Midlothian

COUNCIL HOUSE CONDITION SURVEY PROGRAMME 2008-2011

EXECUTIVE SUMMARY

Prepared on behalf of Midlothian Council

by

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October 2011

Ref: E2110

1.0 INTRODUCTION AND BACKGROUND TO THE STUDY

1.1 David Adamson & Partners Ltd. was appointed by Midlothian Council in 2008 to complete a rolling 100% survey of the physical condition of the Council housing stock. Survey information informs the Council's progress towards achieving the Scottish Housing Quality Standard (SHQS) and overall investment needs across an extended 30 year planning period 2011/12 - 2040/41.

1.2 Survey methodologies were based on best practice guidelines issued by the Scottish Government on SHQS and house condition measurement and these have been retained across all phases of the survey programme. Over all stages of the survey programme dwellings have been inspected both internally and externally. Core information collected has included housing attributes and construction characteristics, standards of dwelling amenities and services, current and projected repair conditions, energy efficiency and performance against the SHQS.

1.3 In support of the survey programme, information from phases 1 and 2 of the survey has been updated to allow for changes in the housing stock since survey completion due to sales under right-to-buy legislation and improvements through the Council's ongoing investment programmes. Estimates within this report do however exclude Council new build. These dwellings can be assumed to require no short-term investment and to meet the requirements of the Scottish Housing Quality Standard. As of October 2011 Midlothian Council non new build housing stock is estimated at 5,853 dwellings. An additional 666 new build units give a total current Council housing stock of 6,519 dwellings.

2.0 THE ESTIMATION OF INVESTMENT NEEDS

2.1 Housing conditions and investment needs have been estimated within the housing stock against the Scottish Housing Quality Standard and over a 30 year planning period to 2040/41. Within this longer-term planning framework, short-term investment needs are isolated to 2015/16 representing target achievement of the SHQS by the Council.

2.2 House condition and investment outputs from the survey programme fall into 3 main categories:

a) Catch-up repairs and improvements required to achieve compliance with the Scottish Housing Quality Standard.

b) Future major repairs required to retain compliance with the Scottish Housing Quality Standard.

c) Future major repairs, non Scottish Housing Quality Standard related, but reflecting normal processes of panned refurbishment within the housing stock.

Costs presented are exclusive of fees and contingencies but are inclusive of preliminaries. Original survey cost schedules based at first quarter 2009 have been updated to second quarter 2011 using forecast movements in the all tender price index by BCIS (Building Cost Information Services - RICS).

2.3 Expenditure projections exclude ongoing revenue maintenance programmes including responsive, cyclical and voids maintenance.

3.0 THE COUNCIL HOUSING STOCK 2011

3.1 Excluding new build properties Midlothian Council housing stock numbers 5,853 dwellings. The Council retains responsibility for a predominantly traditional, post-war housing stock.

3.2 Using information on house type, configuration and date of construction the housing stock can be classified into main property groupings (archetypes). The distribution of these archetypes is illustrated in Table 2. Although a broad range of house types exists, 6 broad generic types comprise 46.1% of total housing stock. These types comprise:

- ***Pre - 1945, four in block flats, up to 2 bed : 851 dwgs***
- ***1945 - 1964, mid-terrace house, up to 2 bed : 569 dwgs***
- ***1945 - 1964, end terrace house, up to 2 bed : 464 dwgs***
- ***Post - 1964, mid-terrace house, up to 2 bed : 446 dwgs***
- ***1945 - 1964, semi-detached/detached house, up to 2 bed : 425 dwgs***
- ***1945 - 1964, semi-detached/detached house, 3+ bed : 391 dwgs***

