



**Desk Top Review of
The Non-Traditional Housing Stock**

For

**Salisbury District Council
Housing Management
Endless Street
Salisbury
Wiltshire
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by

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1.0 Executive Summary

Curtins Consulting Engineers plc were appointed by Salisbury District Council to undertake a desk top review of their Non-Traditional Housing based on Curtins previous experience and specific knowledge of the stock. This was carried out during December 2005 and January 2006.

A summary of the anticipated costs in order for the properties to achieve a further 30 years life is outlined below. We have indicated costs for the minimum amount of works required to achieve a further 30 years, those for works which are not necessarily a structural requirement, but would enhance the dwellings and improve their habitability by the introduction of external insulation for example (Enhanced 30 years) and costs for Recommended works.

Non-Traditional Type	Accommodation	No. of units	Minimum Recommended Works to Achieve 30 years	Enhanced 30 years	Recommended
		Rented	(£)	(£)	(£)
Airey	House	26	52,000	312,000	52,000
Cornish			0	0	0
Reema	Flat	17	42,500	42,500	42,500
	Bungalow	64	160,000	160,000	160,000
	House	680	3,400,000	3,400,000	3,400,000
	Monitoring inspections		47,000	47,000	47,000
Unity			0	0	0
Wates			0	0	0
Total			3,701,500	3,961,500	3,701,500

Costs are inclusive of preliminaries but exclude VAT, fees, decanting costs (where applicable), management charges, asbestos disposal costs etc.

1.0 Executive Summary (continued)

Salisbury District Council has non-traditional properties of five construction types.

These property types – Airey, Cornish, Reema, Unity and Wates, are designated as being 'Defective' in terms of the Housing Defects Act 1985. Having been declared 'Defective' they would normally be deemed to be not mortgageable – however, from our previous work with Salisbury District Council we can confirm that some of the properties (all of the Cornish and Wates houses and all except two of the Unity houses) have been refurbished in accordance with the requirements of a PRC Homes Ltd repair scheme and, consequently, they are fully mortgageable. The remaining dwellings would require refurbishment to a recognised standard i.e. a PRC Homes Ltd licenced repair scheme in order to make them fully mortgageable. It should be noted, however, that even if repaired to a mortgageable standard, flats would still not generally be considered mortgageable as the repair schemes were developed specifically for houses. Building Societies are, in general, very reluctant to provide loans on repaired flats.

All the Airey houses have had the external walls replaced but still retain the original PRC loadbearing components in the internal spine and party walls. The minimum recommendations for these partially refurbished houses would be for minor structural repairs to the internal PRC walls over the next 30 years whilst enhanced recommendations for the full repair of these internal walls would provide a further life of more than 30 years in addition to rendering the properties generally mortgageable.

The Reema properties have all benefited from overcladding. Our previous investigations on the PRC floor beams found high levels of chloride ion content. However, further tests measuring corrosion rates of the reinforcement in these beams revealed generally very low readings. Therefore, the recommendations for these dwellings, in order to achieve a further 30 years, would be for patch repairs only to the over render system in order to maintain it in a weathertight fashion. In addition, our report on the floor beams (reference 20694/January 2003) recommended that a group of properties be surveyed on a five yearly basis to monitor the corrosion rates and we have included the relevant costs in our overall figures.

The Cornish, Unity and Wates properties already repaired in accordance with PRC Homes Ltd repair schemes can now be considered to be of traditional construction and no costs have been allowed for these dwellings due to non-traditionality. The two remaining Unity properties are to be repaired to a PRC Homes Ltd licence standard during 2006.

2.0 Budget Costs

The estimated budget repair costs are set out in the following tables in the categories of Minimum recommended works to achieve 30 years, Enhanced 30 years (e.g. additional works to improve habitability of the dwellings by increasing thermal properties in conjunction with upgrading the aesthetics of the units) and Recommended works.

A brief description of the works included under these headings for the various types of dwelling is as follows;

		(£)/unit	No.	Total Cost (£)
2.1 Airey (26 No.)				
Minimum 30 years	Concrete repair to internal spine and party walls	2,000	26	52,000
Enhanced 30 years	Refurbishment of internal spine and party walls	12,000	26	312,000
Recommended	Concrete repair to internal spine and party walls	2,000	26	52,000

2.2 Cornish (all repaired to PRC Homes Ltd licence scheme)

No structural works due to non-traditionality required.

2.0 Budget Costs (continued)		(£)/unit	No.	Total Cost (£)
2.3 Reema				
Flats (17 No.)				
Minimum 30 years	Patch repairs to existing overcladding system	2,500	17	42,500
Enhanced 30 years	N/A; costs as above	2,500	17	42,500
Recommended	Patch repairs to existing overcladding system	2,500	17	42,500
Bungalows (64 No.)				
Minimum 30 years	Patch repairs to existing overcladding system	2,500	64	160,000
Enhanced 30 years	N/A; costs as above	2,500	64	160,000
Recommended	Patch repairs to existing overcladding system	2,500	64	160,000
Houses (680 No.)				
Minimum 30 years	Patch repairs to existing overcladding system	5,000	680	3,400,000
Enhanced 30 years	N/A; costs as above	5,000	680	3,400,000
Recommended	Patch repairs to existing overcladding system	5,000	680	3,400,000

	(£)/unit	No.	Total Cost (£)
2.0 Budget Costs (continued)			
2.3 Reema (continued)			
Monitoring inspections at five yearly intervals;			
i) First inspection at end of 2007 – install permanent corrosion monitoring probes; inspection, monitoring and report	£12,000		
ii) Subsequent monitoring inspections at five yearly intervals – inspection , monitoring and report	£7,000		47,000
2.4 Unity (all except two repaired to PRC Homes Ltd licence scheme – outstanding two to be repaired during 2006)			
No structural repairs due to non-traditionality required.			
2.5 Wates (all repaired to PRC Homes Ltd licence scheme)			
No structural repairs due to non-traditionality required.			