

# Exhibition of findings from the independent stock condition survey of the Barkantine, Kingsbridge, Samuda and St John's estates

hunters

Montrose House



Kelson House



Kingdon House



Knighthead Point





# Hello and welcome

## What is a stock condition survey?

A stock condition survey collects information about the condition of property for a defined purpose such as understanding repair needs, health and safety issues, and if the property is fit for purpose.

The survey contains a sample of all property types and is carried out through visual inspections of the properties. It collects information about the condition of the housing stock and reports on the repair and longer term maintenance needs over a 30 year period.

## Why was it carried out?

This survey was carried out as an independent review of the cost of maintaining all the properties across the Barkantine, Kingsbridge, Samuda, and St John's estates over the next 30 years.

It's important to understand the block condition so that maintenance can be planned and any major problems with the blocks can be identified so that One Housing can explore options to improve, alter, or fix if necessary.

## About Hunters

We're a multi-disciplinary practice of Chartered Surveyors, Architects and Cost Consultants based in west London. Our specialist survey team is managed by Robert Forrest who leads all our stock condition surveys within our practice, together with his team of experienced housing surveyors.

## The selection process

We were selected from a number of independent survey companies through a formal tender process. Companies were evaluated on their surveying experience, quality of the interview, and cost.

The selection was jointly made by a specially formed Board, known as the Stock Condition Survey Board. The Board is made up of: 4 Estates Forum members, One Housing, Argent, and the London Borough of Tower Hamlets. The Board is headed by Mike Tyrrell as the resident appointed Independent Tenant Advisor.

# Timeline of events

**Instruction:**  
March 2017

**Planning the surveys:**  
March to April 2017

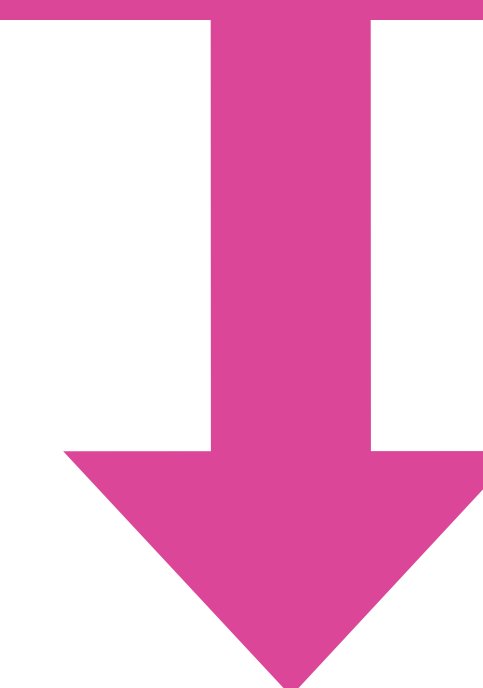
**Start on site:**  
April 2017

**Initial surveys completed:**  
June 2017

**Intrusive surveys completed:**  
February 2018

**Final report:**  
February 2018

**Resident exhibition:**  
March 2018





# Inclusions and exclusions

The costs in the report are based mainly on visual inspections completed by surveyors without opening the walls to determine the condition beneath the surface. A 20% sample of rented properties were inspected within the homes. All of the external communal areas of blocks have been surveyed and this includes all estate grounds and garages. **Please note that the costs assumed are estimates from September 2017 and don't include estimates for inflation since then.**

## What was included in the survey

- 20% internal surveys of One Housing rented properties.
- 100% external and communal survey of all blocks.
- 100% estate-wide survey (parking, paths etc).
- 100% garage blocks (individual garages).
- Intrusive survey of high rise and complex blocks.
- Small sample of leaseholder properties based on them attending drop-in meetings.
- If a block contained similar properties, that data was copied to non-surveyed One Housing rented properties for reporting.