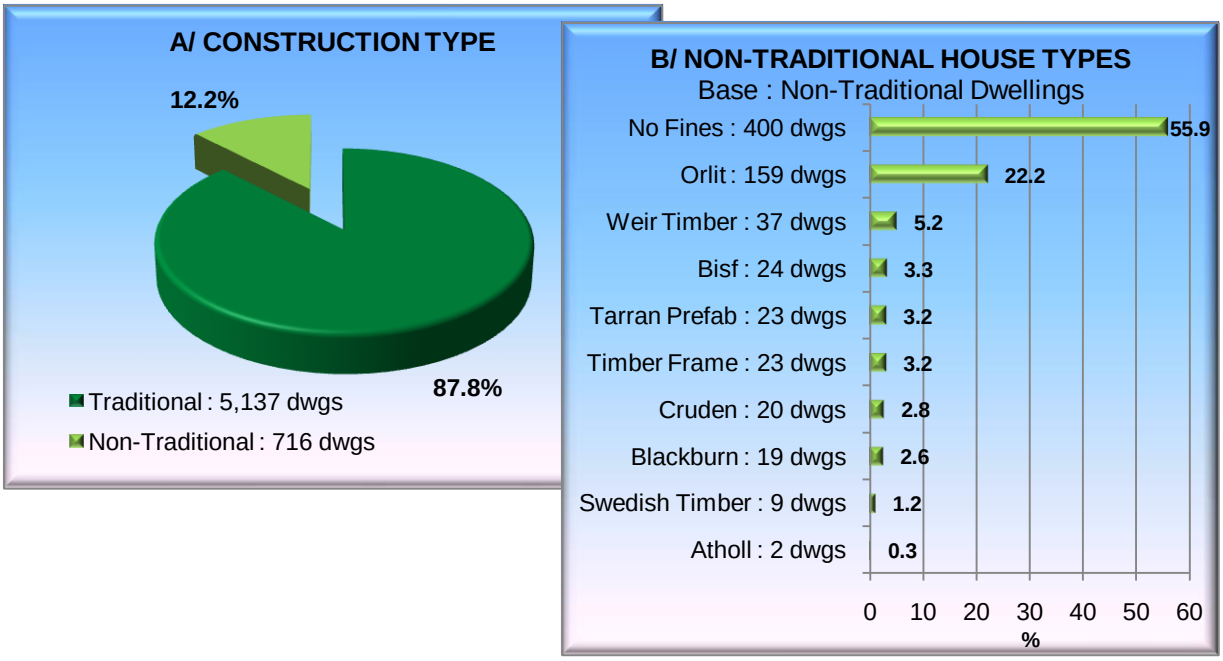
TABLE 1: COUNCIL HOUSING STOCK BY ARCHETYPE

HOUSING ARCHETYPE	dwellings	%
Pre-1945, Mid-Terrace House, Upto 2 Bedrooms	53	.9
Pre-1945, Mid-Terrace House, 3 Or More Bedrooms	48	.8
Pre-1945, End-Terrace House, Upto 2 Bedrooms	16	.3
Pre-1945, End-Terrace House, 3 Or More Bedrooms	37	.6
Pre-1945, Semi-Det/Det House, Upto 2 Bedrooms	55	.9
Pre-1945, Semi-Det/Det House, 3 Or More Bedrooms	35	.6
Pre-1945, Flat In Stair, Upto 2 Bedrooms	122	2.1
Pre-1945, Flat In Stair, 3 Or More Bedrooms	13	.2
Pre-1945, Four-In-Block, Upto 2 Bedrooms	851	14.5
Pre-1945, Four-In-Block, 3 Or More Bedrooms	296	5.1
1945-1964, Mid-Terrace House, Upto 2 Bedrooms	569	9.7
1945-1964, Mid-Terrace House, 3 Or More Bedrooms	262	4.5

TABLE 1: COUNCIL HOUSING STOCK BY ARCHETYPE		
HOUSING ARCHETYPE	dwellings	%
1945-1964, End-Terrace House, Upto 2 Bedrooms	464	7.9
1945-1964, End-Terrace House, 3 Or More Bedrooms	176	3.0
1945-1964, Semi-Det/Det House, Upto 2 Bedrooms	425	7.3
1945-1964, Semi-Det/Det House, 3 Or More Bedrooms	391	6.7
1945-1964, Flat In Stair, Upto 2 Bedrooms	173	3.0
1945-1964, Flat In Stair, 3 Or More Bedrooms	88	1.5
1945-1964, Four-In-Block, Upto 2 Bedrooms	145	2.5
1945-1964, Four-In-Block, 3 Or More Bedrooms	49	.8
Post-1964, Mid-Terrace House, Upto 2 Bedrooms	446	7.6
Post-1964, Mid-Terrace House, 3 Or More Bedrooms	184	3.1
Post-1964, End-Terrace House, Upto 2 Bedrooms	283	4.8
Post-1964, End-Terrace House, 3 Or More Bedrooms	97	1.7
Post-1964 ,Semi-Det/Det House, Upto 2 Bedrooms	121	2.1
Post-1964, Semi-Det/Det House, 3 Or More Bedrooms	55	.9
Post-1964 Flat In Stair	224	3.8
Post-1964 Four In Block	59	1.0
Amenity/Sheltered/Bungalow	79	1.3
Homeless Unit	37	.6
Unspecified Type Or Age	0	.0
All Dwellings	5853	100.0

