



Asset Management Strategy for the Housing stock of Bury Housing Services

2023/2025

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1. **Introduction**

This document sets out the Asset Management Strategy for the Housing Stock which is in the ownership of and managed by Bury Housing Services. This strategy, and the supporting action plan (Appendix 1), covers the next three years taking into account current stock condition data, investment to date and statutory compliance needs. The assessment of investment needs set out below are based on a recent 100% survey of the stock with cost extrapolation used to develop the 30-year cost model.

2. **Aim of this strategy**

The overall aim of this strategy links directly to Bury Housing Services' Business Plan priorities to provide homes for the future and neighbourhoods to be proud of. The overarching aim is therefore to:

'Provide well maintained, energy efficient homes and neighbourhoods that meet the needs of our current and future customers through sustainable investment'

The strategy will need to reflect the work being undertaken both internally through an analysis of the stock condition and repairs data, as well as the local context as shaped by the Council's Housing Strategy and Climate change strategy.

3. **Key Objectives**

In order to achieve the above aim, the following high level strategic priorities have been developed which will form the basis of our delivery plan. The strategy will set out how we will:

Key Objective 1 - Ensure that the stock meets the needs of the current and future tenants.

Key Objective 2 - Ensure homes are energy efficient, healthy and safe.

Key Objective 3 - To provide effective, efficient and value for money repairs and planned maintenance services

Key Objective 4 - To measure and manage the satisfaction and effectiveness of this strategy with tenants.

4. **Background and context**

The housing stock owned by Bury Housing Services included 103 No. properties dispersed across the Borough. The stock is largely comprised of low-rise terraced and semi-detached

dwellings of traditional construction with the addition of a purpose built 40 No. Apartment Extra Care scheme.

The latest stock condition information gathered during December 2021 identifies that there is an expected planned maintenance investment need of c. £32K per property over the next 30 years excluding carbon reduction measures. This is based on 100% of the stock now being surveyed.

As of December 2021, there were 0 No. properties identified as non-decent and 0 No. properties identified as potentially non-decent during the stock condition survey. Any HHSRS queries were reported to Bury Housing Services' repairs team for immediate action. All other critical failures have been added to the relevant programme of works to be carried out as part of the Planned Investment programme. The most recent stock condition survey information has identified 12 No. HHSRS risk of harm marker for damp and mould of which 9 No. are classed as 'Slight' and 3 No. are classed as 'Moderate' for which re-inspections and remedial works will be undertaken.

The projected cost of future major works to maintain all the stock to the Decent Homes standard over the next 30 years is £3.4M, with a further £1.56M required to achieve carbon reduction targets by 2038, not including any on-costs such as preliminaries, fees and associated delivery costs.

We will manage and review the stock intelligence and condition data to develop a planned 3-year investment programme that best meets the needs of properties and neighbourhoods, making use of the QL system to ensure that the information is readily available to all teams.

We will ensure the effective ongoing maintenance of the stock through utilisation of effective planned, cyclical, empty property refurbishment and responsive repairs service provided by Repairs Direct.

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4.2 Social Housing Supply

The current supply of housing stock is summarised in the tables below:

No. of Bed	No. of Properties	%
1 Bed	0	0
2 Bed	70	68
3 Bed	32	31
4 Bed	1	1
5 Bed	0	0
6 Bed	0	0

The composition of the housing stock by archetype is shown below.

Property Type	No. of Properties	%
Inner Terraced house	35	33.98
End Terraced house	10	9.708
Detached Bungalow	1	0.97
Semi-Detached House	16	15.53
Ground Floor Apartment	12	11.65
Upper Floor Apartment	28	27.18
Upper Floor Flat	1	0.97
Total	103	100%

The location of properties by Township is shown below:

Bury	Radcliffe	Prestwich	Whitefield	Ramsbottom	Tottington
19	70	3	10	1	0

During 2020/21, 16 No. properties were let by Bury Housing Services. This is a slight increase compared with 2019/20 during which 15 No. properties were let.

There were 1 No. vacant properties in the stock on 1st April 2022. This compares to the 2 No. vacant property on the 1st April 2021.

5. **Current Investment Needs**

5.1 Responsive Repairs and Maintenance

A continued investment need of circa. £0.55K per annum of revenue funding is required for responsive repairs, void property refurbishment, gas servicing, grounds maintenance, external decoration and health and safety checks based on historic demand and allowing for a reduction in the budget provision based on an increased capital expenditure over the period of this 3 year plan

5.2 Planned Investment

Based on the data collected during the recent stock condition survey, the planned maintenance investment required over the next 30 years is estimated at £3.4M. This equates to an annual investment need estimated at £0.113M per annum (excluding on-costs).

