

Extra Care Charitable Trust (ECCT)

Extra Care Charitable Trust (ECCT) supports 4,400 older people in 17 Housing Schemes & 14 Retirement Villages across the Midlands and North of England. Each scheme or village has social, health and leisure facilities. ECCT have 1,500 staff and 3,000 volunteers. In 2015 Impart links were commissioned to physically survey, provide a measured survey, identify immediate interventions, intermediate work and remaining component life and provide intervention and replacement costs as individual 30 year and portfolio cost plans for 9 Villages.

“Before investing, we think it’s really important to **understand your assets** and what’s needed to ensure each component meets or exceeds its expected life”

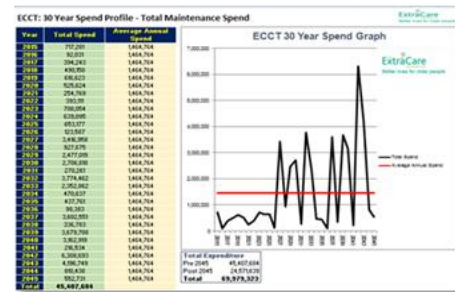
Before starting survey work, we agreed components, lifecycles and a report format to include:

- Component condition
- Years of change
- Asset details
- Areas of concern or latent defects
- Whether intervention was required now and what was needed
- Work needed during the life of a component so that it reaches maximum or extended life
- Photographs

We also provided room data and costs for key facilities including:

- Gym equipment
- Theatre chairs and tables
- Bar and restaurant equipment
- Wood working and craft machines

30 year Cost Graph and peak investment – portfolio – all villages:



A specific **Intervention Summary** was prepared for each village including immediate one-off work and ongoing cyclical interventions e.g. gutter and drainage cleaning; paving inspections and trip hazard removal, etc.

An individual **30 year cost profile** was completed for each village, each supported by a detailed measured take-off:

30 year cost profile:

Web Browser based Asset Library: Managing the huge amounts of data, photographs, etc. was a challenge. Impart links also felt that a centralised approach was needed to managing compliance records for the widely dispersed villages. To address this Impart links developed a web browser based library for our survey and cost data base, but also ECCT Operation Manuals, village drawings, compliance records, etc. that can be easily accessed by each village:



Impart links have significant experience in condition surveys and asset planning. For more information of if you would like to discuss this project, please contact:

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