3.3 5,137 dwellings (87.8%) are of traditional construction - the remaining 716 dwellings (11.2%) are of non-traditional construction. The most common non-traditional types are No Fines (400 dwellings - 6.8%) and Orlit (159 dwellings - 2.7%). The Council has indicated no underlying specialist issues with its non-traditional housing stock.

FIGURE 1 : COUNCIL HOUSING BY CONSTRUCTION TYPE



3.4 Primary construction characteristics and materials reflect the broad cross-spectrum of house types and post-war construction bias. Roof coverings are predominantly in concrete tile construction is typically cavity with finishes in render/dash. Non traditional construction is primarily in concrete.

4.0 COUNCIL HOUSING CONDITIONS

4.1 Long-term investment in Council housing in Scotland is now firmly set within the requirements of the Scottish Housing Quality Standard. The Scottish Government expects all social landlords in Scotland to adopt the Standard and to devise realistic programmes to meet the Standard by the end of 2015.

4.2 To meet the Standard in summary dwellings should be…

- ***Compliant with the Tolerable Standard.***
- ***In a good state of repair.***
- ***Energy Efficient.***
- ***Provided with reasonably modern amenities and facilities.***
- ***Healthy, safe and secure.***

4.3 OVERALL SHQS PERFORMANCE. Overall, 4473 dwellings (76.4%) comply with the requirements of the SHQS. The remaining 1,380 dwellings (23.6%) are non-compliant.

4.4 Within the SHQS no dwellings fail the Tolerable Standard, or repair requirements. 731 dwellings (12.5%) fail on amenity/facility; 433 dwellings (7.4%) fail on energy efficiency and 407 dwellings (7.0%) fail on health, safety or security.

TABLE 2 : MIDLOTHIAN COUNCIL HOUSING STOCK - SHQS POSITION 2011					
QUALITY INDICATOR	TOTAL HOUSING STOCK 2011	SHQS PERFORMANCE			
		Compliant		Non Compliant	
	dwgs	dwgs	%	dwgs	%
TOLERABLE STANDARD	**5853**	**5853**	**100.0**	**0**	**0.0**
Primary Element Repair	5853	5853	100.0	0	0.0
Secondary Element Repair	5853	5853	100.0	0	0.0
OVERALL REPAIR	**5853**	**5853**	**100.0**	**0**	**0.0**
Bathroom Amenity Repair	5853	5853	100.0	0	0.0
Kitchen Fitting Repair	5853	5853	100.0	0	0.0
Kitchen Storage	5853	5717	97.7	136	2.3
Kitchen Safety	5853	5630	96.2	223	3.8
Kitchen Power Provision	5853	5342	91.3	511	8.7
OVERALL AMENITIES	**5853**	**5122**	**87.5**	**731**	**12.5**
Noise Insulation	5853	5853	100.0	0	0.0
Mechanical Ventilation	5853	5853	100.0	0	0.0
Lead Free	5853	5853	100.0	0	0.0
External Lighting	5853	5853	100.0	0	0.0

