

# Norwich City Council

## Housing Property Services Asset Management Housing Option Appraisal Matrix

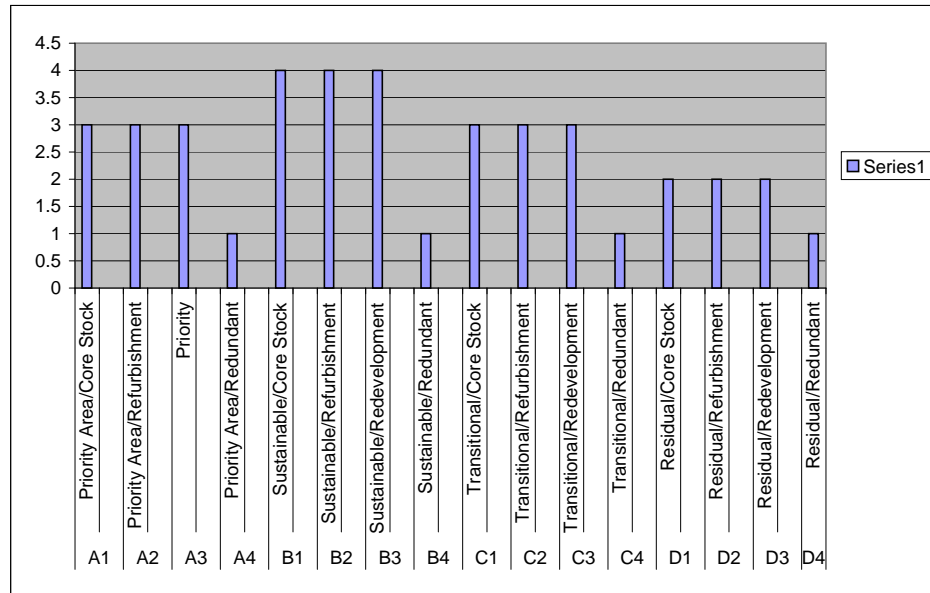
Property Address            10 Sumpter Road  
UPRN                            R04510100



Designation	Definition	Score
A1	Priority Area/Core Stock	3
A2	Priority Area/Refurbishment	3
A3	Priority Area/Redevelopment	3
A4	Priority Area/Redundant	1
B1	Sustainable/Core Stock	4
B2	Sustainable/Refurbishment	4
B3	Sustainable/Redevelopment	4
B4	Sustainable/Redundant	1
C1	Transitional/Core Stock	3
C2	Transitional/Refurbishment	3
C3	Transitional/Redevelopment	3
C4	Transitional/Redundant	1
D1	Residual/Core Stock	2
D2	Residual/Refurbishment	2
D3	Residual/Redevelopment	2
D4	Residual/Redundant	1

