

Appendix A. Stock Condition Survey – Outline observations

1. Introduction

This briefing has been compiled to provide initial high-level observations and analysis of trends within the Stock Condition Data provided by MCLS February 2026 where survey completion rate was circa 90.33%.

In total the data is composed of surveys of 3,467 individual properties with 73,643 individual components/elements appraised.

It should be noted that the schedule contains 42 different unique component types, many of which are understood to not represent true ‘programmed’ maintenance elements and instead are elements that would be renewed/repaired only on a responsive basis, or if considered advisable whilst undertaking other programmed/responsive works. For clarity, any associated works to these non-programmed components will be considered to be undertaken at the same time as the programmed works to ensure efficiency and completeness.

Briefly the component types have been treated as follows for the purpose of the analysis:

Programmed Components	Non-Programmed Components
Chimneys	Boundary Wall Full Brick
External Painting	Boundary Wall Half Brick
Bathroom	Canopy
External Back Door	Consumer Unit Heating
External Front Door	Fascia Soffit Bargeboard Main Roof
Flat Roof Adjoining Outbuilding	Fascia Soffit Bargeboard Outbuilding
Flat Roof Bay Window	Hot Water Cylinder
Flat Roof Bridging	Loft Insulation
Flat Roof Freestanding Outbuilding	Outbuilding Door
Front Porch	Radiators
Heating System	Rainwater Goods Main
Kitchen	Rainwater Goods Main
Main Pitched Roof	Solar Photovoltaic Power Generation
Pitched Roof Outbuilding	Wall Finish Hanging Tiles
Pitched Roof Structure	Wall Finish Other Panelling
Windows Main Building	Wall Finish Plastic Cladding
Windows Out Building	Wall Finish Pointed Brickwork
	Wall Finish Render/Painted Render
	Wall Finish Timber Cladding
	Wall Insulation Cavity
	Wall Insulation External
	Wall Insulation Internal
	Wall Structure
	Water Main
	Wc – Additional
Total Programmed = 36,043	Total Non-Programmed = 37,600

2. Condition Comments

For each component listed by MLCS3 a general condition comment of poor, fair or good has been provided; it has been established that this condition refers to the ‘*likelihood that the component will last to its NEC scheduled replacement date*’ and is not an appraisal of the physical condition of the component at the time of survey.

The data provided by MLCS3 indicates that the overall condition of the stock is strong. The table below relating to the 90.33% of properties surveyed, summarises these headline figures for all surveyed programmed components, along with key programmed component types. The table includes the components (Bathroom, Heating System, Kitchen, Main Pitched Roof, Windows) that represent the most significant cost and lifecycle impact areas.

Component		Condition Comment			Total
		Poor (Not likely that component will meet NEC scheduled date – date to be accelerated)	Fair (Likely that component will meet NEC scheduled date – date to remain the same)	Good (Highly likely that component will meet NEC scheduled date – date to be extended)	
All Programmed Components		408	19,708	15,927	36,043
<i>Selected component types</i>	<i>Lifespan*</i>				
<i>Bathroom</i>	<i>25yrs</i>	<i>19</i>	<i>2,933</i>	<i>515</i>	<i>3,467</i>
<i>Heating System</i>	<i>15yrs</i>	<i>3</i>	<i>2,782</i>	<i>497</i>	<i>3,282</i>
<i>Kitchen</i>	<i>20yrs</i>	<i>29</i>	<i>2,609</i>	<i>828</i>	<i>3,466</i>
<i>Main Pitched Roof</i>	<i>65yrs</i>	<i>159</i>	<i>130</i>	<i>3,130</i>	<i>3,419</i>
<i>Windows Main Building</i>	<i>30yrs</i>	<i>45</i>	<i>2,768</i>	<i>666</i>	<i>3,479</i>

*Prior to adoption revisions set out in Asset Management Strategy.

Of the 36,043 programmed components surveyed:

- **19,708 components (55%)** are expected to achieve their full lifespan as planned as per the table above.
- **15,927 components (44%)** are likely to exceed their expected lifespan before needing replacement, which demonstrates durability beyond projections.
- Only **408 components (1.1%)** may require renewal earlier than scheduled, representing a very small proportion of the total stock.