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		Compliant		Non Compliant	
	dwgs	dwgs	%	dwgs	%
Common Area Safety	5853	5853	100.0	0	0.0
Gas/Oil Safety	5853	5853	100.0	0	0.0
Electrical Safety	5853	5853	100.0	0	0.0
Smoke Detection	5853	5808	99.2	45	0.8
Access Door Security	5853	5705	97.5	148	2.5
Common Door Entry System	5853	5742	98.1	111	1.9
Common Rear Access Security	5853	5690	97.2	163	2.8
OVERALL HEALTH/SAFETY/SECURITY	**5853**	**5446**	**93.0**	**407**	**7.0**
NHER Rating	5853	5659	96.7	194	3.3
Central Heating	5853	5782	98.8	71	1.2
Tank/Pipe Insulation	5853	5853	100.0	0	0.0
Cavity Insulation	5853	5711	97.6	142	2.4
Loft Insulation	5853	5786	98.9	67	1.1
OVERALL ENERGY EFFICIENCY	**5853**	**5420**	**92.6**	**433**	**7.4**
OVERALL SHQS	**5853**	**4473**	**76.4**	**1380**	**23.6**

4.5 Costs to address quality deficiencies on the SHQS are estimated at : £0.859m at an average of £147 per dwelling.

TOLERABLE STANDARD

4.6 No failures on the Tolerable Standard were recorded within the Council Stock.

REPAIR

4.7 The Scottish Housing Quality Standard requires all primary and secondary building elements to be in good repair condition. This is typically measured as disrepair affecting less than 20% of the element in question (25% for internal amenities). For primary building elements which affect the structural integrity of the building a defect to any one element represents failure of the SHQS. For secondary building elements defects to two or more elements are required for SHQS failure. No dwelling failures were recorded against the repair criteria of the SHQS, with repair conditions within the Council housing stock remaining consistently good since the original survey in 2008.

4.8 Future major repair requirements within the housing stock are substantial. In the early planning period 2008/09 - 2017/18 these repairs are dominated by works to renew internal amenities and services and curtilage fencing/access gates. Mid period replacement needs see the emergence of external repairs including roof coverings, external wall finishes, doors and windows.

4.9 Including preliminaries future major repairs are estimated at £162.482M averaging just over £5.4m per annum for the 30 year period to 2037/38.

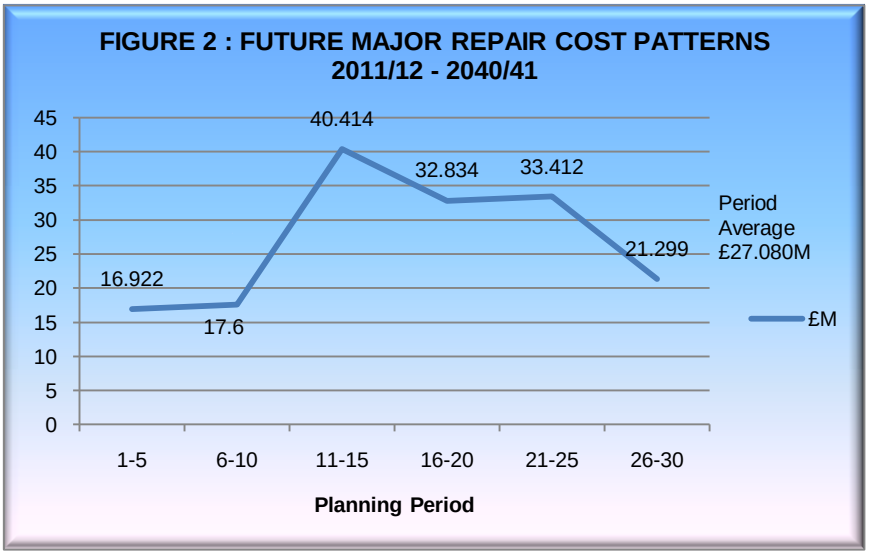
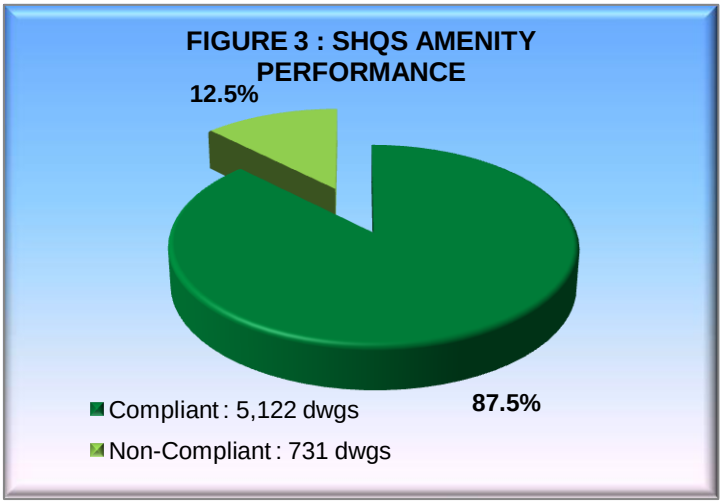


