

## Keepers Lettings - Stock Condition Surveys - Asset Management

Keepers Lettings have a dedicated team to let and manage a wide range of homes for Market rental across the Midlands, including Birmingham, Coventry, Warwick, Leamington Spa and Stafford acting for both individual and corporate landlords.

Their stock portfolio is predominantly New Build, typically built within the last fifteen years, from low, medium and high rise flats, to family housing. Impart links are commissioned by Keepers Lettings to undertake Stock Surveys to provide accurate data to inform repair and delivery programmes.

Impart links were commissioned by Keepers Lettings in February 2015 in an Asset Management role to manage a stock condition survey process for an initial phase of 125 properties across Birmingham, Staffordshire, Warwickshire and Worcestershire to inform repair and future delivery programmes for key components to individual properties and communal facilities;

### Components

- Kitchen
- Bathroom
- Central Heating
- Doors and Windows
- Cyclical Repairs and Decorations
- External components (Roof Walls, Fencing, Paving etc)



Modern Kitchen



Modern Apartments

### Impart Links Team

Impart links dedicated team have managed and coordinated the survey process for the 125 properties on this initial phase, arranging resident appointments for all surveys. This included, where appropriate, some out of hours working to accommodate resident needs.



Stock Condition Survey

Data and images are being collected by Impart links Surveyors to establish the condition and remaining life of all building components. These details are then validated and entered directly on to a Stock Condition database by Impart links ensuring that accurate and current data is available.

### Added Value

#### Reporting of Defects

In addition to the collection of component data Impart links have also identified repairs that may be minor, but may cause longer term problems if not attended to or serious enough to warrant an emergency call-out to remove any potential hazard or danger (electrical fault, blocked drains etc). These repairs are reported directly to Keepers Lettings for their response.



Failed silicon sealant identified and recorded on survey

Impart links have also reported any welfare, Anti-Social Behaviour (ASB) concerns identified; ensuring any obligation of action required by Keepers Lettings is notified.