These cost estimates are based on the findings from the 2021/22 stock condition survey during which 100% of the stock has been surveyed.

	30 Year Investment Need
Flats	£ 826,867.00
Houses	£ 2,580,952.00
SubTotal	£ 3,407,820.00
	To achieve 2038 target
Phase1 Carbon Reduction	£ 624,000.00
Phase 2 Carbon Reduction	£ 945,000.00
SubTotal	£ 1,569,000.00
Grand Total	£ 4,976,820.00

The above figures are related to the works costs only and exclude on-costs such as fees, overheads and profit.

6.3 Energy Efficiency and Carbon Reduction

The current average SAP rating for the properties is 74 which equates to a SAP Band C. The carbon reduction investment option includes for the domestic retrofit of circa, 39 No. homes, that are not currently at SAP Band C, and will include a 'fabric first' approach incorporate the PAS 2035 model. Following a property assessment by a PAS 2035 Retrofit Assessor, a programme of work will be developed to achieve a minimum standard of SAP Band C and a target heat demand of 90 kWh/m²/pa.

It is currently estimated that to achieve the minimum standard by 2038 will require a budget of circa. £0.62M to achieve the first phase of the carbon reduction process. It is envisaged that as 'fabric first' retrofit measures are being delivered, developments in technology will see the reduction in the cost of renewables such as solar panels and battery storage of solar energy.

Any domestic retrofit including insulation will need to include an assessment of the ventilation to ensure we are not creating conditions within the home that created unwanted outcomes such as increasing the risk of damp or condensation.

In addition, once the electricity supply is decarbonised, the future heat demand can be further considered, and decisions taken on the most appropriate solution to provide heating and hot water (as well as cooking) from an electric or hydrogen sources as fossil fuel usage needs to be reduced. Opportunities to attract external funding to support the domestic retrofit will be taken as well as on-going steps to be 'bid ready' when opportunities arise.

The second phase of the carbon reduction process is estimated to require a budget of circa. £0.63M - £0.95M to provide a low carbon heating and hot water solution such as air source heat pumps. The suggested cost estimate variation is related to the installation of the heat pumps costs and any grants or incentives that may be available at the time.

It has been assumed that Bury Housing Services will require the carbon reduction measures to be installed by the 2038 deadline.

The overall investment needs for the stock over the 3-year period of this strategy is circa. £622k (or £207k per annum) including planned and responsive maintenance and years 1 to 3 of the first phase of the carbon reduction measures.

6. **Key issues and Action Planning**

7.1 Key Objective 1:

Ensure that the stock meets the needs of our current and future tenants

7.1.1 Stock Investment

The key focus for all the housing stock is to meet the government's Decent Homes Standard as a minimum and this milestone has been achieved.

The stock that has been acquired has been brought up to the Decent Homes standard on acquisition. In addition, an Extra Care Scheme was developed at Red Bank in Radcliffe which comprises of a 40 No. apartment development built in 2015.

Key Actions and Outputs:-

- *Ensure all properties remain 100% Decent whilst developing and implementing a Bury Housing Services Eco standard. (1.1)*
- *Ensure stock intelligence and condition data continues to be robust. (1.2)*
- *Complete the stock condition surveys to the remaining properties and update the cost model forecast. (1.3)*

7.1.2 Adaptations

The need for disabled adaptations within the housing stock will be provided through the Disabled Facilities Grant Process which requires an application to be made to Bury Council by the Tenant. Such grants are means tested and permission is required from Bury Housing Services prior to the work being undertaken by the appointed contractor.

7.1.5 Disrepair

Any tenancy agreement will have a section explaining the landlord's responsibilities. These responsibilities include making sure the property is in repair and safe to live in. Even if this is not actually written into the agreement the law says that it is "implied".

The law says that "repair" involves the structure or exterior of a property. Examples would be a leaking roof, damp, subsidence, rotten woodwork, leaking windows, gutters, drains, external pipes for example.

Failing to maintain the properties can lead to a claim for “disrepair” through a legal process which if upheld will lead to potential claims for compensation as well as having to carry out the repairs as well incurring both internal and the claimant court costs.

By ensuring that the repairs and maintenance to the housing stock are carried out efficiently and effectively disrepair claims will be minimised.