## What wasn't included in the survey

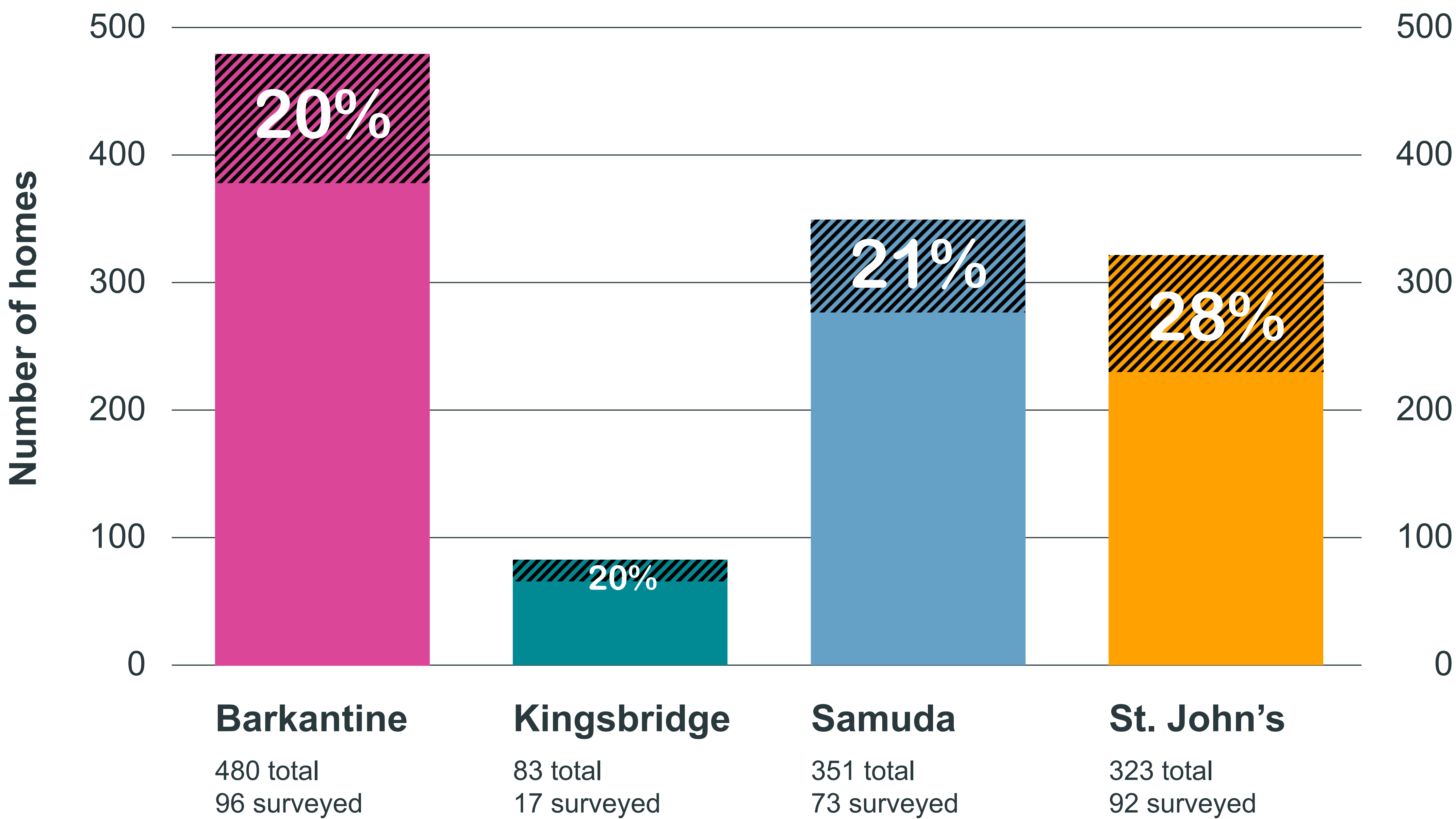
- Freehold properties and inside leaseholder properties (these are not maintained by One Housing).
- Cyclical, responsive and void maintenance — One Housing carries out this type of work regularly and has quotes for these costs.
- Planned improvements.
- Intrusive surveys of all other blocks (except those which are high rise and complex).
- All fire works including fire risk assessments — One Housing has separately undertaken fire safety inspections and is implementing any required works.
- Removing asbestos.
- Special adaptations for disabled or elderly people — One Housing will provide adaptations to homes that residents need.
- Energy efficiency measures.



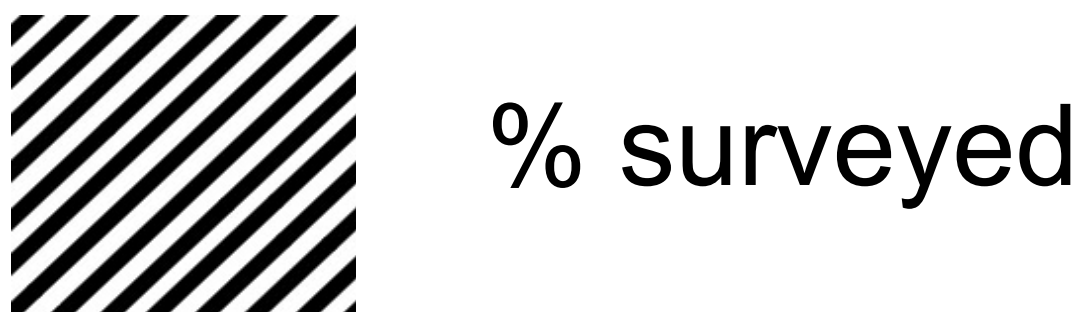
# Properties surveyed on each estate

Surveying 20% of homes internally is a common approach to give a good indication of the average works required. These averages are then applied to the rest of the homes. For external parts and communal areas, each block has been surveyed in full.

The bar chart below shows the total amount of One Housing rented properties and how many were surveyed on each estate.