TABLE 3 : FUTURE MAJOR REPAIR COSTS 2011/12 - 2040/41								
BUILDING ELEMENT	PLANNING PERIOD							TOTAL ALL PERIODS
	Year 1	Years 2 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	
	£	£	£	£	£	£	£	£
Roof Structures	0	0	0	25068	180900	315894	342984	864846
Roof Coverings	2200	1770000	2196320	3856698	5508506	6293830	2721396	22348951
Chimney Stacks	9200	99138	120500	254475	445455	986651	491100	2406519
Flashings	0	58379	47046	198306	348848	384941	96446	1133967
Rainwater	11335	304917	1085603	1758371	693434	340096	139172	4332927
Soil Waste Pipes	1632	70836	351628	655779	383975	201260	102254	1767364
External Wall Structures	0	0	0	0	0	0	0	0
External Wall Finishes	162921	1212084	1924242	5232054	6720340	7217551	2582471	25051663
Pointing	672	52032	265000	746882	1629100	1025240	258800	3977726
DPC's	0	14400	1000	188800	174600	304800	334200	1017800
Windows	7278	841651	1302000	4459824	1488417	398874	90349	8588393
Front Access Doors	2893	158294	132125	1044277	1125313	1357890	741025	4561817
Rear Access Doors	3520	90669	74709	751219	842559	1133364	443069	3339109
Underground Drainage	0	0	0	0	0	0	0	0
SHQS EXTERNAL SUB-TOTAL	**201651**	**4672400**	**7500173**	**19171753**	**19541447**	**19960391**	**8343266**	**79391081**
NON-SHQS EXTERNAL								
Porches	0	86696	138312	333740	59620	69370	165970	853708
Canopies	1365	27425	48440	68580	68580	155650	57890	444945
Boundary Walls/Fences	40142	503892	802201	912127	912127	901750	477463	5013254
Access Gates	1580	77130	147050	90600	90600	115520	11930	668530
Curtilage Pathways	2705	17204	73930	156852	156852	391630	128076	1004677
NON SHQS EXTERNAL SUB-TOTAL	**45792**	**712347**	**1209933**	**1287779**	**1287779**	**1633920**	**841329**	**7985114**
SHQS COMMON AREAS								
Common Main Entry	1903	18120	17693	19198	99443	12236	1400	80495

TABLE 3 : FUTURE MAJOR REPAIR COSTS 2011/12 - 2040/41								
BUILDING ELEMENT	PLANNING PERIOD							TOTAL ALL PERIODS
	Year 1	Years 2 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	
	£	£	£	£	£	£	£	£
Door								
Common Rear Entry Door	1354	16342	16514	20179	9241	12439	750	76819
Common Windows/Rooflights	1677	10975	36996	39411	18444	5526	180	113208
Public Lighting	650	13225	12738	29394	8131	6227	1361	71727
COMMON AREA SUB-TOTAL	**5584**	**58662**	**83941**	**108182**	**45759**	**36428**	**3691**	**342249**
SHQS INTERNAL								
Kitchens	657000	2958000	975000	575100	6186000	1032000	0	17559000
Bathrooms	82800	1354500	1044900	1062000	551700	830700	31950	5246100
Electrics	72000	1453200	1284000	1762800	1210800	1106400	108000	6997200
Heating	581000	4067000	5502000	10304000	0	0	0	20454000
Kitchens 2nd Cycle	0	0	0	0	0	3615000	975000	4590000
Bathrooms 2nd Cycle	0	0	0	0	0	0	1437300	1437300
Heating 2nd Cycle	0	0	0	0	4011000	5197500	9271500	18480000
Floor Structures	0	0	0	0	0	0	0	0
INTERNAL SUB-TOTAL	**1392800**	**9832700**	**8805900**	**18879800**	**11959500**	**11781600**	**12111300**	**74763600**
TOTAL SHQS	**1600035**	**14563762**	**16390014**	**38159735**	**31546706**	**31778419**	**20458257**	**154496930**
TOTAL NON-SHQS	**45792**	**712347**	**1209933**	**2254014**	**1287779**	**1633920**	**841329**	**7985114**
TOTAL ALL ELEMENTS	**1645827**	**15276109**	**17599947**	**40413749**	**32834485**	**33412339**	**21299586**	**162482044**