Recent developments have seen procedures and processes improved through the use of a working group to review processes and identify service improvements. These improvements have included a faster response to reports of dampness in properties as well as a trained damp surveyor checking the property using test equipment given the difficulties associated with determining structural dampness from condensation.

This approach has seen a marked improvement in defending the disrepair claims as well as being evidenced in the increase in disrepair claims being settled, or closed, with no costs.

In an effort to reduce the legal costs of the disrepair claims, we are encouraging the use of Alternate Dispute Resolution and the use of our complaints process. This is the preferred route for any disrepair claims relating to Bury Housing Services owned properties.

Key actions/ output:-

- Bury Housing Services *will continue to robustly defend any disrepair claims and seek to increase the number of claims defended / closed with no costs (1.4)*
- Bury Housing Services *will take proactive steps to tackle dampness and condensation within the homes we own (1.5)*
- *To introduce ‘Alternate Dispute Resolution’ route through Bury Housing Services’ complaints procedure prior to use of the ‘Disrepair Protocol’.(1.6)*
- *Learning from any Disrepair claims unsuccessfully defended to be identified and shared with Bury Housing Services colleagues (1.7)*

7.3 Key Objective 2:

<p><i>Ensure Homes are Energy Efficient, Healthy and Safe.</i></p>

7.3.1 Energy Efficiency/Fuel Poverty

A key focus of the investment programme has been to improve the energy efficiency of the stock in which we have made significant progress.

Whilst the thermal comfort of the homes was considered as part of the Decent Homes standard, this standard does not go far enough in tackling the required reductions in carbon emissions and energy usage, as well as addressing the potential for our tenants to be in fuel poverty.

The government has committed the UK to a legally binding reduction in greenhouse gases of at least 80% by 2050 with a waypoint of 34% by 2020, and housing providers will need to play a key part in the achievement of these targets. Furthermore, as energy prices rise, the number of our tenants in fuel poverty continues to increase, which is a worrying trend when considering this in addition to the impact of welfare reforms.

Significant investment is therefore required to improve the energy performance of the homes we manage, to reduce fuel poverty and to reduce the organisation's carbon footprint.

Key Actions and Outputs:-

- *We will continue to measure property energy efficiency using the SAP rating system (2.1)*
- *We will improve SAP scores by targeting investment in the low SAP rated properties with no properties below Band C by 2038. (2.2))*
- *We will look to maximise external funding and be 'bid ready' (2.3)*
- *We will provide a dedicated resources to carry out home energy audits and provide advice and assistance to support improving home energy efficiency and reducing fuel poverty (2.4)*

7.3.2 Health and Safety

Statutory Compliance, Testing and Inspections

Bury Housing Services will continue to proactively manage and monitor all statutory compliance obligations. This will ensure that tenants live in properties that are free from health and safety hazards and that comply with all relevant safety legislation. Areas of compliance that are currently monitored are as follows: -

- Gas safety (including commercial boilers and commercial kitchens)
- Asbestos
- Legionella risk assessments
- Water quality testing
- Periodic electrical testing

The review of the arrangement for ensuring compliance has identified the need to improve the processes and centralise record keeping arrangements. This will require the integration of a number of I.T systems, namely QL and Covalent to ensure records and actions following compliance activities are maintained efficiently and that certification can be readily retrieved when required. The current arrangements involve inter departmental and inter team co-ordination which will be managed by the Sustainability and Investment team going forward.

Key actions and outputs

- *A robust process is in place for the collation, retention and retrieval of inspection and test records (2.5)*
- *An effective process is in place for the planning and programming of service and inspection visit (2.6)*
- *An effective process is in place for tracking remedial actions following servicing visits and statutory inspection (2.7)*
- *The investment programme will include for a mains powered smoke alarm to be installed on the internal works programmes (2.8)*
- *Tenants will be able to request the fitting of a battery powered smoke alarms on request (2.9))*
- *Carbon monoxide detectors will be fitted to properties where a tenant is sleeping in the same room as a gas appliance (2.10)*
- *Documented and regularly reviewed compliance policies and procedures (2.11)*

7.5. Key Objective 3

<p>To provide effective, efficient and value for money repairs and maintenance services</p>
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7.5.1 Ongoing Repairs & Maintenance

The delivery of a high-quality repairs service is integral to the success of any effective asset management strategy. It is vital that a cost effective and high performing service is provided in order to meet customer demands and prove value for money.

Continuing capital investment in the stock will help to reduce the call on the responsive repairs budget. Asset management information will assist with more effective targeting of resources on works that can be delivered in planned programmes of work, further reducing the number of day-to-day repairs required and ensuring a more cost-effective responsive repairs service.