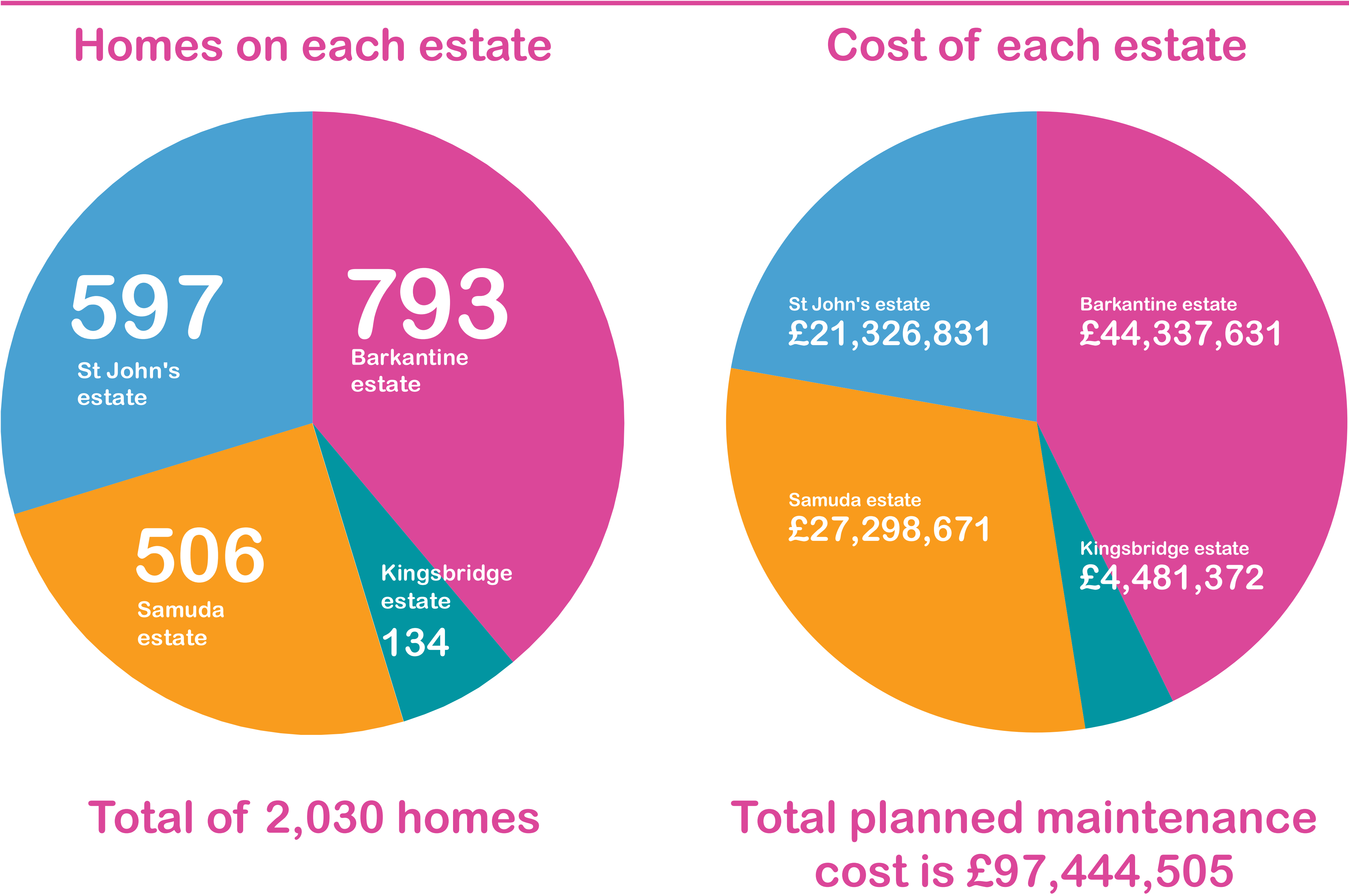
## Legend





# Planned maintenance costs for all four estates over the next 30 years

The total planned cost to maintain all four estates and blocks for the next 30 years is **£97,444,505** (excluding professional fees and VAT).



## Average cost per home over 30 years for rented homes and leaseholders

Estate	Property type	Total homes	Total cost per property type	Average cost per home over 30 years
Barkantine	• One Housing owned homes: rented flats and maisonettes	418	£26,106,359	£62,455
	• One Housing owned homes: rented houses	62	£2,580,436	£41,620
	• Leaseholder owned homes	313	£15,650,836	£50,003
Kingsbridge	• One Housing owned homes: rented flats	83	£3,522,427	£42,439
	• One Housing owned homes: rented houses	N/A	N/A	N/A
	• Leaseholder owned homes	51	£958,945	£18,803
Samuda	• One Housing owned homes: rented flats and maisonettes	351	£21,007,843	£59,851
	• One Housing owned homes: rented houses	N/A	N/A	N/A
	• Leaseholder owned homes	155	£6,290,828	£40,586
St John's	• One Housing owned homes: rented flats and maisonettes	293	£13,970,472	£47,681
	• One Housing owned homes: rented houses	30	£892,049	£29,735
	• Leaseholder owned homes	274	£6,464,310	£23,592

The table above shows a breakdown of the average cost per property for each estate and property type over a 30-year period.



# Barkantine estate: planned costs

There are 829 homes on the Barkantine estate; 36 houses are owned by freeholders and were not included in this survey. Of the remaining 793 homes, 62 are houses and 731 are flats or maisonettes.

All 62 houses are owned by One Housing. As part of this survey, we internally inspected 13 (21%). Of the 731 flats or maisonettes, 418 are owned by One Housing and 313 are leaseholder owned. As part of the survey, we internally inspected 83 (20%) One Housing owned

flats or maisonettes.

We also inspected all blocks and communal areas including garage blocks, children’s play areas, car parking courts, paths and green space. The cost per unit for One Housing rented homes is considerably more than the leaseholder cost. This is because One Housing has to factor in the cost to maintain the inside of these homes, whereas for leaseholders it is their responsibility.