Enter Stock Classification Code here: **B2**

Score: **4**



**Tenure**                      **Score**

Tenanted                      4

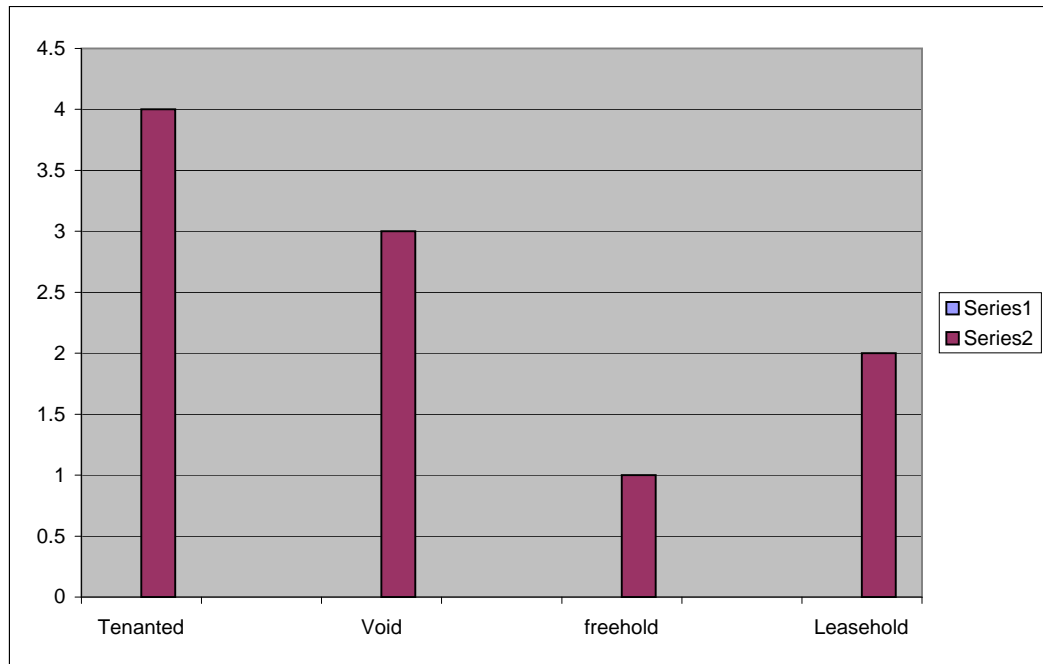
Void                              3

freehold                      1

Leasehold                      2

Enter Tenure here: **Tenanted**

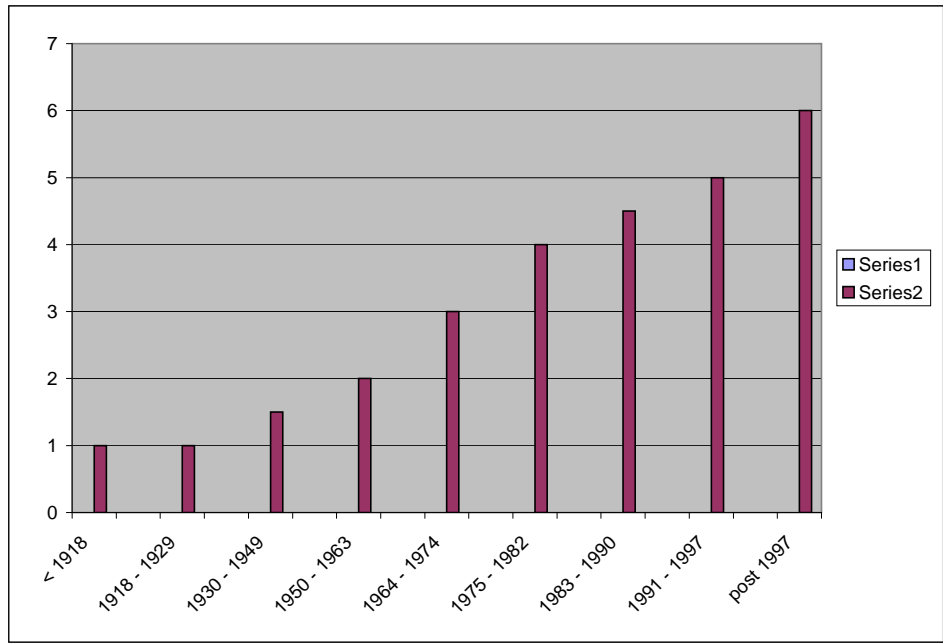
Score: **4**



Property Age	Score
< 1918	1.00
1918 - 1929	1.00
1930 - 1949	1.50
1950 - 1963	2.00
1964 - 1974	3.00
1975 - 1982	4.00
1983 - 1990	4.50
1991 - 1997	5.00
post 1997	6.00

Enter Age Band here: 1950 - 1963

Score: 2.00



Note! The assumption has been made that the older the property the more costly and more difficult it will be to maintain and possibly to let.

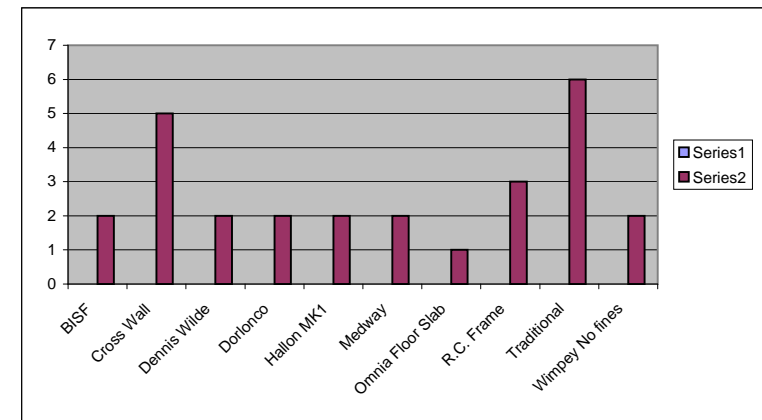
Vaious construction types with traditional rated highest and Omnia the lowest

