

**QUANTITATIVE SURVEY RESULTS
PART I: FINANCIAL SUMMARY**

January 2001

PREFACE TO THE SECOND EDITION

The first edition of this volume was published in March 2000. In this second edition the opportunity has been taken to include a bibliography and to draw attention to the effects of inflation since the costs were first estimated by Frost Associates in September 1999.

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I. INTRODUCTION

Two surveys have been carried out on the Woodberry Down estates under the direction of the Woodberry Down Regeneration Team (WDRT). The first survey was of the people living on the estates, their age and gender, aims, aspirations and needs. Some of the results of the first survey, known as the qualitative survey, have already been published. The second survey, known as the quantitative survey, looked at the condition of the housing stock. This report is the first of a two-part review of this work.

The Council commissioned this quantitative survey of the housing on the estates, which was carried out in the spring and summer of 1999. The survey looked at a representative sample of the interior and exterior of 29 blocks. These 29 blocks contain 910 flats. Not all of these flats were surveyed, only sufficient to obtain an accurate result. The 29 sample blocks represent 28% of the 104 blocks on the estates.

The Woodberry Down estates include Rowley Gardens, the main Woodberry Down estate north and south of Seven Sisters Road, Newnton Close and Spring Park Drive. It also includes the four outlying estates of Hill Court, Holmleigh Road, Lordship North and Sandford Court.

The information collected by the survey included the condition of the inside of individual flats and the outside of blocks. The survey identified repairs, upgrades and improvements required and estimated the costs of doing each piece of work. These terms are described in Section 4. The survey information is extensive and fills several volumes. Part 2 of this report describes the technical characteristics of the survey and the nature of the repairs and improvements considered necessary.

The survey had two purposes. The first was to form a central part of the Council's bid for funding from Round 6 of the Single Regeneration Budget which includes proposals relating to the housing on the estates. The results of this survey, together with the qualitative survey, will provide the information needed to assist in the preparation of the bid. The second purpose was to provide the information required to carry out an Option Appraisal of what can best be done to regenerate the area. The Council will be using the Option Appraisal to provide a value for money test through the systematic comparison of alternative regeneration options on the estates. Options Appraisal is described in the WDRT's report Education and Housing Option Appraisal, Introduction and the Options Available. It is also described in the WDRT report Qualitative Survey Results at Section I.

Housing stock condition surveys of this kind are usually carried out in one of two ways. The survey can be designed so that the results show differences in the cost of repair and improvement between blocks and estates more accurately than the total cost of all the blocks. Surveys of this kind compare blocks and estates and are limited in their application; they are known as comparative surveys. Alternatively a survey can be designed so that the results show both the cost differences between blocks and estates to the same high degree of accuracy as the total cost.

These are known as absolute surveys, of which this quantitative survey of the Woodberry Down estates is an example. They give a true analysis of the total costs and differences, unlike comparative surveys which are designed to focus only on differences.

This quantitative survey of the Woodberry Down estates is therefore a completely different study to the Borough Wide Stock Quality Survey which was carried out at the end of 1999. The Borough wide survey is a comparative survey aimed at looking at the relative differences across the whole of Hackney and is less detailed than this survey on Woodberry Down. The Borough wide survey was published in July 2000.

The Woodberry Down estates survey was carried out by Frost Associates using a team of architects, building surveyors, quantity surveyors and structural engineers. The specialist consultants which assisted Frost Associates in this survey were Rees Bolter Architects, Gary Gabriel Associates Consulting Engineers, and GW Building Services Consulting Engineers. The WDRT was responsible for extrapolating the sample results to provide a cost estimate for all the blocks.

This report summarises the data in a manageable format and an informative way. No conclusions have been reached and a commentary has not been provided. The survey sample and geographical areas are described followed by a working definition of the categories of cost used. This is followed by two tables which describe the costs with reference to flats and to blocks of accommodation and flats. A separate report, Energy Efficiency, has been prepared by the WDRT on the thermal efficiency of the buildings. This uses the same data source referred to in the bibliography of this report.

2. THE SURVEY SAMPLE

The blocks and the dwellings chosen for the detailed survey were carefully selected to reflect the conditions across all of the estates. Access was gained to a representative number of occupied dwellings. No access was gained to any void dwellings and keys were only provided for some of the common areas to which access is normally only allowed by authorised persons. Drawings of the blocks as built have helped the selection of flats so as to be representative of the estates. Where drawings were not available assumptions have been made based on visual site inspections.

Many of the buildings on the estates are of similar design and construction and can be fitted into nationally recognised archetypes or building types. The building archetype classification used was that devised by the Department of the Environment and the Regions (DETR) for use in making investment assessments for

stock transfers funded from the Estates Renewal Challenge Fund. Archetype II has been introduced to the DETR list to suit a specific building type found in Hackney. Using this classification system the archetypes found on the Woodberry Down estates are as follows:

Archetype Reference	Description
I	Pre 1964 houses and cottages
2	Post 1964 houses and cottages
5	Walk up flats with lobby access
6	Walk up flats with deck access
7	Walk up maisonettes
8	High rise linear (slab) blocks
9	High rise points (tower) blocks
II	Three storey block with maisonettes and flats

Using this archetype list as a reference and taking account of the numbers of each type and any significant variations within the archetype, such as storey height, a representative sample of all the dwellings on the estates was devised. The following table shows the blocks which were actually surveyed and which form the sample and from which the total cost has been extrapolated.