Block	Number of homes			Cost per unit over 30 years (One Housing rented homes, from most to least expensive)	Cost per unit over 30 years (leaseholder owned homes)	Cost per block over 30 years*
	Total	One Housing rented	Leaseholder			
Topmast Point	82	41	41	£87,087	£72,263	£6,533,377
Midship Point	82	47	35	£86,878	£71,662	£6,591,456
Bowsprit Point	82	37	45	£86,218	£72,275	£6,442,431
Knighthead Point	82	37	45	£84,051	£70,897	£6,300,274
Kedge House	40	35	5	£78,030	£63,116	£3,046,616
Spinnaker House	42	17	25	£51,632	£29,428	£1,613,447
Starboard Way	20	13	7	£50,810	£27,407	£852,379
Tideway House	28	10	18	£49,734	£28,227	£1,005,414
Alexander House	16	8	8	£48,515	£26,315	£598,637
Hibbert House	8	6	2	£47,958	£26,748	£341,244
Strafford Street (6–32)	14	13	1	£44,994	£23,622	£608,550
The Quarterdeck	46	19	27	£44,611	£23,549	£1,483,435
Scoulding House	18	13	5	£44,144	£24,916	£698,449
Clara Grant House	12	7	5	£43,526	£20,523	£407,301
Strafford Street (42–50)	4	4	0	£42,276	N/A	£169,104
Cheval Street (1–35 odds)	18	9	9	£42,130	£19,367	£573,719
Winch House	12	11	1	£41,917	£23,362	£484,454
Houses**	62	62	0	£41,620	N/A	£2,580,436
Janet Street (2–52 evens)	26	24	2	£40,419	£21,769	£1,013,605
Gilbertson House	12	6	6	£38,052	£21,204	£355,533
Alpha Grove (92–160 evens)	35	18	17	£37,868	£18,553	£997,028
Havannah Street (2–20 evens)	10	10	0	£37,774	N/A	£377,743
Byng Street (4–38 evens)	18	12	6	£35,072	£15,815	£515,747
Cressal House	12	9	3	£34,451	£15,469	£356,471
Mizzen Court	6	6	0	£33,591	N/A	£201,544
Forecastle Court	6	6	0	£31,540	N/A	£189,240
Total	793	480	313	£1,304,898	£716,488	£44,337,631



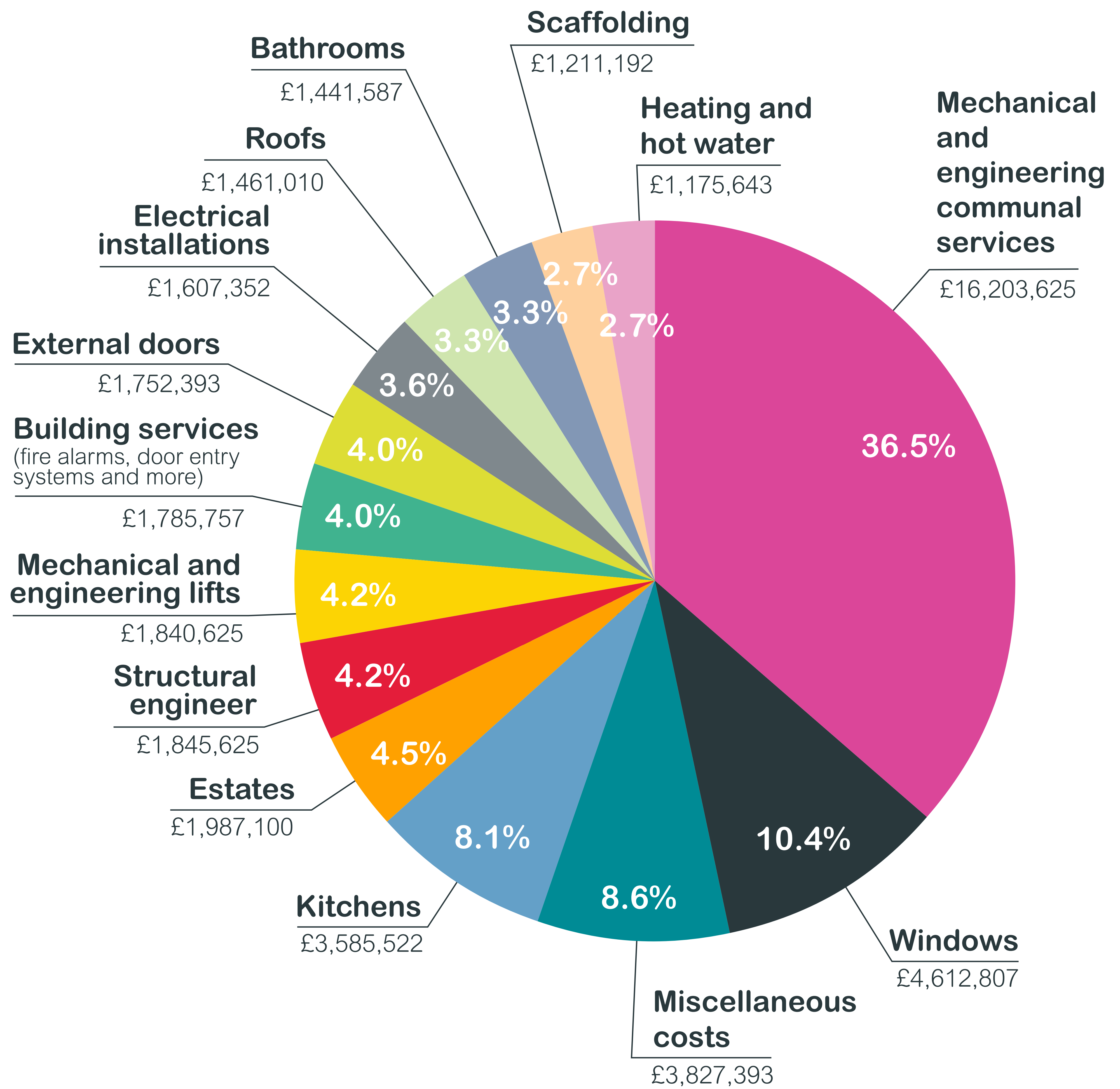
\*Costs per block over 30 years has been rounded up to the nearest whole number.  
\*\*Houses include homes on Alpha Grove, Bosun Close, Mellish Street and Tiller Road.

