

## Stock Condition Surveys, SARH

Stafford & Rural Homes is a social landlord based in the Staffordshire and the surrounding areas with 6,000 properties, including general needs and care schemes.



In May 2019 Impart links were successful in winning a Stafford and Rural tender for the provision of complete internal & external stock condition surveys to 154 general needs houses, flats and bungalows in the Doxey area of Stafford to inform future delivery programmes for key components;



- Kitchen
- Bathroom
- Central Heating
- Doors and Windows
- Smoke Alarms
- Roof
- Rain water Goods
- Walls
- Fencing
- Paving

Impart links Tenant Liaison Officer contacted all tenants following a letter from SARH, by telephone text, or email depending on details available.



Activity Type	Asset Type	Built in Year	Owner	Risk Alerts	Asbestos	Week 5		
						24/07/19	25/07/19	26/07/19
						W	T	F
Gen Needs	HOUSE	1991	OCCP				TAB2 - NA	TAB2 - PM
Gen Needs	HOUSE	1991	OCCP					
Gen Needs	HOUSE	1991	OCCP					
Gen Needs	HOUSE	1991	OCCP				TAB2 - CC	TAB3 - AM
Gen Needs	HOUSE	1991	OCCP					
Gen Needs	HOUSE	1991	OCCP				TAB2 - CC	TAB3 - PM
Gen Needs	HOUSE	1991	OCCP					
Gen Needs	HOUSE	1991	OCCP				TAB2 - CC	TAB3 - AM
Gen Needs	HOUSE	1991	OCCP					TAB2 - Comp

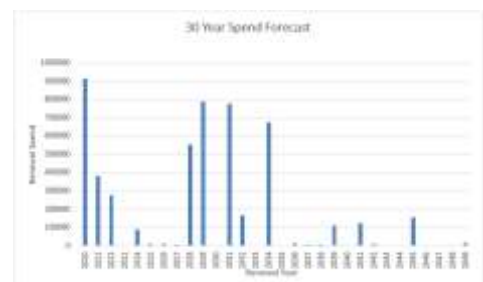
All calls, appointments, completions, and access attempts are logged via the booking system.

This is available to SARH for update at all times.

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 SARH an investment profile showing a forecasted 30-year period.

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



Throughout the surveys any hazards, welfare issues, or points of interest were reported directly to SARH for consideration.

The project was completed within the 6 week timeframe, and 134 properties were surveyed with a no access rate of 13%.