AMENITIES

4.10 Overall 5,122 dwellings (87.5%) comply with the amenity requirements of the SHQS. The remaining 731 dwellings (12.5%) are non compliant.



Remaining amenity defects within the SHQS include:

- ***223 dwellings (3.8%) non-compliant on kitchen layout and safety;***

- ***511 dwellings (8.7%) non-compliant on kitchen power provision;***
- ***136 dwellings (2.3%) non-compliant on kitchen storage.***

The continuation of existing kitchen replacement programmes will address the majority of these defects with 456 dwellings non compliant on amenities projected for kitchen renewal within the next 5 years. The Council may also need to consider exemptions on kitchen compliance where existing space/layout constraints dictate.

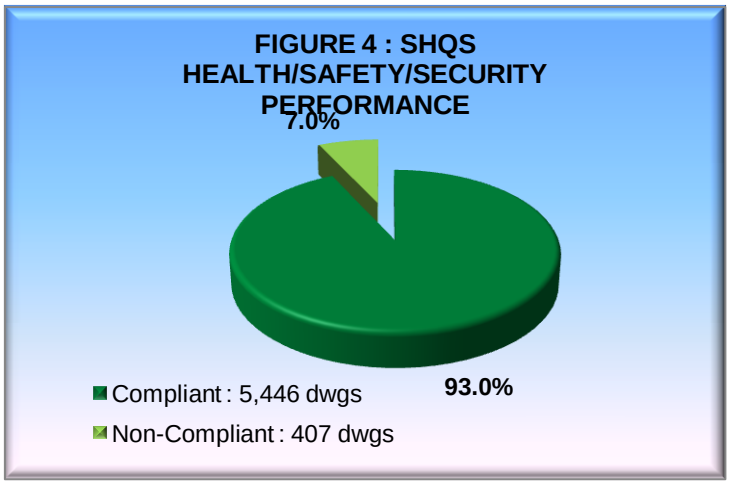
HEALTH, SAFETY AND SECURITY

4.11 To comply with the SHQS dwellings must be healthy, safe and secure. For health purposes dwellings should be free from internal lead pipe work, should be provided with mechanical ventilation where this is required to tackle persistent problems of condensation and should have adequate insulation against external noise. For dwellings to be safe they should offer safe gas, oil and electrical systems, have fitted smoke detectors and where common access is present this should be in good and safe condition and be provided with adequate lighting. Security arrangements within the standard require secure front and rear access doors to all dwellings. In common areas they additionally require front door entry system provision and secure rear access doors to enclosed rear common areas.

No defects were recorded against the health requirements of the standard and with the exception of smoke detection against the safety requirements of the standard. 45 dwellings (0.8%) lack smoke detection facilities. Security defects are more common but still not widespread across the housing stock:

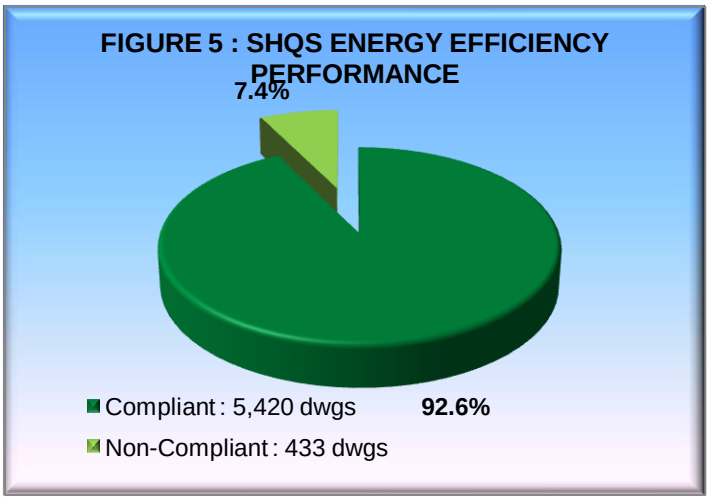
- ***148 dwellings (2.5%) are non compliant with access door security.***
- ***111 dwellings (1.9%) are located in blocks which do not offer entry systems.***
- ***163 dwellings (2.8%) are located in blocks with insecure rear entry.***

Overall, 407 dwellings (7.0%) are non compliant with the health/safety/security requirements of the SHQS.



