - SBD	Ren Side Ext Dr GRP - SBD	Renewal	Per Item	600
Side External Door	Renew Side External Door Timber	Ren Side Ext Dr Timber	Renewal	Per Item	300
Side External Door	Renew Side External Door Timber 30Min	Ren Side Ext Dr Timber 30Min	Renewal	Per Item	300
Side External Door	Renew Side External Door uPVC	Ren Side Ext Dr uPVC	Renewal	Per Item	600
Side External Door	Renew Side External Door uPVC Combi	Ren Side Ext Dr uPVC Combi	Renewal	Per Item	600
Side External Door	Renew Side Door GRP 30min Fire Door	Renew Front External Door GRP	Renewal	Per Dwelling	700
Smoke Detectors	Install Hard Wired Smoke Detectors	Inst Hard Wire Smok Det	Install	Per Item	75
Smoke Detectors	Renew Hard Wired Smoke Detectors	Ren Hard Wire Smok Det	Renewal	Per Item	50
Store Door	Install Fire Resistant Door	Install Fire Resistant	Install	Per Item	465
Store Door	Renew Fire Resistant Door	Renew Fire Resistant Door	Renewal	Per Item	465
Third Bathroom	Renew Adapted Bathroom (No 3)	Renew Adapted Bathroom (No 3)	Renewal	Per Dwelling	3000
Third Bathroom	Renew Bathroom (No 3)	Renew Bathroom (No 3)	Renewal	Per Dwelling	2250
Third Bathroom	Renew Bathroom with Shower (No 3)	Renew Bathroom with Shower (No	Renewal	Per Dwelling	2250
Third Bathroom	Renew Shower Room (No 3)	Renew Shower Room (No 3)	Renewal	Per Dwelling	2500
Wall Insulation	Install Cavity Wall Insulation	Install Cavity Wall Insulation	Renewal	Per Dwelling	350
Wall Insulation	Install External Insulation	Install External Insulation	Renewal	Per Dwelling	1000
Water Heating Type	Renew Electric Instant Water Heating	Renew Elec Inst Water Heat	Renewal	Per Item	150
Water Heating Type	Renew Gas Multi Point Water Heating	Renew Gas Multi Pt Water Heat	Renewal	Per Dwelling	500
Water Heating Type	Renew Gas Single Point Water Heating	Renew Gas Sgl Pt Water Heat	Renewal	Per Item	150
Window Type	Renew Window Type Secondary Glazed	Ren Wind Type Sec Glazed	Renewal	Per Dwelling	2000
Window Type	Renew Window Type Wood Double Glazed	Ren Wind Type Wood Dbl Gl	Renewal	Per Dwelling	2000
Window Type	Renew Window Type uPVC Double Glazed	Ren Wind Type uPVC Dbl Glaz	Renewal	Per Dwelling	2000
Wiring	Full Rewire	Full Rewire	Renewal	Per Dwelling	1500

APPENDIX 4 LIMITATIONS OF SURVEY

LIMITATIONS OF SURVEY

- 1.1 Unless agreed otherwise, 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, asbestos, calcium chloride additives, woodwall slab permanent formwork construction, or other deleterious materials 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.
- 1.9 This survey does not discharge the client of their requirements under Section 3 of the Health and Safety at Work Act 1973.

APPENDIX 5

DECENT HOMES ONLY COSTS

Housing Quality Standard

Breakdown	Decent			Potentially Non Decent			Non Decent		
	Count	%	£	Count	%	£	Count	%	£
Whole stock									
HHSRS									
Asbestos (and MMF)	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Biocides	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Collision and Entrapment	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Crowding and Space	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Damp and Mould Growth	5885	61.62	£0	2869	30.03	£0	797	8.35	£1,100
Domestic Hygiene, Pests and Refuse	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Electrical Hazards	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Entry by Intruders	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Ergonomics	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Excess Cold	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Excess Heat	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Explosions	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Falls Between Levels	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Falls on Stairs and Steps	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Falls on the Level	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Falls Related to Baths	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Fire	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Food Safety	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Fuel Combustion Products (CO)	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Fuel Combustion Products (NO2)	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Fuel Combustion Products (SO2)	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Hot Surfaces and Materials	5885	61.62	£0	2869	30.03	£0	797	8.35	£2,080
Lead	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Lighting	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Noise	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Personal Hygiene, Sanitation and Drainage	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Radiation	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Structural Collapse and Falling Elements	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Uncombusted Fuel Gas	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Volatile Organic Compounds	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Water Supply	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Reasonably Modern Facilities									
Adequate insulation against external noise	5885	61.62	£0	2869	30.03	£1,200	797	8.35	£0

Breakdown	Decent			Potentially Non Decent			Non Decent		
	Count	%	£	Count	%	£	Count	%	£
Adequate size and layout of common areas for blocks of flats	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Appropriately located bathroom and WC	5887	61.64	£28,058	2869	30.03	£2,430	795	8.33	£2,340
Bathroom 30 years old or less	6002	62.84	£787,615	2797	29.28	£167,223	752	7.87	£86,913
Kitchen 20 years old or less	6046	63.3	£2,027,908	2764	28.94	£272,256	742	7.77	£160,752
Kitchen with adequate space and layout	5916	61.94	£123,885	2857	29.91	£53,640	778	8.15	£18,255
State of Repair									
Bathroom	5929	62.08	£290,250	2843	29.77	£83,093	778	8.15	£38,005
Brickwork	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Central heating - other	5885	61.62	£0	2869	30.03	£0	797	8.35	£2,120
Central heating - storage heaters	5885	61.62	£0	2869	30.03	£8,715	797	8.35	£4,305
Central heating distribution system	5885	61.62	£52,868	2869	30.03	£43,918	797	8.35	£3,535
Central heating gas boiler	5885	61.62	£0	2869	30.03	£2,918,123	797	8.35	£272,922
Chimneys	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Electrical systems	5910	61.88	£37,500	2867	30.01	£1,756,500	774	8.11	£194,385
External doors	5887	61.64	£40,371	2869	30.03	£37,983	795	8.33	£65,568
Gas fires	5885	61.62	£0	2869	30.03	£47,295	797	8.35	£2,256
Kitchen	5940	62.19	£405,120	2838	29.72	£187,248	773	8.09	£71,328
Lintels	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Plumbing	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Roof covering	5885	61.62	£878,360	2869	30.03	£3,522,330	797	8.35	£3,030,300
Roof structure	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Wall finish	5885	61.62	£235,970	2869	30.03	£1,276,135	797	8.35	£1,037,050
Wall structure	5885	61.62	£0	2869	30.03	£0	797	8.35	£0
Windows	5885	61.62	£10,240	2869	30.03	£9,140	797	8.35	£2,080
Thermal Comfort									
Effective insulation	5885	61.62	£0	2869	30.03	£0	797	8.35	£34,362
Efficient heating	5890	61.67	£2	2869	30.03	£0	792	8.3	£45