Type	Score
BISF	2
Cross Wall	5
Dennis Wilde	2
Dorlonco	2
Hallon MK1	2
Medway	2
Omnia Floor Slab	1
R.C. Frame	3
Traditional	6
Wimpey No fines	2

Construction Type here: **Traditional**

6

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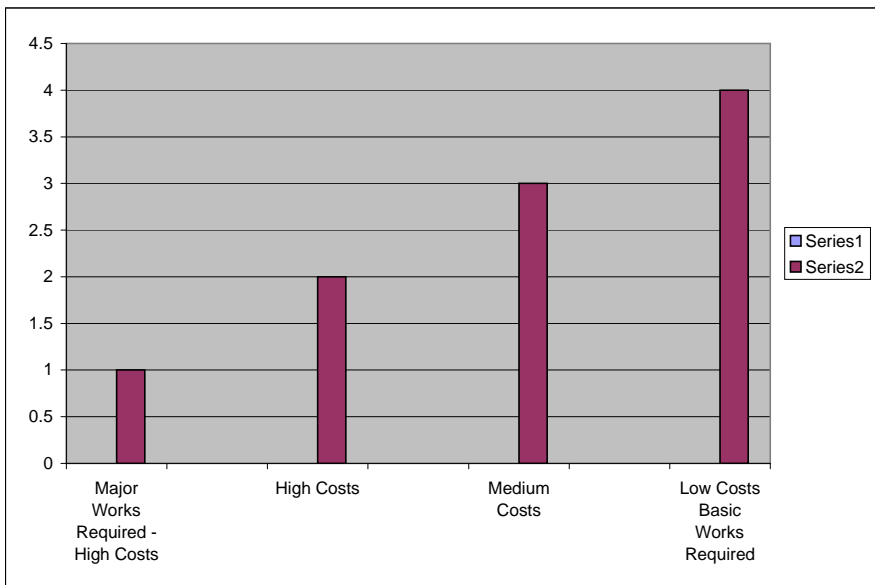
The rationale for this section is that traditional construction methods are easier and cheaper to maintain than the system built dwellings.

how much to bring it to Void Standard

	Score
Major Works Required - High Costs	1
High Costs	2
Medium Costs	3
Low Costs Basic Works Required	4

Void Repairs Cost Type here: Medium Costs

3

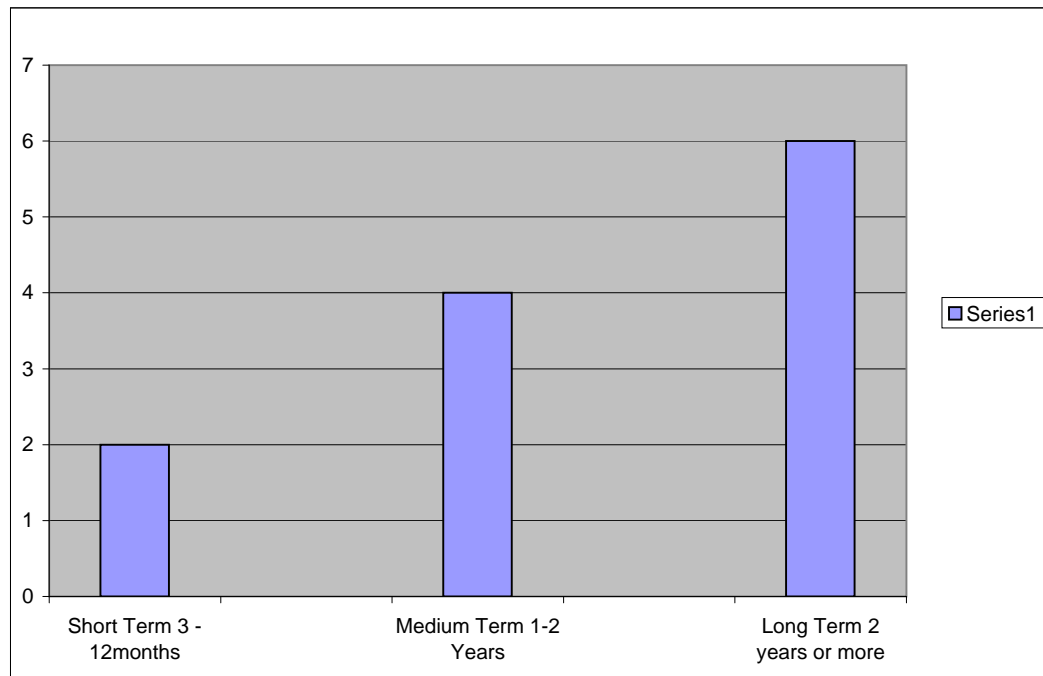


NOTES! Certain dwellings will require higher costs for example if in an area that has not received Decent Homes upgrades or in an area known for structural issues the will receive