The range of services provided currently includes:

- Responsive repairs
- Empty Property Refurbishment
- Gas servicing
- Minor Adaptations
- External Decoration
- Grounds Maintenance

The responsive repairs service covers the day-to-day maintenance of the Council's housing stock. It is provided 365 days a year, 24 hours a day. As a front-line service, it is a focal point for contact amongst the Council's tenants and leaseholders.

For most tenants, responsive repairs are considered to be a key service and is highly influential in shaping tenants' views about the quality of services they receive.

Key objectives of this element of the service are considered to be:

- Providing a flexible and responsive service
- Ensuring the service is focussed on high quality and that the repair is carried out correctly the first time
- Emphasis on outcomes not process
- Providing an efficient service – as measured by the time from when the need for a repair is reported to when the repair is completed
- Minimizing the number of visits to the household and inconvenience to tenant
- Providing a service that is easy to access and also to use
- Ensuring repairs are accurately diagnosed and effectively dealt with
- Balancing the responsive repairs service with the planned maintenance service
- Minimising non urgent repairs when planned works are due to be undertaken to a property
- Ensuring correct allocation of costs so as to ensure that service charges for leasehold households are correctly and accurately levied and the appropriate recompense from insurers for relevant work is obtained
- Improving tenant satisfaction levels
- Ensuring that the number of cancellations of jobs ordered is minimised.

Key Actions & Output: -

- *A repairs and maintenance delivery plan is developed to complement the Asset Management Strategy (3.1)*
- *The repairs and maintenance budgets are reviewed and re-profiled to reflect year on year efficiencies and a reducing demand for responsive repairs (3.2)*

7.7. Key objective 4

We will measure and manage the satisfaction and effectiveness from the delivery of the strategy and investment plans in conjunction with tenants

7.7.1 Measures of Success

It is vital that this strategy remains a living document that is an integral part of the daily services that we deliver. Actions arising from this strategy will be monitored and reviewed through Bury Housing Services' performance management system and will be made available to our Tenants on a regular basis.

The success of the strategy will be measured primarily on the following high-level measures:

1. All properties continue to meet the Decent Homes standard and its replacement
2. A new Bury Housing Services Eco Standard is developed and implemented
3. All homes have an EPC rating of at least Band C
4. Customers' satisfaction with the home and repairs and maintenance works
5. Number of disrepair claims successfully depend

The following are indicators that are currently monitored; going forward the results of these will help to measure the overall success of the strategy.

- % Customers satisfied with condition of their home..
- % Of stock in SAP Energy Banding C or above.
- % Rent loss due to voids.
- % Customers satisfied with repairs service.
- % Customer satisfied with improvement works

Key Actions & Outputs

- The suite of performance indicator will be reviewed and updated to reflect the asset management strategy (4.1)

7.7.2 Annual Review

The effectiveness of the strategy will be reviewed annually along with the performance against the measures of success and related performance measures.

An annual report will be produced by the Business Manager, Sustainability and Investment on the outcomes from the strategy, progress against the action plan as well as any recommendations for future improvements in the strategy or any new actions that need adding to the action plan.

Key Actions & Outputs

- *An annual report on the performance against the asset management strategy, investment programme, repairs and maintenance performance as well as performance against the suite of performance indicator will be produced and presented to respective boards. (4.2)*

Document Tracking

Name of Document: Asset Management Strategy			
Strategy: X	Framework: <input type="checkbox"/>	Policy: <input type="checkbox"/>	Procedure: <input type="checkbox"/>

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Signed	Robin Lawler
Role	Chair of Bury Housing Services Board
Date	15/12/2022