ENERGY EFFICIENCY

4.12 For dwellings to offer satisfactory energy efficiency within SHQS guidelines they must possess effective insulation, efficient heating and achieve a minimum NHER rating of 5. The energy efficiency performance of Midlothian Council housing stock has increased significantly since 2008 as a direct result of heating replacement and insulation programmes. Overall, 5,420 council dwellings (92.6%) now comply with the energy efficiency requirements of the SHQS.



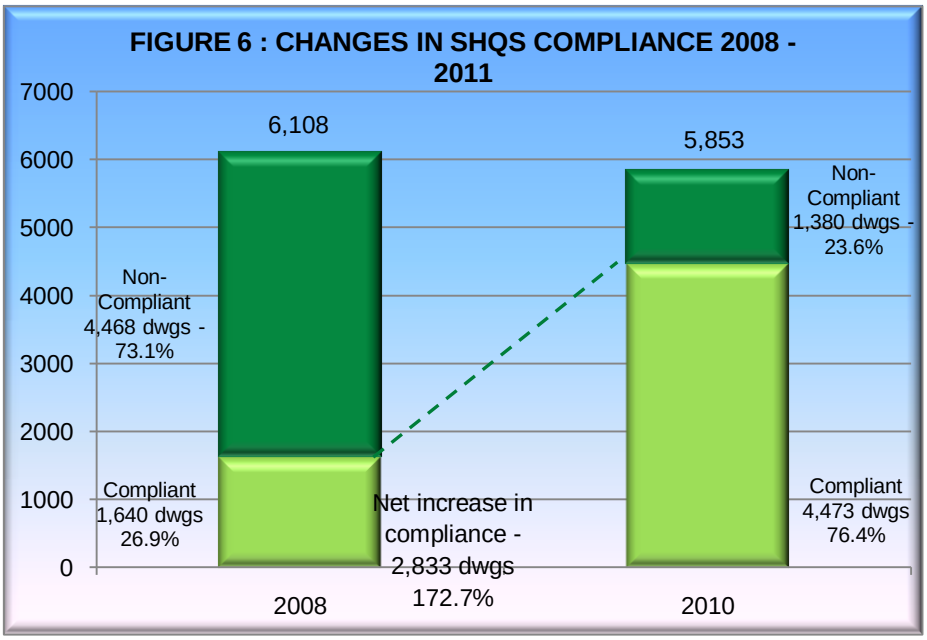
5.0 HOUSING STOCK INVESTMENT 2008/09- 2037/38

5.1 Excluding revenue expenditure, total 30 year investment costs are estimated at £163.34m gross, averaging £27,900 per dwelling. SHQS improvements and major repairs to 2015/16 are estimated at £17.023m or £3.405m per annum.

6.0 TRENDS IN SHQS COMPLIANCE 2008 - 2011

6.1 Significant progress has been made by Midlothian Council towards achievement of the Scottish Housing Quality Standard since the first sample survey programme in 2008. This improvement can be viewed against significant targeted improvement programmes within the Council housing stock.

6.2 Overall compliance with the SHQS has increased from 1,640 dwellings (26.9%) in 2008, to 4,473 dwellings (76.4%) in 2011. This represents an increase in the number of dwellings achieving the standard of 2,833 dwellings or 172.7%. If new build dwellings are considered and assumed to comply with all aspects of the SHQS then overall compliance within the Midlothian Council housing stock increases to 5,139 dwellings or 78.8% of total housing stock.

