



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Monday, 17 March 2025

Report of Councillor Virginia Moran,
Cabinet Member for Housing

Stock Condition Surveys

Report Author

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Purpose of Report

To update the committee on the progress of the Council's stock condition survey programme.

Recommendations

That Committee note the contents of the report and the progress being made to deliver stock condition surveys and improve the quality of data held for the Council's housing stock.

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing
Which wards are impacted?	(All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

There are no direct financial implications associated with this report but there is budget in place as part of the HRA Capital Programme to deliver decent homes standard.

Completed by: David Scott – Assistant Director of Finance (deputy s151 officer)

Legal and Governance

- 1.1 The report is for noting and aims to ensure that the Committee are informed of progress on the Council's stock condition survey programme.

Completed by: James Welbourn, Democratic Services Manager and Deputy Monitoring Officer

2. Background to the Report

- 2.1. The Council has a clear commitment in its Corporate Plan 2024-2027 to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations and the timely delivery of improvements to its social housing stock will support the Council with achieving this.
- 2.2. To ensure the Council has accurate information in relation to its housing stock which is used to inform our future investment programmes, the Technical Services Team undertake stock condition surveys of its housing stock on a cyclical basis.
- 2.3. The last update on stock condition surveys was provided to the Housing Overview and Scrutiny Committee in August 2024 where it noted that the Council were due to commence stock condition surveys with the newly procured surveying contractor Impart Links which commenced in September 2024. From 1 April to 31 August 2025 stock condition surveys had been completed on an interim basis by another contractor.
- 2.4. The aim of the stock condition surveys is to ascertain the condition of the Council's housing stock including assessing individual components, providing a new Energy Performance Certificate (EPC) and carrying out a Housing Health & Safety Rating

System risk assessment (HHSRS) to assess any health and safety risks within a property.

- 2.5. A target of 1,759 stock condition surveys has been set for the current 2024/25 financial year. As of February 2025 1,617 surveys have been completed. Further surveys are being completed on a weekly basis to work towards the target number.
- 2.6. As a result of the surveys, a total of 67 HHSRS failures have been reported, 33 of them being in the Cat 1 category. All identified hazards have been booked in with our repairs team for remedial works. The Cat 1 hazards are dealt with as emergency jobs as they pose a significant risk to the occupants.
- 2.7. All data collected from the stock condition surveys is uploaded into the Council's asset management system, Apex, on an ongoing basis. The current contractor has access to the system via an app to reduce double handling and ensure data is uploaded in real time.
- 2.8. Considerable work has been carried out since the last report in August 2024 to upload the data collected by the previous surveying contractors which has now been completed.
- 2.9. All new survey data will give clear indications to the areas where future investment planning and budgetary focus is required to maintain and improve the Council's housing stock.
- 2.10. Looking forward to the 2025/2026 financial year, the surveying of the Council's housing stock will continue during 2025/26 where the aim is to complete an additional 850 stock condition, EPC and HHSRS surveys.
- 2.11. As a result of the continued stock condition survey work that is being undertaken, the Council's Decent Homes figure stands at 97.90% decent.

3. Key Considerations

- 3.1. As part of the work to improve asset data for housing properties a 5-year programme of surveys will be implemented which will form part of the new asset management strategy to ensure that data is kept up to date. In addition, officers will review reporting within the updated asset management database to ensure it is up to date and in accordance with reporting requirements.
- 3.2. Current primary risks associated with this project are:
 - Adequate resources are allocated by the surveying company to enable survey completion to be achieved by the end of the current financial year.

- Access to all properties on the stock condition programme to enable the data to be collected accurately.
- Ensuring that the Council's asset management database holds accurate information.

3.3. Mitigation measures for the above key points are being monitored on a day-to-day and monthly basis and through regular progress meetings by both SKDC staff and the contractor.

4. Reasons for the Recommendations

4.1. Report is for information and noting.