**WBCIR:18242**

I am writing to you under the Freedom of Information Act 2000 to request the following information relating to your property maintenance and servicing spend.

Please split each of the below questions into social housing and non-residential buildings. See below a table for data entry.

1. Please provide your spend on the following survey types and the number of properties to which this corresponds for the last full available year (if no spend is available, please detail whether you do not carry out these surveys or that they were performed in-house): See Table Below

* 1. Fire risk assessments
  2. Compartmentation surveys
  3. Fire door surveys
  4. Fire risk appraisal of external walls (FRAEW) and/or EWS1 form
  5. EPC (energy performance certificate) assessment
  6. DEC (display energy certificate) assessment
  7. Stock condition surveys
  8. Damp and mould surveys

2. For each of the survey types, please state the proportion that were outsourced.

* 1. Fire risk assessments -100% (Outsourced)
  2. Compartmentation surveys – 100% (Outsourced)
  3. Fire door surveys - 100% (Outsourced)
  4. Fire risk appraisal of external walls (FRAEW) and/or EWS1 form - 100% (Outsourced)
  5. EPC (energy performance certificate) assessment - Mostly undertaken internally - Exact percentage splits not recorded
  6. DEC (display energy certificate) assessment - Mostly undertaken internally - Exact percentage splits not recorded - Refer caproate HR
  7. Stock condition surveys – Mostly Outsourced - Exact percentage splits not recorded
  8. Damp and mould surveys - Mostly Outsourced - Exact percentage splits not recorded

3. For each of the survey types, please confirm how often the surveys are carried out. For example:

1. Fire risk assessments
   * 1. Complete stock yearly / two yearly / etc. dependent on risk of site between annual to three yearly 107 properties under the RRFSO 2005
     2. Sample stock (xx%) yearly / two yearly / etc. dependent on risk of site between annual to three yearly 107 properties under the RRFSO 2005
     3. Rolling basis (xx% p.a.) dependent on risk of site between annual to three yearly 107 properties under the RRFSO 2005
     4. Reactive / *ad hoc* basis as required
2. Compartmentation surveys Not recorded as a separate data they are completed as and when required
   * 1. Complete stock yearly / two yearly / etc.
     2. Sample stock (xx%) yearly / two yearly / etc.
     3. Rolling basis (xx% p.a.)
     4. Reactive / *ad hoc* basis
3. Fire door surveys
4. Complete stock yearly / two yearly / etc. high risk annual inspection of all doors in high risk buildings 209 doors annually
5. Sample stock (xx%) yearly / two yearly / etc. n/a
6. Rolling basis (xx% p.a.) annual inspection
7. Reactive / *ad hoc* basis as required
8. Fire risk appraisal of external walls (FRAEW) and/or EWS1 form
   * 1. Complete stock yearly / two yearly / etc.
     2. Sample stock (xx%) yearly / two yearly / etc.
     3. Rolling basis (xx% p.a.)
     4. Reactive / *ad hoc* basis

FRAEW and or WSS1 are not required in buildings over 18m which WBC housing team do not have a landlord function for. When the FRA contract undertakes their assessments they do highlight any concerns with balconies and walls if required to be assessed further,

1. EPC (energy performance certificate) assessment
   * 1. Complete stock yearly / two yearly / etc. at void or relet
     2. Sample stock (xx%) yearly / two yearly / etc. at void or relet
     3. Rolling basis (xx% p.a.) at void or relet
     4. Reactive / *ad hoc* basis at void or relet
2. DEC (display energy certificate) assessment Please see below table in relation to non-residential buildings
   * 1. Complete stock yearly / two yearly / etc.
     2. Sample stock (xx%) yearly / two yearly / etc.
     3. Rolling basis (xx% p.a.)
     4. Reactive / *ad hoc* basis
3. Stock condition surveys
   * 1. Complete stock yearly / two yearly / etc. on average every 10 years
     2. Sample stock (xx%) yearly / two yearly / etc. as above
     3. Rolling basis (xx% p.a.) variable
     4. Reactive / *ad hoc* basis approx. 10% based on planned cycles but will relate to the type of job e.g. external decs & repairs / kitchen & bathroom replacements
4. Damp and mould surveys these are typically undertaken on a reactive basis, however on our stock condition surveys as part of our HHSRS assessments damp and mould is identied
   * 1. Complete stock yearly / two yearly / etc.
     2. Sample stock (xx%) yearly / two yearly / etc.
     3. Rolling basis (xx% p.a.)
     4. Reactive / *ad hoc* basis

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Social housing** | | | | **Non-residential buildings** | | | |
|  | **Spend** | **# Properties** | **% outsourced** | **Survey frequency** | **Spend** | **# Properties** | **% outsourced** | **Survey frequency** |
| Fire risk assessments | £23,000.00  (approx.) | 48 | 100 | Depending on site between annual to 3 yearly | £32,126 | 41 | 100% | 5 Years |
| Compartmentation surveys |  |  |  | As Required | N/A |  | As above | Included in FRA survey |
| Fire door surveys | £3762.00 (approx.) | 209 | 100 | Annual | N/A |  | As above | Included in FRA survey |
| FRAEW / EWS1 |  |  |  |  | N/A |  |  | N/A |
| EPC assessment | £338.55  (approx.) | 37 | 0 | At void to relet | £10,565 | 21 | 100% | 10y |
| DEC assessment |  |  |  | Not required | £2,898 | 21 | 100% | 1y |
| Stock condition surveys | £2400.00 (approx.) |  | 100% | Every 10 year | £22,230 | 28 | 100% | 5 Years |
| Damp & Mould surveys | £2564.00 excluding works | 90 |  | As applicable | N/A |  |  | N/A |