	Score
Short Term 3 - 12months	2
Medium Term 1-2 Years	4
Long Term 2 years or more	6

Average Length of Tenancy Type here: Medium Term 1-2 Years

4

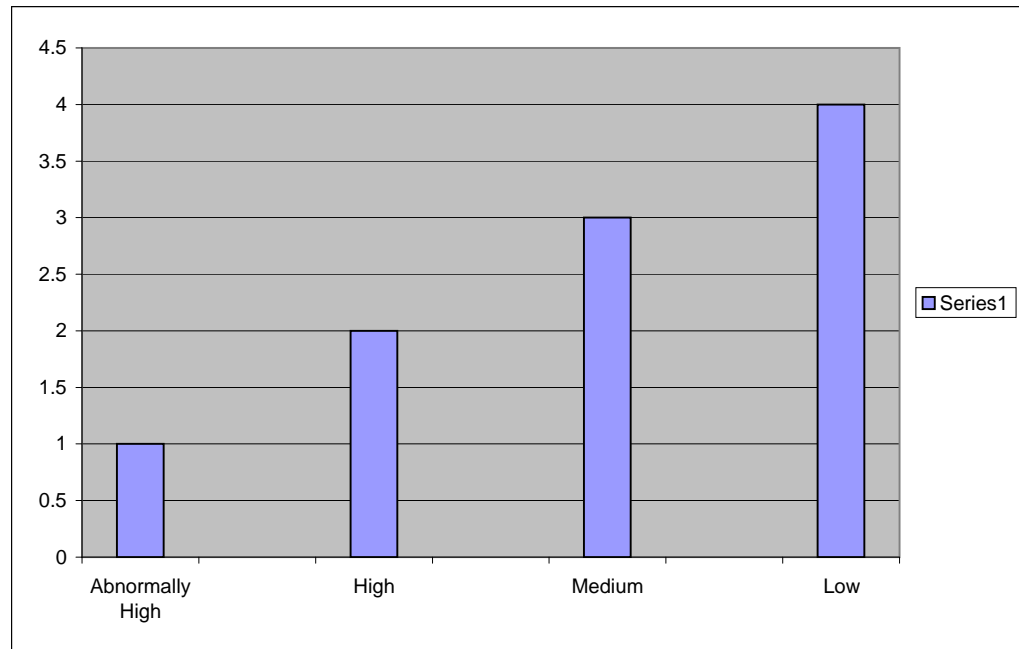


Dwellings which traditionally have high tenancy turnovers will be rated low as they clearly are not meeting customer needs for various reasons some of which will be related to the dwelling in other cases the neighbourhood

Costs	Score
Abnormally High	1
High	2
Medium	3
Low	4

Day to Day Repairs Cost Type here: Medium

3



Dwellings with a record of high repair responsive repair costs will be rated low, there may be underlying factors to this, e.g. planned maintenance programmes in the past may not have been to the correct standard, or could be tenant related in terms of poor occupier stewardship.



