

Stock Condition Surveys

Various Clients

Services: Building surveying, project management

Contract Value: Various

Project Overview

Keegans have extensive experience of undertaking professional survey work, extending from individual premises through to major Decent Homes Surveys, HHSRS, Asbestos, Energy surveys, full Neighbourhood Renewal Assessment surveys including data collection, reporting and analysis and the production of planned maintenance implementation programmes. We carry out the following in-house professional services targeted at the capture, storage, analysis and delivery of information relative to your housing stock:

- Building Surveying (Condition, Energy, Asbestos, HHSRS and DDA surveys)
- Cost Consultants (Phasing and Analysis of costs to comply with Decent Homes)
- Validation Surveys
- Project Management (Procurement and delivery of works packages)

Our survey experience incorporates collection of data for housing health and safety ratings (HHSRS), SAP assessments and identification of home energy measures to achieve satisfactory SAP ratings. Recent surveying projects include:

Greenfields Community Housing

The works included 3,000 cyclical stock condition surveys to address their Decent Homes targets. Following the survey work, a programme of refurbishment will be undertaken which will surpass the Decent Homes Standard (The

Greenfields Standard).

Most of the properties were occupied whilst the works were carried out therefore Keegans had to manage the process in adherence to Greenfields communication protocol taking into consideration the requirements for producing correspondence in a language other than English, large print, braille etc.

Keegans provided meeting times to suit Greenfields resident's needs, including offering first and last appointments, evening appointments and Saturday mornings. Greenfields provided us with all contact information for the residents.

The surveys were carried out using the Apex Survey Manager software with Greenfields internal and external survey definitions. Greenfields provided Keegans staff with the PDA's. Information collected on the PDA's included HHSRS RD SAP 2005 survey.

Crawley Homes

Stock re-investment programme - strategic advice and management and delivery of over 5000 stock condition surveys, block surveys and fire risk assessment surveys to develop and improve the delivery of Crawley Homes' stock investment programme. Our access rates for Crawley Homes were 80% of 5000 properties.

Boston Mayflower

Keegans have undertaken a comprehensive stock condition



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survey on approximately 930 properties. The surveys were undertaken to a representative sample of dwellings based on type, age and location. We used the 'Apex' Asset Management System, handheld data capture software. Surveys also included RD SAP & HHSRS, NROSH & Asbestos. Our access rates for Boston Mayflower were running at almost 78% of targeted properties.

Corby Borough Council

Keegans was appointed to carrying out 1000 stock condition surveys and 600 asbestos surveys for Corby Borough Council as well as developing their asset management plans.

Homes for Haringey - Noel Park

We were commissioned as building surveyors to undertake a full stock condition survey including Decent Homes, HHSRS and RDSAP across an entire estate of 1050 Artisan cottages in a conservation area. The homes all needed substantial investment to adapt to a modern standard of living requirements. In

conjunction to this we also provided an options appraisal for the whole estate.

Following data capture, data was fed into Homes for Haringey's own asset management system. We also carried out measured survey for each property archetype and reported options for replanning space to make the properties compliant with Decent Homes. This included cost information.

We linked up with a specialist software company and developed a bespoke tailored software package that integrated directly into Homes for Haringey's asset management database which resulted in reduction in double entry of information and maintained high quality, consistent information.