Appendix 1 – Asset Management Action Plan 2022/25

Key objective / Reference	Action	Responsibility	By when
Objective 1: <i>Ensure that the stock meets the needs of our current and future tenants both now and in the future</i>			
1.1	<i>Ensure all properties remain 100% Decent whilst developing and implementing a Bury Eco standard. (1.1)</i>	Assets	On-going
1.2	<i>Ensure stock intelligence and condition data continues to be robust. (1.2)</i>	Assets	On-going
1.3	<i>Complete the stock condition surveys to the remaining properties and update the cost model forecasts (1.3)</i>	Assets	Q1 23
1.4	<i>Bury Housing Services will continue to robustly defend disrepair claims and seek to increase the number of claims defended / closed with no costs (1.4)</i>	Assets	On-going
1.5	<i>Bury Housing Services will take proactive steps to tackle dampness and condensation within the homes we manage (1.5)</i>	Assets	On-going
1.6	<i>To introduce 'Alternate Dispute Resolution' route through Bury Housing Services' complaints procedure prior to the 'Disrepair Protocol'.(1.6)</i>	Assets	Q3 22
1.7	<i>Learning from Disrepair claims unsuccessfully defended to be identified and shared with Bury Housing Services colleagues (1.7)</i>	Assets	On-going
Objective 2: <i>Ensure Homes are Energy Efficient, Healthy and Safe.</i>			
2.1	<i>We will continue to measure property energy efficiency using the SAP rating system (2.1)</i>	Assets	On-going
2.2	<i>We will improve SAP scores by targeting investment in the low SAP rated properties with no properties below Band C by 2038. (2.2))</i>	Assets	2038
2.3	<i>We will look to maximise external funding and be 'bid ready' (2.3)</i>	Assets	On-going
2.4	<i>We will provide a dedicated resources to carry out home energy audits and provide advice and assistance to</i>	Assets	Q1 22

Key objective / Reference	Action	Responsibility	By when
	<i>support improving home energy efficiency and reducing fuel poverty (2.4)</i>		
2.5	<i>A robust process is in place for the collation, retention and retrieval of inspection and test records (2.5)</i>	Assets	Q4 24
2.6	<i>An effective process is in place for the planning and programming of service and inspection visit (2.6)</i>	Assets	Q2 23
2.7	<i>An effective process is in place for tracking remedial actions following servicing visits and statutory inspection (2.7)</i>	Assets	Q3 23
2.8	<i>The investment programme will include for a mains powered smoke alarm to be installed on the internal works programmes (2.8)</i>	Assets	Q1 22
2.9	<i>Tenants will be able to request the fitting of a battery powered smoke alarms on request (2.9)</i>	Assets	Q1 22
2.10	<i>Carbon monoxide detectors will be fitted to properties where a tenant is sleeping in the same room as a gas appliance (2.10)</i>	Assets	Q3 22
2.11	<i>Documented and regularly reviewed compliance policies and procedures (2.11)</i>	Assets	Q1 22
Objective 3: To provide effective, efficient and value for money repairs and maintenance services			
3.1	<i>A repairs and maintenance delivery plan is developed to complement the Asset Management Strategy (5.1)</i>	Assets	Q3 23
3.2	<i>The repairs and maintenance budgets are reviewed and re-profiled to reflect year on year efficiencies and a reducing demand for responsive repairs (5.2)</i>	Assets	Q4 22
Objective 4: To measure and manage the satisfaction and effectiveness of this strategy with tenants			
4.1	<i>The suite of performance indicator will be reviewed and updated to reflect the asset management strategy (7.1)</i>	Assets	Q1 22
4.2	<i>An annual report on the performance against the asset management strategy, investment programme, repairs and maintenance performance as well as performance against the suit of performance indicator will be produced and presented to respective boards. (7.2)</i>	Assets	Q4 23

Appendix 2 - Expenditure Plan 2023/25

The following planned maintenance investment will be required over the period of this 3-year strategy:

Planned Maintenance	£340,782
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Carbon Reduction Phase 1	£117,000
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Responsive Maintenance	£165,165
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Total Investment Needs over 3 years	£622,947
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Annual Investment Need	£207,649
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Appendix 3 – Bury Housing Services Asset Register