Ashdale House	Lonsdale House
Banstead Court	167-197 Lordship Road
Bayhurst House	239-335 Lordship Road
Briardale House	25-55 Newton Close
Brockhurst House	Nicholl House
3-8 Burtley House	Peak House
Cannock House	1-23 Rowley Gardens
Cranleigh Court	162-240 Rowley Gardens
Dean House	278-312 Rowley Gardens
Deepdene House	17-52 Sandford Court
Duffield House	Savernake House
Ennerdale House	Toxteth House
Farningham House	Vivian House
Godstone House	Weardale House
Kilpeck House	

3. GEOGRAPHICAL GROUPING

The estates have been divided into 18 geographic areas for the purpose of analysis. This enables the many variations, some large, to be exposed and which are to be expected across such a large geographical area and range of building types. The areas have been chosen to coincide with possible future development sites and existing

geographical features and to provide, for example, the information that may be required to consider choices between refurbishment or demolition. The areas are identified to those used in the analysis of the qualitative survey results. The 18 areas are:

Ashdale and Burtonwood	Rowley Gardens Low Rise
Dovedale and Vivian	Rowley Gardens High Rise
Hill Court	Sandford Court
Holmleigh Road	Seven Sisters Road North East
Lordship North	Seven Sisters Road North West
Needwood and Nicholl	Seven Sisters Road South East
Newnton Close	Seven Sisters Road South West
Newnton Close West	Spring Park Drive
Peak, Petherton and Pewsham	Woodberry Grove North

The location of these areas is shown on the accompanying map which is at the end of this report. For each of these areas the survey has provided data which has been adjusted to provide information for all the blocks using the known distribution of similar blocks. The large sample has provided a high level of confidence in using the data to represent all the estates.

4. INTRODUCTION TO THE TABLES

This section describes the characteristics which were investigated by the survey, for each of the categories of cost used in the tables. A full description of these characteristics is in Part 2 of this report.

REPAIRS

This is the cost of repairing what is there. It represents the backlog of repairs needed to make good observable defects in a block, and are works which ought to have been done in the past under cyclical or responsive maintenance programmes. In estimating the cost of repair the objective has been to restore the block, or element of a block, to its original condition and work has been costed on a like for like basis. In certain cases it may be impractical to do this without some element of upgrading being included, because materials and finishings may have substantially changed since the block was built or the element was last refurbished.

This category is sometimes referred to as catch-up repairs. Upgrades and improvements are not included but it does include the cost of removing dangerous, offensive and toxic substances.

As well as examining the condition of each of the building elements, the survey proposed and costed a solution to each defect or shortfall.

THE COST OF SATISFYING ESSENTIAL EXISTING TECHNICAL STANDARDS

By existing technical standards is meant the Building Regulations 1991 and the Building Regulations (Amendment) Regulations 1994 and the IEE Wiring Regulations.

The purpose of producing these costs is so that the true condition of the stock and the financial effect of improving the standard of accommodation can be assessed. It is also required as a further aid to the options appraisal.

This category is comprised of essential work, which strictly speaking is an upgrade, but is considered necessary to provide an acceptable quality of life and by today's standards.

MEANS OF ESCAPE

This is fire safety work and is costed separately. This work is essential and because of the impact of inaction and the high costs involved it has been shown separately.

THE COST OF SATISFYING NON-ESSENTIAL EXISTING TECHNICAL STANDARDS

This final category, referred to in the tables as Desirable, is work which would be done if funding wasn't a problem and a decision had been taken to invest in all the other work required. It includes access for disabled people, space standards, including kitchens, and circulation space, including increasing size of lifts.

EXTERNAL WORKS

This is an allowance for works to the area around the buildings, which is sometimes described as environmental work. The survey has not specified what the works would actually be, as this would be subject of extensive consultation with residents. Works could include landscaping, planting, estate lighting, boundary walls etc. The costs are the same as the Council would allocate to such schemes, wherever they are located. New drainage systems, or repairs to the existing, have not been included. These costs were not prepared as part of the quantitative survey.

EXTERNAL DRAINAGE

This allowance has been made in much the same way as that made for External Works above. It is based provisionally on an assessment of a replacement combined drainage system for all the blocks. This may not be necessary. These costs were not prepared as part of the quantitative survey.

5. THE RESULTS

The estimated cost of each item of work is costed as at September 1999. These costs include an allowance for design and other fees but not VAT. The estimated costs will need to be updated to take account of the effects of inflation. For 2000 this has been estimated to be 5.8%.

There are two sets of tables showing the estimated costs which have been extrapolated from the quantitative survey. An asterix against a block in the tables indicates that this block formed part of the survey sample. The costs include work to occupied, void and leasehold properties. The second table which shows the costs analysed by dwelling does not show the cost of external works or external drainage. This is because these costs are not proportionate to the number of dwellings.

The first table shows the costs by block and the second is by individual dwelling or unit. Block costs are the unit costs multiplied by the number of units. In each case the total costs are the same in both tables. However, for planning and decision making purposes it is important to have costs presented at both block and individual flat level. This information will be fed into the Option Appraisal which will show what solutions are practical and affordable for each part of the estate. The information on unit cost is particularly useful when decisions are made about value for money. For example, it may be concluded that it will be cheaper to demolish and re-build instead of spending large sums on unsatisfactory dwellings in some circumstances.

The second part of this two-part summary will describe these results in more detail. It will also provide some conclusions and a commentary on the results.

COSTS ANALYSED BY BLOCK (ACCOMMODATION BLOCK)

COSTS ANALYSED BY DWELLING (UNIT COST)

6. BIBLIOGRAPHY

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