

## Commercial Stock Condition Surveys, Vivid Homes

Vivid Homes are the leading provider of affordable homes and housing-related services in the south of England. They sell, rent out domestic homes and also do market renting for businesses.

In August 2019 Impart links were engaged by Vivid to complete Stock Condition Surveys to 90 of their Commercial units throughout the Vivid conurbation to inform them of future delivery programmes for key components.

Properties ranged in age from 1870 to new build. Properties included:

- Industrial Units
- Offices
- Shops - Convenience stores/ Charity shops/ Chemists etc
- Restaurants
- Take away establishments
- Public Houses
- Treatment rooms
- Flats

During the surveys the following information was collected. Type and remaining life of the following components:

**External building:** Walls, roofing, Rain Water Goods, external doors, windows

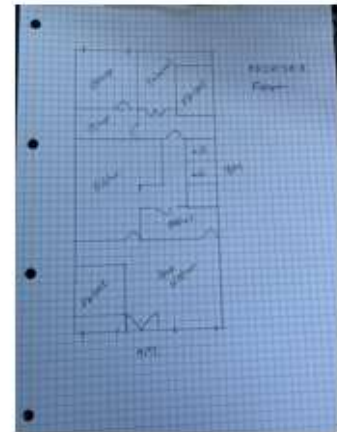
**Internal building:** Kitchen, bathroom/s, heating, fire safety equipment, decoration



Fresch



Fresch Kitchen



Fresch Layout

| UPRN | Area | Address 1 | Postcode | Activity Type | Asset Type | No. Access Attempts | Call Call Number | Booked | Completed | Success | Notes |
|------|------|-----------|----------|---------------|------------|---------------------|------------------|--------|-----------|---------|-------|
| 431  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 432  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 433  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 434  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 435  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 436  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 437  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 438  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 439  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 440  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 441  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 442  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 443  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 444  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 445  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 446  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 447  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 448  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 449  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |
| 450  | ...  | ...       | ...      | Commercial    | ...        | 0                   | 0                | 0      | 0         | 0       | ...   |

Impart links Liaison Officer contacted all the businesses following a letter from Vivid, by telephone and arranged the appointment when it would not interfere with their business operations.

All calls, appointments, completions, and access attempts are logged via the booking system.

Data and images collected during surveys to establish the condition and remaining life of all building components is validated and entered directly onto a database by Impart links. All photo files are referenced by UPRN and stored per property.

Following completion of all surveys Impart links completed a lifecycle costing analysis, giving Vivid an investment profile showing a forecasted 30-year period.

| Windows           | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 |   |
|-------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|---|
| Aluminium DG      | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| Aluminium Display | 0    | 0    | 0    | 0    | 2    | 7    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| Aluminium SG      | 0    | 11   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| Security shutters | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| Steel SG          | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| Timber DG         | 0    | 0    | 1    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| Timber Display    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| Timber SG         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| UPVC DG           | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |
| UPVC Display      | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0 |
| UPVC Display      | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0 |
| UPVC Display      | 0    | 25   | 0    | 7    | 2    | 23   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |   |

| Windows - Type 1  | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 |
|-------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Aluminium DG      | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Aluminium Display | 0    | 0    | 0    | 0    | 2    | 7    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Aluminium SG      | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Security shutters | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Steel SG          | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Timber DG         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Timber Display    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Timber SG         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| UPVC DG           | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| UPVC Display      | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| UPVC Display      | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |

All detail available to Vivid to use for planned programmes, and/or to upload into Asset Management Systems.

The project was completed within the 8 week timeframe, and 88 properties were surveyed with a no access rate of 2%