House No.	Street	Area	Town	Postcode	Ward	Property Type	Beds	Date of Purchase
237	Ainsworth Road	Radcliffe	Manchester	M26 4EE	Radcliffe West	Inner Terraced House	2	04 February 2015
68	Albert Road	Whitefield	Manchester	M45 8AF	Besses	Inner Terraced House	3	09 May 2014
33	Albion Street	Radcliffe	Manchester	M26 1BJ	Radcliffe West	Semi Detached House	3	21 September 2012
84	Albion Street	Radcliffe	Manchester	M26 1BH	Radcliffe West	Inner Terraced House	3	25 February 2015
12	Alexandra Avenue	Whitefield	Manchester	M45 6DW	Besses	Inner Terraced House	3	19 December 2013
3	Ashwood Avenue	Ramsbottom	Bury	BL0 0BQ	Ramsbottom	Inner Terraced House	2	11 February 2015
19	Ashworth Street	Radcliffe	Manchester	M26 2XU	Radcliffe East	Inner Terraced House	3	31 March 2014
18	Bank Street	Radcliffe	Manchester	M26 1NE	Radcliffe East	Inner Terraced House	2	23 March 2015
22	Barlow Street	Radcliffe	Manchester	M26 2SU	Radcliffe West	Inner Terraced House	2	13 February 2015
29	Barlow Street	Radcliffe	Manchester	M26 2SU		Inner Terraced House	2	09 November 2015
2	Beech Grove Close	Bury		BL9 6ES	Moorside	Semi Detached House	3	24 October 2014
42	Belbeck Street	Bury		BL8 2PX		Inner Terraced House	2	04 August 2016
16	Belgrave Street	Radcliffe	Manchester	M26 4DS	Radcliffe West	Inner Terraced House	2	21 September 2012
17	Bent Lane	Prestwich	Manchester	M25 1DL	Sedgley	Semi Detached House	3	02 April 2015
24	Bradshaw Avenue	Whitefield	Manchester	M45 7TD	Pilkington Park	Inner Terraced House	3	17 April 2015
1	Byron Avenue	Radcliffe	Manchester	M26 3QX	Radcliffe West	Semi Detached House	3	21 September 2012
19	Cambridge Grove	Whitefield	Manchester	M45 6DB	Besses	Inner Terraced House	3	26 February 2015
7	Canterbury Drive	Bury		BL8 1BP	Elton	End Terraced House	3	21 January 2015
19	Coniston Avenue	Whitefield	Manchester	M45 6ED	Besses	Inner Terraced House	3	01 February 2013
10	Cooperative Street	Radcliffe	Manchester	M26 4DX	Radcliffe North	Inner Terraced House	3	09 February 2015
44	Coronation Gardens	Radcliffe	Manchester	M26 3XS	Radcliffe North	End Terraced House	2	21 November 2014
47	Cross Lane	Radcliffe	Manchester	M26 2QZ	Radcliffe East	Inner Terraced House	2	18 February 2015
15	Dawson Street		BURY	BL9 6LW		Inner Terraced House	2	19 February 2016
90	Downham Crescent	Prestwich	Manchester	M25 0BS	Sedgley	Semi Detached House	3	10 October 2014
42	Dudley Avenue	Whitefield	Manchester	M45 6BS	Besses	Inner Terraced House	3	26 February 2015
59	Dudley Avenue	Whitefield	Manchester	M45 6EF		End Terraced House	2	29 June 2017
16	Elm Street	Bury		BL9 7DD	East	Inner Terraced House	2	09 November 2012
35	Fir Street	Bury		BL9 7QG	East	Inner Terraced House	2	25 February 2014
36	Garston Street	Bury		BL9 6EW	Moorside	Inner Terraced House	2	31 March 2014
5	Gatcombe Mews	Radcliffe	Manchester	M26 4GN		Inner Terraced House	2	04 August 2016
24	Goldfinch Drive	Bury		BL9 6JS	Moorside	Semi Detached House	4	31 March 2014
40	Hazel Avenue	Bury		BL9 7QT	East	End Terraced House	3	31 March 2014
68	Hollinhurst Road	Radcliffe	Manchester	M26 1JN	Radcliffe West	Semi Detached House	3	31 April 2014
269	Hornby Street	Bury		BL9 5DR	Moorside	Semi Detached House	3	21 September 2012
84	Irwell Street	Radcliffe	Manchester	M26 1LR		Inner Terraced House	2	04 August 2016

40	Ivy Road	Bury		BL8 2PW	Church	Inner Terraced House	2	31 March 2014
61	Ivy Road	Bury		BL8 2PN	Church	Inner Terraced House	2	14 August 2014
2	Jones Street	Radcliffe	Manchester	M26 2FU	Radcliffe East	End Terraced House	2	24 March 2015
15	Mandon Close	Radcliffe	Manchester	M26 4WR	Radcliffe North	Semi Detached House	3	31 March 2014
20	Marsden Walk	Radcliffe	Manchester	M26 3RH	Radcliffe West	Inner Terraced House	2	25 February 2014
30	Milton Road	Radcliffe	Manchester	M26 3QT	Radcliffe West	Semi Detached House	3	21 September 2012
21	Myrtle Gardens	Bury		BL9 7DN	East	Detached Bungalow	2	23 May 2014
16	Pear Avenue	Bury	Manchester	BL9 7NB		Semi Detached House	3	04 August 2016
2	Powell Street	Bury	Greater Manchester	BL8 2BG		Semi Detached House	3	19 October 2015
15	Poynton Close	Bury		BL9 9EA	East	Inner Terraced House	2	05 February 2014
27	Queen Street	Radcliffe	Manchester	M26 1NA	Radcliffe West	Inner Terraced House	2	15 January 2013
1	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
2	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
3	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
4	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
5	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
6	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
7	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
8	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
9	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
10	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
11	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
12	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
14	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
15	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
16	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
17	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
18	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
19	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
20	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	1	01 May 2012
21	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
22	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
23	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
24	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
25	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
26	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
27	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
28	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
29	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
30	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012