# Costs per repair category across the estate (from largest to smallest)

Miscellaneous costs include various low cost items that have been grouped together for visual purposes only, these costs vary from estate to estate.

The miscellaneous costs for the Barkantine estate include: internal doors, internal structural elements, boundaries, stairs and balconies, external wall finish, hard surfacing,

external walls, drainage — above ground, garages, bin chutes, cold bridging and external buildings.



Cost breakdown for each block is available on request.



# Kingsbridge estate: planned costs

There are 134 homes across the three blocks on the Kingsbridge estate. 83 of those homes are One Housing owned and 51 are leaseholder owned.

All three blocks were surveyed and 17 (20%) of the 83 homes were inspected internally. We also looked at all the estate areas such as the bin stores, children’s play areas and car park areas.

The cost per unit for One Housing rented homes is considerably more than the leaseholder cost. This is because One Housing has to factor in the cost to maintain the inside of these homes, whereas for leaseholders it is their responsibility.

Block	Number of homes			Total cost per unit over 30 years (One Housing rented homes, from most to least expensive)	Total cost per unit over 30 years (leaseholder owned homes)	Total cost per block over 30 years*
	Total	One Housing rented	Leaseholder			
Michigan House	25	16	9	£52,580	£32,721	£1,135,775
Montcalm House	55	29	26	£40,204	£15,872	£1,578,568
Montrose House	54	38	16	£39,874	£15,737	£1,767,029
Total	134	83	51	£132,659	£64,330	£4,481,372

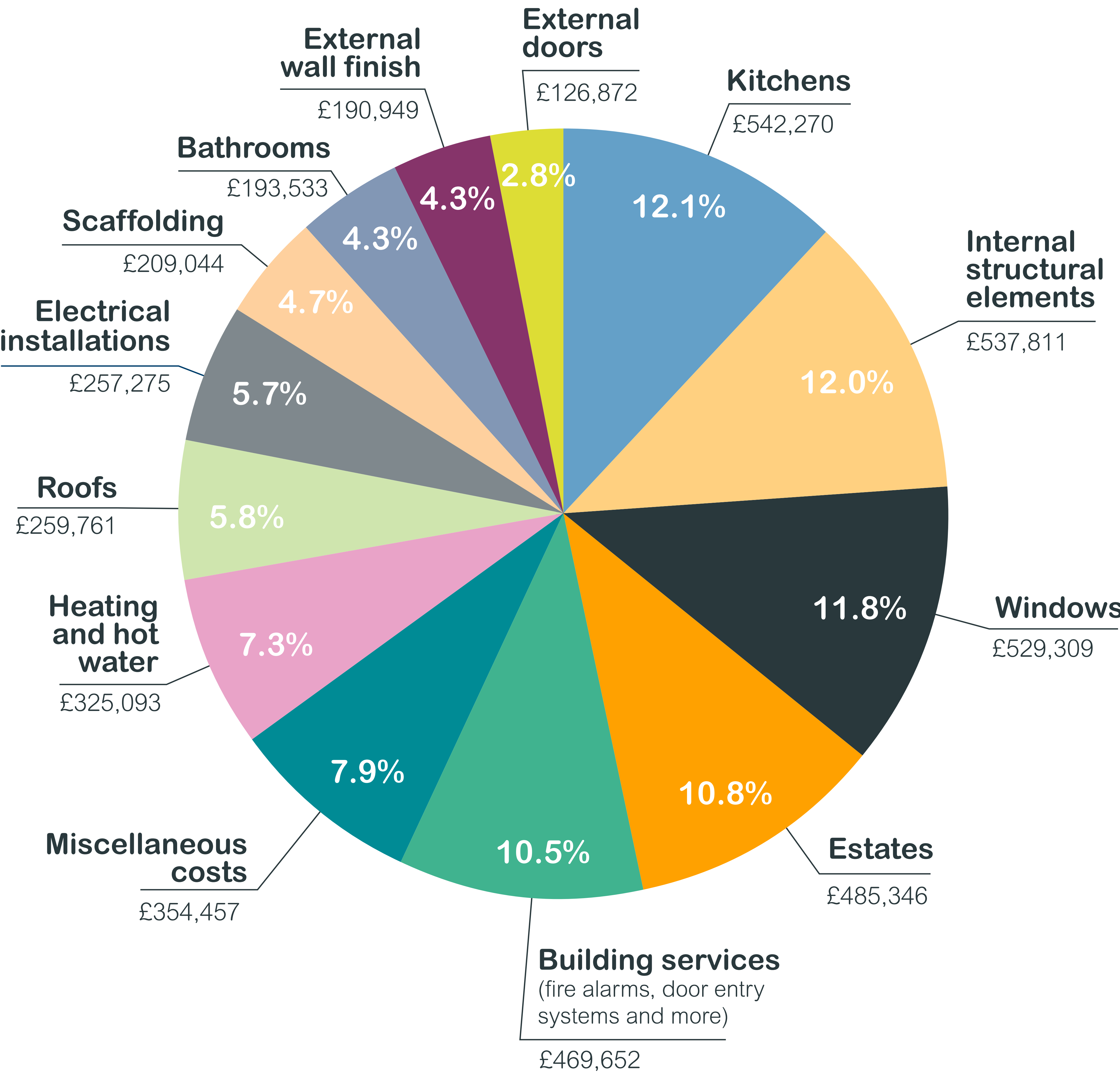
\*Costs per block have been rounded up to the nearest whole number.