Any planned programmes of work

Score

Planned Maintenance Type here: Medium Costs of Planned Works

High Costs of Planned Works

2

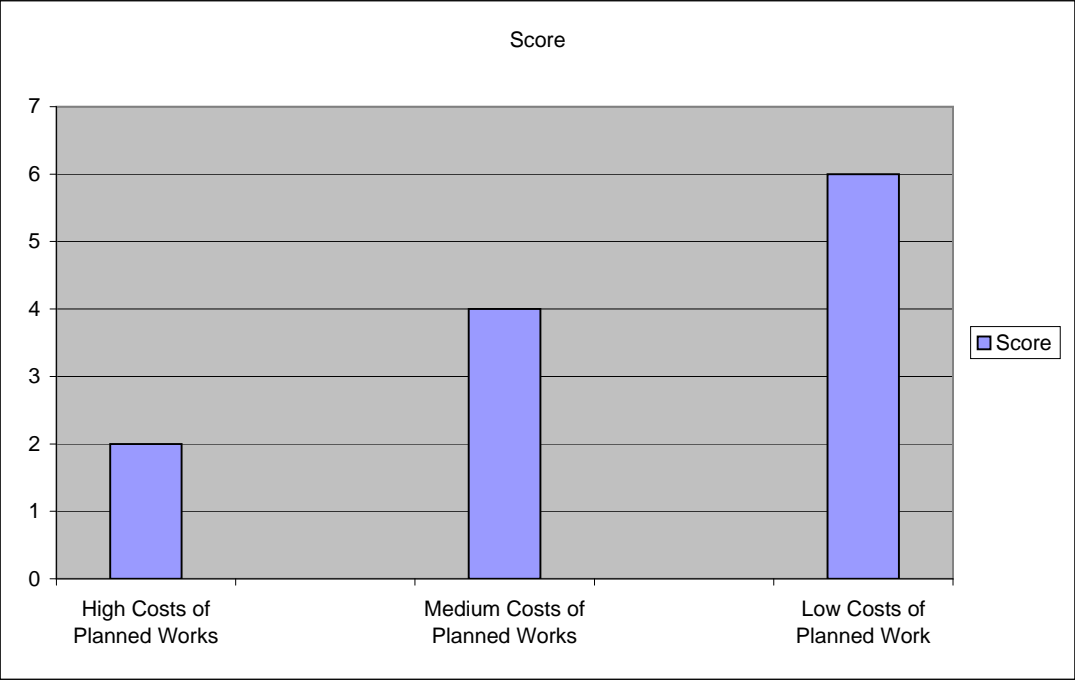
Medium Costs of Planned Works

4

Low Costs of Planned Work

6

4



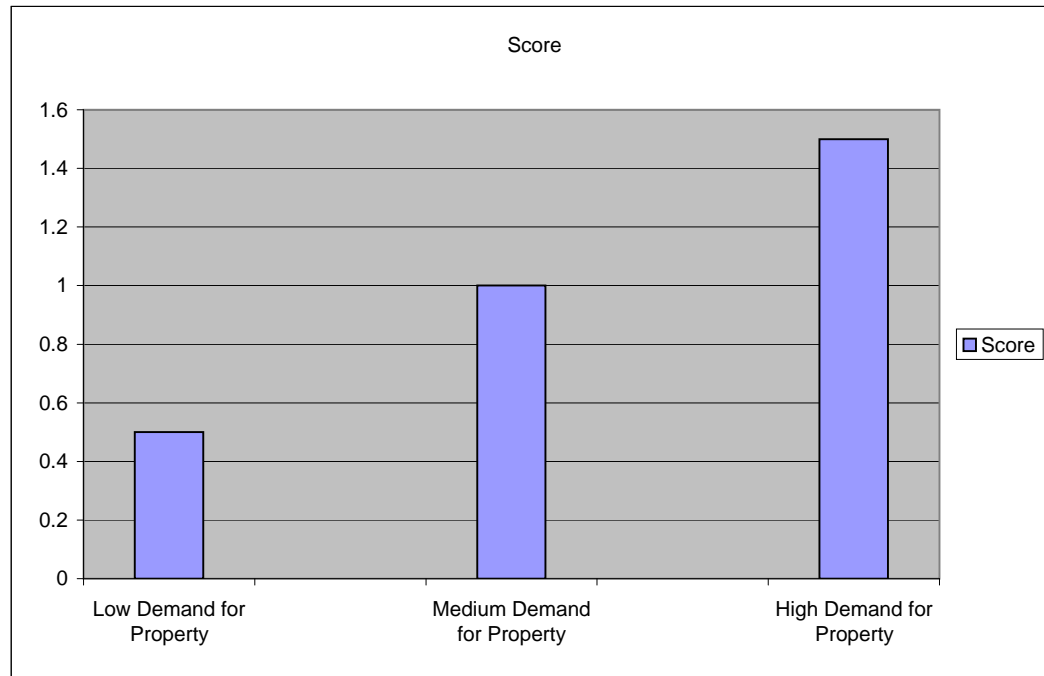
Planned maintenance costs may be high due to previous poor standard of programmes or lack of upgrades and will subsequently score low.

