

STOCK SURVEY VALIDATION NOTE

: Ian Harries [ian.harries@blueyonder.co.uk]

Sent: 26 March 2004 15:28

To: Lock, Rod

Subject: Fw: Exeter

----- Original Message -----

From: Ian Harries

To: Bob Deacon

Cc: Linda Gorczyca ; Mary Marshall

Sent: Friday, March 19, 2004 6:32 PM

Subject: Exeter

Hi Bob, Linda and Mary

Just finished a very interesting day with Rod Lock and a few colleagues at Exeter City Council conducting a Decent Homes assessment.

I am pleased to be able to very positively report on progress and now believe that Exeter are now well on their way to achieving Decent Homes by 2010.

Exeter may well be the first LA in the South West to have completed a 100% internal and external survey of all their housing stock. They propose to continue surveying 25% per annum.

This information has already been loaded onto an Axiom Database (the Omega Delta version with enhanced Decent Homes reporting capabilities).

This can now provide very accurate reporting on Decency, Non-decency and potential non-decency. Furthermore it can categorise non-decent failures by any combination of unfitness, disrepair, lack of modern facility and lack of thermal efficiency.

It also has the capability to identify for each property exactly what is non-decent in every property, how much it will cost and when it should be done.

This information is then used to create planned improvement programmes of investment to tackle non-decency and avoid potential non-decency.

In addition the Non-traditional housing (Cornish homes, Bison homes etc) are receiving intrusive surveys to test their structural state. This will be complete and fed into the stock condition database by April 2004.

Another survey just commissioned will assess levels of asbestos in the homes and communal areas. This will be complete and fed into the database by December 2004.