# Costs per repair category across the estate (from largest to smallest)

Miscellaneous costs include various low cost items that have been grouped together for visual purposes only. These costs vary from estate to estate.

Miscellaneous costs for the Kingsbridge estate include: stairs and balconies, drainage — above ground, external walls, internal doors, hard surfacing,

boundaries, external buildings, and garages.



Cost breakdown for each block is available on request.



Samuda estate:  
planned costs

Costs per repair category across the  
estate (from largest to smallest)

There are 506 homes across the 9 blocks on the Samuda estate. 351 are flats or maisonettes owned by One Housing and 155 leaseholder owned. Of the 351 homes owned by One Housing, 73 (21%) were inspected internally. We inspected all 9 blocks and estate areas including garage blocks, children’s play areas, car park areas, paths and green space.

The cost per unit for One Housing rented homes is considerably more than the leaseholder cost. This is because One Housing has to factor in the cost to maintain the inside of these homes, whereas for leaseholders it is their responsibility.

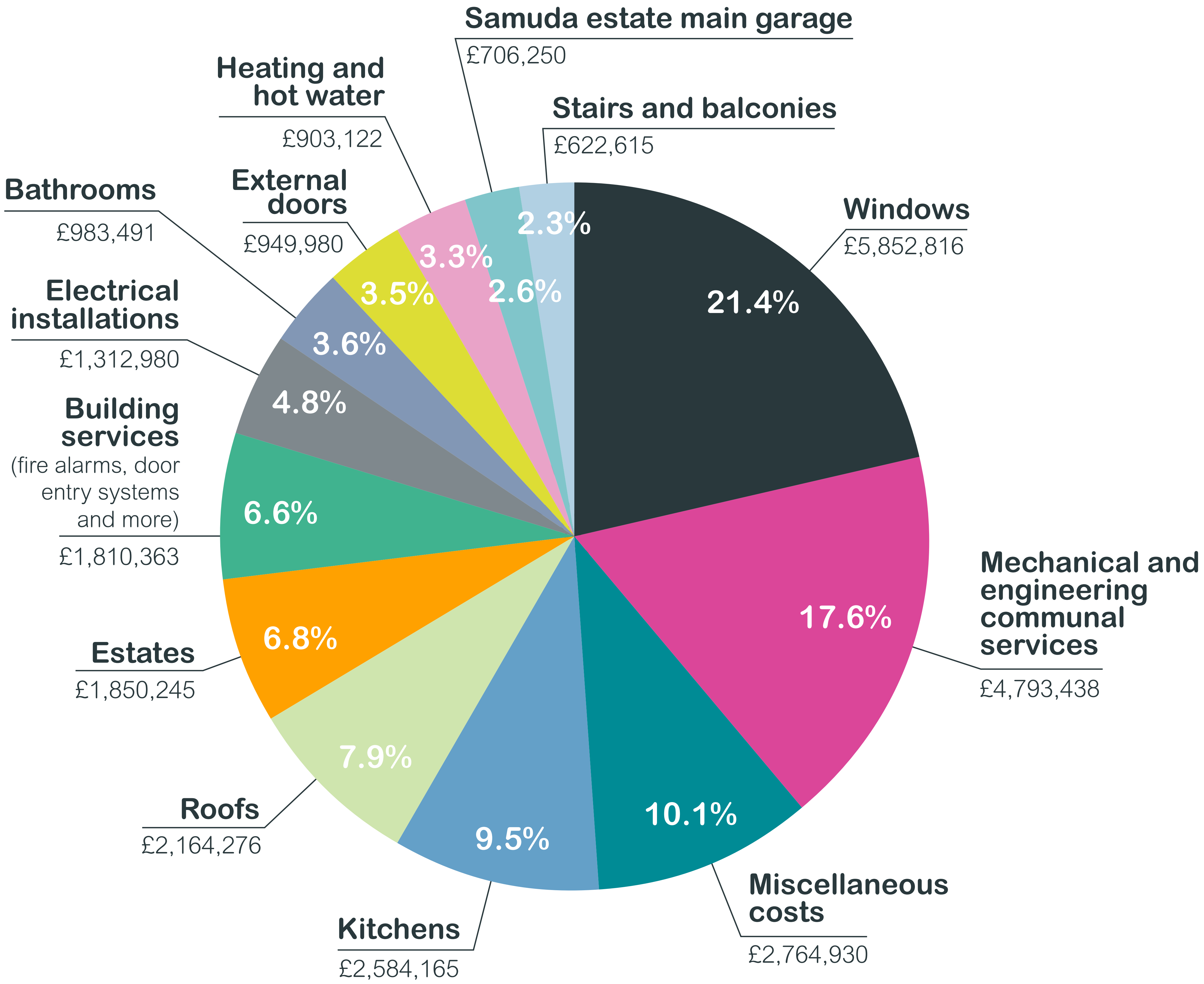
Block	Number of homes			Total cost per unit over 30 years (One Housing rented homes, from most to least expensive)	Total cost per unit over 30 years (leaseholder owned homes)	Total cost per block over 30 years
	Total	One Housing rented	Leaseholder			
Kelson House	145	114	31	£72,945	£57,076	£10,085,024
Yarrow House	14	5	9	£65,901	£47,400	£756,100
Talia House	45	22	23	£61,202	£39,483	£2,254,568
Reef House	27	19	8	£59,768	£45,034	£1,495,857
Pinnacle House	36	17	19	£58,516	£38,251	£1,721,535
Hedley House	54	36	18	£53,637	£33,777	£2,538,908
Halyard House	34	16	18	£50,619	£32,013	£1,386,140
Dagmar Court	93	71	22	£50,552	£31,099	£4,273,392
Ballin Court	58	51	7	£50,114	£33,045	£2,787,146
Total	506	351	155	£523,253	£357,179	£27,298,671