? Unsure where this info will come from

	Score
Low Demand for Property	0.5
Medium Demand for Property	1
High Demand for Property	1.5

Enter Demand Code here: Medium Demand for Property

1



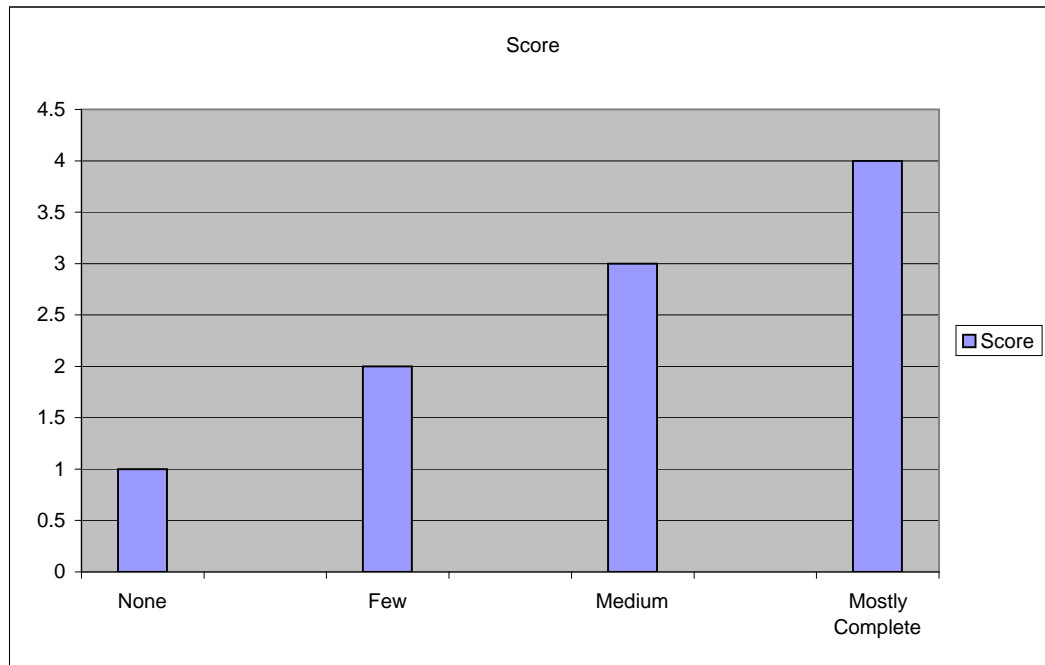
Ease or otherwise of letting properties has to be taken into account those which are difficult and take time will score low.

Properties with Decent Homes Works Carried Out

	Score
None	1
Few	2
Medium	3
Mostly Complete	4

Enter DHS Code here: Medium

3



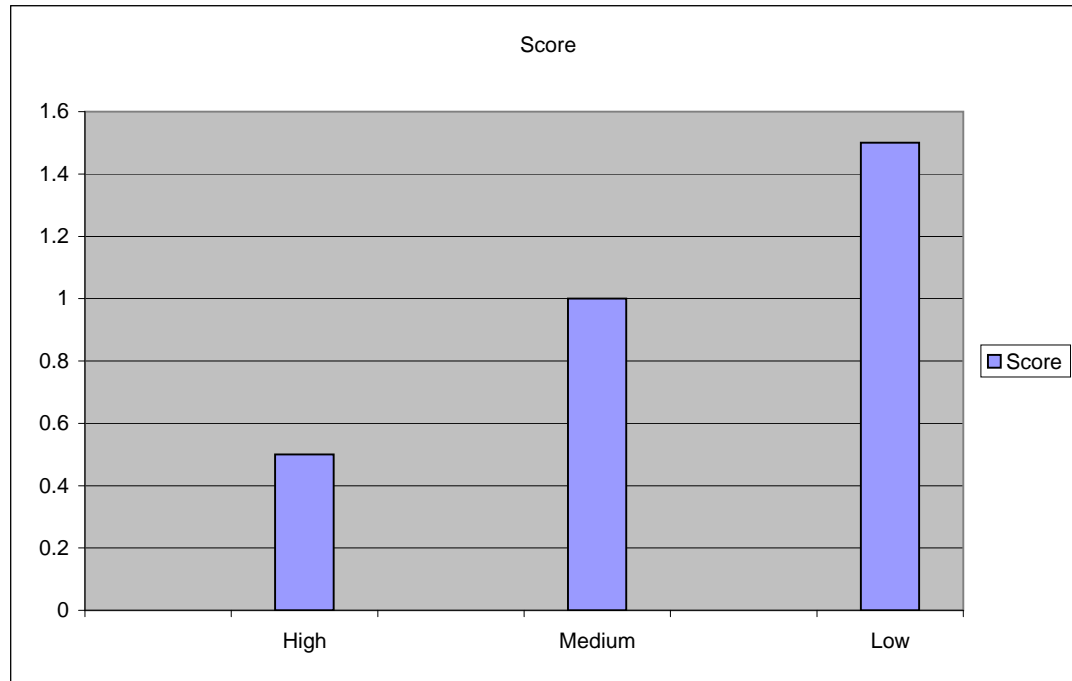
Dwellings have to be assessed as to how much Decent Homes work has been carried out, those with little or none score low, those with improvements e.g. new kitchens, bathrooms windows etc. score high.