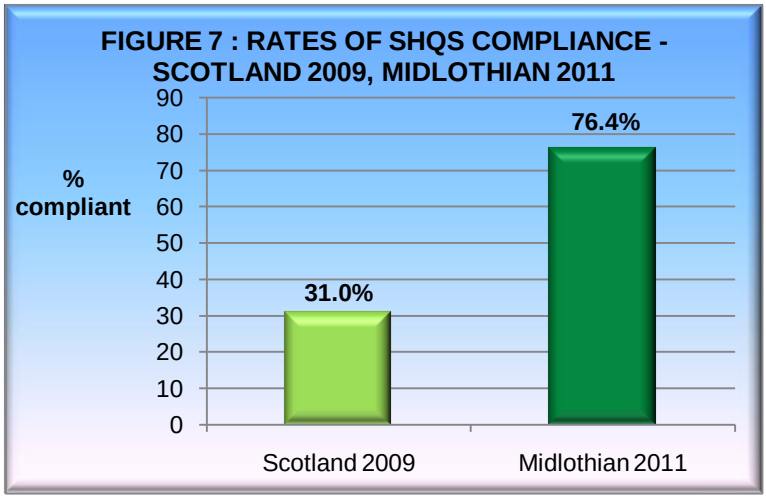


6.3 With the exception of the Tolerable Standard where the Council housing stock has remained fully compliant since 2008, improvements in SHQS compliance are recorded across all quality categories. The most significant improvements are recorded for amenities and facilities and energy efficiency. The number of dwellings compliant with the amenity criteria of the SHQS has increased from 3,454 dwellings (56.5%) in 2008 to 5,122 dwellings (87.5%) in 2011. The number of dwellings compliant on energy efficiency has increased from 3,615 dwellings (59.2%) in 2008 to 5,420 dwellings (92.6%) in 2011. Amenity and energy efficiency improvements can be related directly to the Council's kitchen and heating replacement programmes and to significant investment in dwelling insulation.

TABLE 4 : SHQS CATEGORY PERFORMANCE 2008 - 2011

QUALITY CATEGORY	DWELLING PERFORMANCE 2008				DWELLING PERFORMANCE 2011				CHANGES IN SHQS COMPLIANCE 2008-2011	
	Compliant		Non Compliant		Compliant		Non-Compliant			
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Tolerable Standard	6108	100.0	0	0.0	5853	100.0	0	0.0	0	0.0
Repair	5808	95.1	300	4.9	5853	100.0	0	0.0	+300	+4.9
Amenities/Facilities	3454	56.5	2654	43.5	5122	87.5	731	12.5	+1668	+48.3
Energy Efficiency	3615	59.2	2493	40.8	5420	92.6	433	7.4	+1805	+49.9
Health/Safety/Security	5271	86.3	837	13.7	5446	93.0	407	7.0	+175	+3.3
ALL CATEGORIES (SHQS)	**1640**	**26.9**	**4468**	**73.1**	**4473**	**76.4**	**1380**	**23.6**	**+2833**	**+172.7**

6.4 Information on overall SHQS compliance in the social housing sector across Scotland is available from the published findings of the Scottish House Condition Survey 2009. This survey indicates overall SHQS compliance within the local authority housing sector in Scotland of 31%. Rates of SHQS compliance of 76.4% for Midlothian Council housing are more than twice the national average. Council housing in Midlothian performs significantly better than the national average across all quality categories.



7.1 CONCLUSIONS

7.1 Significant improvements in the quality of the Midlothian Council housing stock have been recorded since the commencement of the house condition survey programme in 2008. 4,473 Council dwellings (76.4%) are now compliant with the requirements of the Scottish Housing Quality Standard - a figure more than twice the average for local authority housing in Scotland.

7.2 1,380 dwellings (23.6%) fail the requirements of the Scottish Housing Quality Standard. No failures were recorded against the Tolerable Standard or disrepair. Under 10% of total housing stock fails on energy efficiency and health/safety/security with just over 12% of dwellings failing on amenities and facilities. Costs to address SHQS deficiencies are estimated at £0.859M. In addition to SHQS improvements, life cycle replacement programmes within the housing stock are estimated at £162.482M over the 30 year period to 2040/41. Within these programmes £154.497M is SHQS related. Over the five year period to 2015/16 expenditure to achieve and retain the SHQS is estimated at £17.023M averaging £3.405M per annum.