



Putting People 1st

**STOCK CONDITON SURVEY POLICY (2017)**

**Ref: M.04**

**Date Approved by Committee:** 31/10/2017

**Date due for Review:** October 2020

**Policy Aims**

That the Association demonstrates effective governance and sound financial management and must have a robust policy framework that complies with legislation, guidance and good practice.

**Equal Opportunities Statement**

We aim to ensure that all services, including the delivery of this policy, provide equality of opportunity. We will respond to the different needs and service requirements of individuals. We will not discriminate against any individual for any reason, including age, disability, gender re-assignment, marriage, civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation, or other status.

## **1. INTRODUCTION**

The Association wish to maintain the future life and viability of the Association's housing stock and to this end wish to carry our regular stock conditions surveys and life cycle costing exercises.

The Association has carried out a number of surveys and costing exercises over the years. During 2015 the Association employed the independent services of David Adamson Group, an international property and cost consultancy company to review previous survey data and to conduct surveys to establish a near 100% survey base to build forward from. The information from the 2015 update survey was used to review the life cycle costing and planned maintenance programmes, to allow effective budget management.

This 2015/16 survey and costing work should provide reliable baseline information on the condition of the stock and form a database of stock condition and life cycle costings which will be updated on a regular rolling basis.

## **2. AIMS OF THE POLICY**

To ensure that the Association's housing stock is surveyed on a regular basis, approximately every 3-5 years by a qualified specialist company who will provide accurate information on the current condition of its stock and the associated life cycle costings to maintain the stock over 30 years.

To enable the Association to use these surveys to assess both the current condition and the future life span of all the building elements in the properties.

To provide the information needed to allow the effective programming of future cyclical maintenance and planned renewals, and the associated funding, to allow the Association to meet, as a minimum, the Scottish Housing Quality Standard (SHQS), Energy Efficiency Standard for Social Housing (EESH) and any other standard that may be introduced in future.

To provide accurate stock condition and costing information for the Association's business planning.

## **3. SURVEY FORMAT**

Every 3 – 5 years the Association shall employ the services of an independent property and cost consultancy company. The purpose of this will be to review previous survey data and to conduct a sample survey to check for any changes required to the stock condition and estimated life cycle costing database. Changes may be required as a result of work undertaken by the Association in the intervening years or due to changes in the life span of components from the previous survey.

This independent survey work will be supported by ongoing checks carried out by Association staff in the course of doing other work, including reactive maintenance, cyclical maintenance, planned renewals, void inspections, periodic property inspections etc.

## **5. REVIEW**

This Policy will be reviewed at least every three years or earlier if required by legislation or good practice.