All Risks to be Assessed

	Score
High	0.5
Medium	1
Low	1.5

Enter Risks Code Here: Medium

1



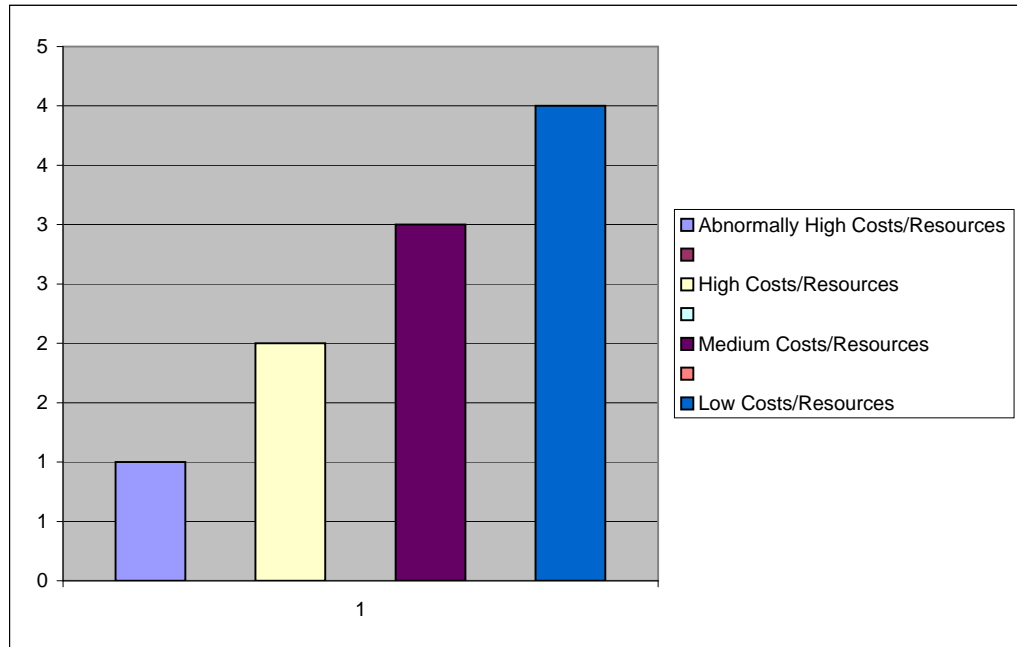
Risks may appertain to all or any of the following, HHSRS issues, asbestos, difficulty in disposing of the property, higher than normal management costs, changes in government legislation, changes in funding, potential for re-development restricted etc.

Relates to Financial/Resource Demands on the HRA

Abnormally High Costs/Resources	1
High Costs/Resources	2
Medium Costs/Resources	3
Low Costs/Resources	4