31	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
32	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
33	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
34	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
35	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	1	01 May 2012
36	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
37	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
38	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
39	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
40	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Ground Floor Flat	2	01 May 2012
41	Red Bank	Lowe Street	Radcliffe	M26 3PD	Radcliffe North	Upper Floor Flat	2	01 May 2012
3	Richardson Close	Whitefield	Manchester	M45 8SS	Unsworth	Inner Terraced House	2	31 March 2014
22	Richmond Walk	Radcliffe	Manchester	M26 4JN	Radcliffe East	End Terraced House	3	21 September 2012
5	Robertson Street	Radcliffe	Manchester	M26 4DW	Radcliffe West	End Terraced House	3	05 January 2015
359	Rochdale Road	BURY	Greater Manchester	BL9 7DB	East	Inner Terraced House	2	04 February 2016
5	Sandford Street	Radcliffe	Manchester	M26 2PT	Radcliffe East	End Terraced House	2	21 September 2012
18	Selby Close	Radcliffe	Manchester	M26 2PL	Radcliffe East	Inner Terraced House	3	05 January 2015
21	Shakespeare Avenue	Radcliffe	Manchester	M26 3QZ	Radcliffe West	Inner Terraced House	3	23 March 2015
4	Sherbourne Court	Prestwich	Manchester	M25 3BN	St.Marys	Upper Floor Flat	2	18 December 2012
41	Tarnbrook Close	Whitefield	Manchester	M45 8HP	Besses	Inner Terraced House	3	28 May 2014
53	Tottington Road	Bury		BL8 1LJ	Elton	Inner Terraced House	2	07 April 2014
50	Ulundi Street	Radcliffe	Manchester	M26 3AW	Radcliffe West	End Terraced House	2	09 May 2014
11	Victoria Avenue	Whitefield	Manchester	M45 6BZ	Besses	End Terraced House	3	19 December 2013
19	Walshaw Road	Bury		BL8 1LF	Elton	Semi Detached House	2	31 July 2013
140	Water Street	Radcliffe	Greater Manchester	M26 4BE	Radcliffe East	Inner Terraced House	3	28 July 2015
7	Williamson Avenue	Radcliffe	Manchester	M26 4HT		Semi Detached House	3	04 August 2016
23	Williamson Avenue	Radcliffe	Manchester	M26 4HT	Radcliffe East	Semi Detached House	3	23 January 2013
51	Woodley Avenue	Radcliffe	Manchester	M26 1BL	Radcliffe West	Semi Detached House	3	15 January 2013