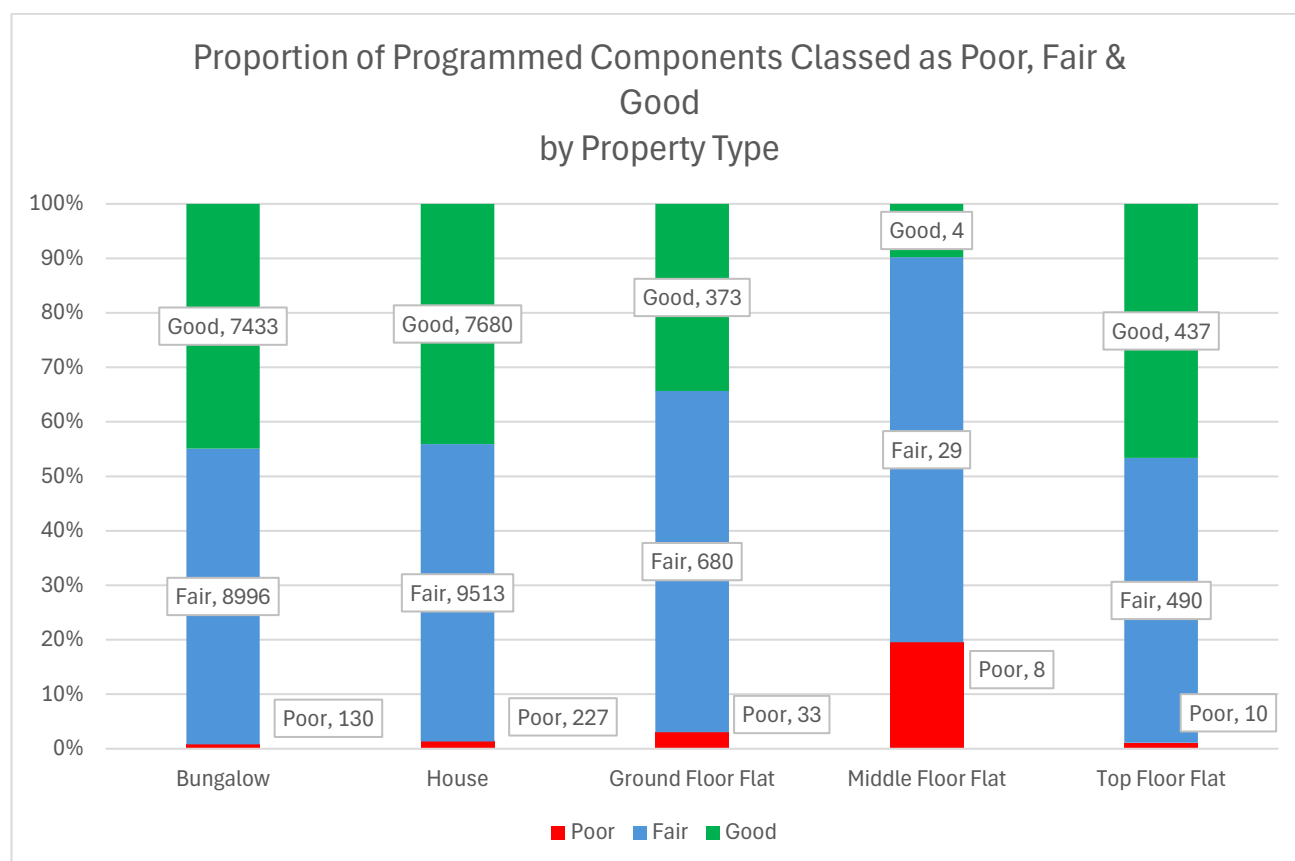
3. Renewal year extensions or accelerations

The extent in years to which the 'Poor' and 'Good' components have had their schedules altered varies from component type to component type and individual properties. This sets out that individual components have been assessed on a 'case by case' basis and have not had arbitrary extensions or reductions applied.

The NEC system is being updated using property by property survey results. All previous data will be removed and replaced with the latest survey findings to ensure accuracy and compliance. This approach aligns with Consumer Standards, ensuring that decisions are evidence based and reflect the actual condition of each component. The draft HRA Capital Programme has been formulated based on average component costs and (i) the end of life date provided by the MLCS3 data for properties surveyed and (ii) the existing NEC data for stock not surveyed.

4. Property Type & Condition

When reviewing the overall 'condition' of programmed components at different property types there is a small variation between the property types witnessed; this is with the exception of 'middle floor flats' which have a smaller proportion of components rated good, but this is entirely due to the small number of components overall.



5. Location & Condition

When reviewing the towns and partial postcode of properties against condition there is no evidence of local issues with regards to component life expectancy. All areas show similar proportions of components achieving expected lifespans.

6. Newer build properties

A brief review of component longevity for newer build properties (year 2000 and after) and (1970-1999) has been completed to assess if any specific poor performance of components is visible or build quality/materials issues. Briefly this review highlights that:

- For properties built after year 2000, roofing components and rainwater goods are all performing well with high proportions of components been graded as good.
- All component types are achieving or exceeding expected lifespan
- Very few individual components have been graded as poor and so material/build quality for properties after year 2000 appears good based on this insight.

A similar exercise for properties built 1970-1999 also illustrates component lifespan is generally good with only wall finishes such as hanging tiles, timber/plastic cladding appearing to perform poorly against expected lifespans. However, the number of affected properties is relatively small.

7. Conclusion

The survey data has confirmed that most components are achieving at minimum their 'expected lifespan' with only 408 of 36,043 (1.1%) requiring replacement earlier. 55% achieve expected lifespan, and 44% are expected to surpass expected lifespan. There is no evidence that different property types or locations have influenced component wear or life expectancy. Given the high survey completion rate and consistency across property types and locations, the dataset is considered robust for strategic planning and resultantly the new/revised component life expectancies are recommended for use during capital programming and planning.

END