\*Costs per block have been rounded up to the nearest whole number.

Miscellaneous costs include various low-cost items that have been grouped together for visual purposes only. These costs vary from estate to estate. Miscellaneous costs for the

Samuda estate include: external buildings, external walls, external wall finish, stairs and balconies, block scaffolding, drainage — above ground, internal structural elements, internal doors, structural

engineering, mechanical and engineering lifts, bin chutes, garages, boundaries and hard surfacings.



Cost breakdown for each block is available on request.



# St John’s estate: planned costs

There are 597 homes on the St John’s estate, 90 houses and 567 flats or maisonettes. 30 houses are owned by One Housing and 60 are owned by freeholders. As part of this survey, we internally inspected 6 (20%) One Housing owned houses.

Of the 567 flats and maisonettes; 293 are owned by One Housing and 274 are owned by leaseholders. We internally inspected 86 (29%) of the One Housing owned flats or maisonettes. There were a few blocks on

this estate where most of the homes were leaseholder owned. We also inspected all the blocks as well as communal areas including garage blocks, children’s play areas, car parking courts, paths and green space.

The cost per unit for One Housing rented homes is considerably more than the leaseholder cost. This is because One Housing has to factor in the cost to maintain the inside of these homes, whereas for leaseholders it is their responsibility.

Block	Number of homes			Total cost per unit over 30 years (One Housing rented homes, from most to least expensive)	Total cost per unit over 30 years (leaseholder owned homes)	Total cost per block over 30 years*
	Total	One Housing rented	Leaseholder			
Alice Shepherd House	72	64	8	£64,965	£47,847	£4,540,518
Castalia Square	14	11	3	£61,658	£43,465	£808,637
Llandovery House	30	20	10	£53,639	£32,368	£1,396,465
Thorne House	25	13	12	£53,529	£35,268	£1,119,091
Rugless House	18	9	9	£53,057	£32,053	£765,995
Argyle House	20	2	18	£50,949	£29,123	£626,113
Manchester Road (517–519 odds)	4	3	1	£50,667	£29,150	£181,151
Skeggs House	27	15	12	£47,235	£32,216	£1,095,122
Lingard House (19–36)	18	7	11	£46,631	£29,105	£646,580
Cedar House (1–12)	12	3	9	£43,745	£22,423	£333,045
Kingdon House (1–18)	18	6	12	£42,050	£21,054	£504,939
Oak House	12	9	3	£41,787	£21,053	£439,246
Lingard House (1–18)	18	7	11	£40,760	£23,113	£539,557
Glengall Grove (47–65)	20	5	15	£40,202	£19,613	£495,203
Montfort House	36	20	16	£39,745	£25,461	£1,202,276
Kingdon House (19–36)	18	6	12	£39,209	£21,010	£487,372
Finwhale House	14	6	8	£38,893	£19,652	£390,574
John McDonald House	20	11	9	£38,665	£23,905	£640,455
Elm House	18	10	8	£38,428	£20,036	£544,566
Kimberley House	17	11	6	£38,162	£23,136	£558,598
Kingdon House (37–54)	18	8	10	£37,771	£21,787	£520,035
Ash House	12	9	3	£36,877	£18,574	£387,615
Glengall Grove (5–35)	32	9	23	£35,086	£16,712	£700,142
Watkins House	8	6	2	£33,984	£15,974	£235,851
Tamar House	8	3	5	£33,463	£16,805	£184,414
Valiant House	8	4	4	£32,139	£15,299	£189,749
Normandy House	8	2	6	£31,697	£17,308	£167,241
Chipka Street (6–21) Houses**	16	5	11	£30,048	£11,840	£280,476
East Ferry Road (26–44 evens)	10	5	5	£29,644	£12,381	£210,120
Chipka Street (22–37)	16	4	12	£29,026	£10,627	£243,632
Total	597	323	274	£1,283,445	£708,357	£21,326,831