Appendix 4 – 30 Year Cost Model

Asset Type	Element	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-30	Total 30 Yr	Total Asset Spend
FLAT	Bathroom	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£46,125.00	£158,875.00	£0.00	£205,000.00	£826,867.50
	Disabled adaptations	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£2,972.50	£0.00	£2,972.50	
	Electrics	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£27,675.00	£15,887.50	£0.00	£43,562.50	
	Flat Entrance Door	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£6,918.75	£40,743.75	£0.00	£47,662.50	
	Heating & Hot Water	£0.00	£0.00	£0.00	£0.00	£0.00	£55,350.00	£2,050.00	£0.00	£86,100.00	£32,287.50	£175,787.50	
	Kitchen	£0.00	£0.00	£0.00	£0.00	£0.00	£41,512.50	£142,987.50	£0.00	£0.00	£41,512.50	£226,012.50	
	Safety & Security Measures	£11,890.00	£820.00	£0.00	£0.00	£0.00	£2,767.50	£12,710.00	£2,767.50	£12,710.00	£2,767.50	£46,432.50	
	Wiring	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£79,437.50	£0.00	£79,437.50	
HOUSE	Adequately lit footpaths	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£312.20	£0.00	£780.50	£0.00	£1,092.70	£2,580,952.74
	Adequately lit parking	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£156.10	£0.00	£156.10	
	Aids & Adaptations	£0.00	£5,463.41	£0.00	£0.00	£0.00	£0.00	£5,463.41	£0.00	£5,463.41	£0.00	£16,390.23	
	Bathroom	£7,258.54	£507.32	£0.00	£507.32	£3,043.92	£46,087.84	£30,087.82	£69,073.18	£74,185.40	£42,575.62	£273,326.96	
	Canopy	£0.00	£0.00	£0.00	£0.00	£624.40	£624.40	£0.00	£312.20	£312.20	£0.00	£1,873.20	
	Cladding	£0.00	£0.00	£0.00	£0.00	£624.39	£0.00	£624.39	£156.10	£1,404.88	£0.00	£2,809.76	
	Closomat Toilet	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,560.98	£0.00	£0.00	£1,560.98	
	Disabled adaptations	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£156.10	£156.10	£0.00	£624.39	£936.59	
	Doors	£2,341.46	£1,170.73	£0.00	£0.00	£3,512.19	£16,780.51	£9,834.16	£29,970.76	£12,643.92	£39,102.49	£115,356.22	
	Electrics	£1,560.98	£0.00	£0.00	£0.00	£0.00	£3,121.96	£5,463.42	£75,707.38	£4,682.94	£3,902.45	£94,439.13	
	External decorations	£624.40	£156.10	£312.20	£0.00	£0.00	£1,092.70	£1,092.70	£780.50	£936.60	£468.30	£5,463.50	
	External Environment	£4,917.08	£15,172.69	£3,746.34	£3,043.91	£5,338.55	£71,333.47	£11,248.47	£234.15	£32,028.13	£75,363.89	£222,426.68	
	External Features	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£3,902.44	£0.00	£3,902.44	£3,902.44	£11,707.32	
	External lighting	£0.00	£0.00	£0.00	£0.00	£0.00	£2,185.40	£312.20	£0.00	£2,185.40	£312.20	£4,995.20	
	External Walls	£15,609.76	£0.00	£0.00	£0.00	£31,219.52	£67,284.31	£20,589.27	£0.00	£54,634.16	£20,317.67	£209,654.69	
	Footpath	£156.10	£0.00	£5,931.71	£0.00	£14,829.26	£40,117.07	£9,209.76	£0.00	£0.00	£20,917.07	£91,160.97	
	Heating & Hot Water	£0.00	£2,809.76	£0.00	£5,463.41	£29,424.38	£64,156.16	£117,775.61	£69,853.59	£60,253.72	£84,604.93	£434,341.56	
	Incoming Water Mains	£312.20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£312.20	£0.00	£0.00	£624.40	
	Kitchen	£28,800.01	£0.00	£28,292.69	£8,039.03	£20,253.66	£35,043.91	£120,624.38	£49,482.97	£80,312.19	£35,551.23	£406,400.07	
	Lintels	£0.00	£0.00	£0.00	£780.50	£0.00	£780.50	£780.50	£156.10	£156.10	£156.10	£2,809.80	
	Low Level WC	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£936.58	£0.00	£468.29	£1,404.87	
	Outbuildings & Garages	£0.00	£0.00	£2,185.37	£0.00	£0.00	£2,029.27	£624.39	£2,185.37	£0.00	£0.00	£7,024.40	
	Roof	£3,012.68	£21,073.19	£561.95	£0.00	£29,955.13	£66,396.09	£60,956.10	£8,039.02	£111,164.85	£74,677.09	£375,836.10	
	Safety & Security Measures	£4,917.07	£1,092.70	£780.50	£936.60	£1,561.00	£7,804.92	£9,287.87	£7,804.92	£9,287.87	£7,804.92	£51,278.37	
	Security Light	£0.00	£0.00	£0.00	£0.00	£156.10	£468.30	£936.60	£156.10	£468.30	£936.60	£3,122.00	
	Separate WC	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£312.20	£0.00	£312.20	
	Windows	£4,995.12	£0.00	£1,248.78	£0.00	£24,975.60	£26,848.77	£54,946.32	£21,229.26	£14,985.36	£9,365.85	£158,595.06	
	Wiring	£0.00	£0.00	£0.00	£7,804.88	£0.00	£7,804.88	£3,902.44	£42,926.84	£7,804.88	£15,609.76	£85,853.68	
TOTAL		£86,395.40	£48,265.90	£43,059.54	£26,575.65	£165,518.10	£559,590.46	£625,878.05	£464,520.55	£874,787.80	£513,228.79	£3,407,820.24	
												£32,767.50	Average Spend per Asset
													104 Surveyed Assets

Notes:

Year 1 – 2023

Cost shown exclude on-cost e.g inflation, overheads and Profit