Enter Effects on HRA Code Here: Medium Costs/Resources

3



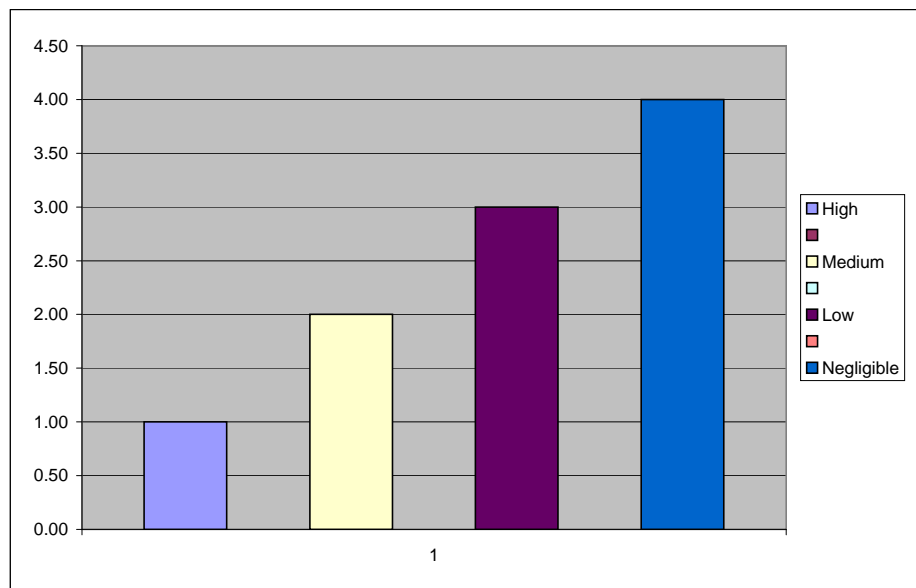
All funding is affected by the HRA and properties that are overly demanding could have profound effects on the funds available and hence such dwellings score low.

Affects on Tenants may be high (decant situation) to low no major works required

	Score
High	1.00
Medium	2.00
Low	3.00
Negligible	4.00

Enter Effects on Tenants Code here: Medium

2



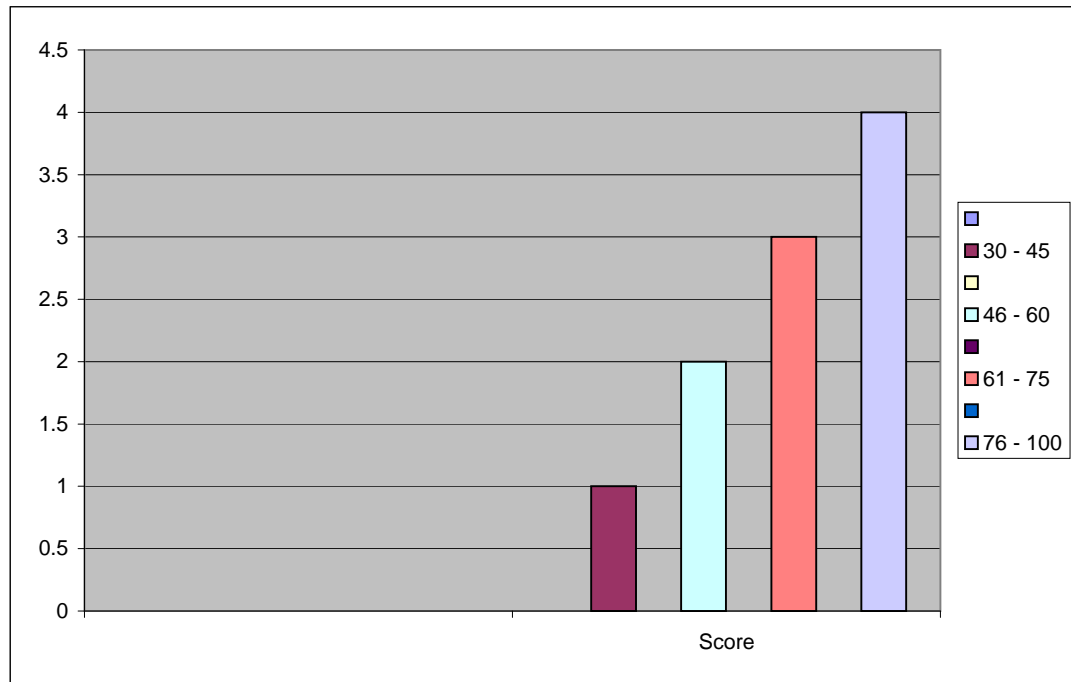
Effects on tenants is critical, properties with severe structural defects may require extreme measures including de-canting. Decent Homes is to some extent disruptive as

SAP Scores assessed in bands with lowest to be scored low

SAP Level	Score
30 - 45	1
46 - 60	2
61 - 75	3
76 - 100	4

Enter SAP Score Code here: 61 - 75

3







Comments and recommendations from NHO's to be broken down into those with little impact to those of significance e.g.area difficult to let need major environmental works

Comments	Score	Enter NHO Comments Code here: <u>Low Impact</u>
Low Impact	1	
Significant Impact	0.5	