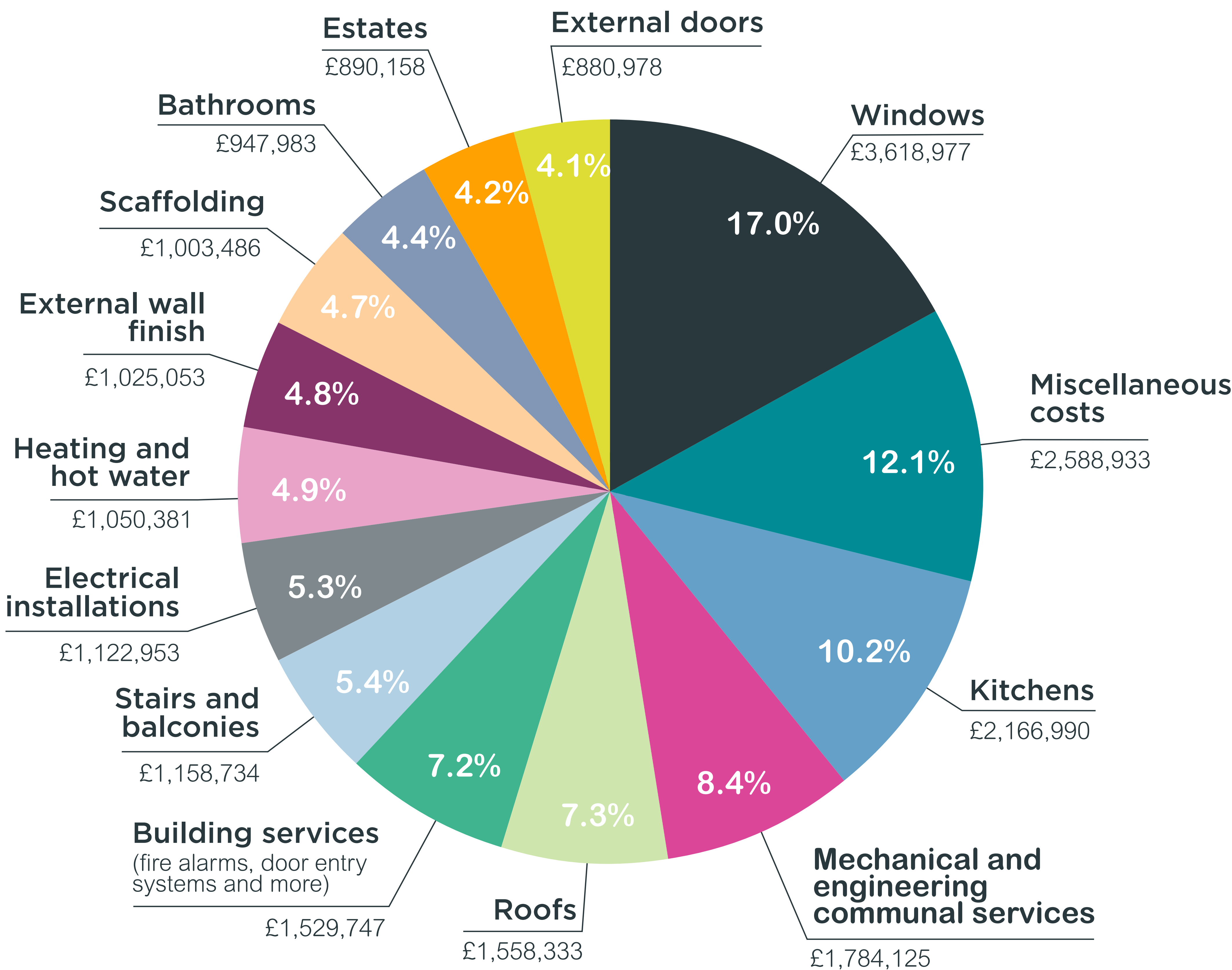
\*Costs per block have been rounded up to the nearest whole number.  
\*\*Houses covers homes on Cardale Street, Castalia Square, Chipka Street, East Ferry Road, Glengall Grove, Hickin Street, Killoran House, Launch Street, Manchester Road, Marshfield Street, and Strattondale Street.

# Costs per repair category across the estate (from largest to smallest)

Miscellaneous costs consist of various low cost items that have been grouped together for visual purposes only. These costs vary from estate to estate.

Miscellaneous costs for the St John’s estate include: external doors, boundaries, external walls, hard surfacing, external buildings, drainage — above ground, internal structural elements,

structural engineering, cold bridging, mechanical and engineering lifts, bin chutes, garages and internal doors.



Cost breakdown for each block is available on request.



# Moving forward



The costs in this presentation have been produced from the results of our independent surveys and are the planned maintenance costs to One Housing for the four estates.

Where necessary, they represent wholesale replacement of individual building components such as a kitchen, bathroom or the whole roof covering and these are known as 'major repairs and replacements' in the report.

The costs don't include minor repairs, however there are other costs that need to be added to our survey results to show the overall cost to One Housing to maintain the homes at a decent standard across the four estates.

A combined total for maintenance costs can only be determined once One Housing's income and additional maintenance is considered in relation to the additional major works.



These additional costs include:

- property, environmental and energy efficiency improvements
- cyclical maintenance: works completed on an agreed lifecycle such as lift maintenance and decorating
- responsive maintenance: day-to-day repair costs such as leaks
- void maintenance: repairs to a property that has become empty.

## Contact information

**Hunters**

Space One, Beadon Road  
London, W6 0EA

T: 020 8237 8200

F: 020 8741 2814

[mail@hunters.co.uk](mailto:mail@hunters.co.uk)

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