

Independent validation of SARH stock condition

Stafford and Rural Homes (SARH) is committed to providing value for money across the organisation. As part of this SARH regularly surveys its homes to provide a stock condition report in line with the highest industry standards. The information is then used to produce a thirty year business plan that shows what and where SARH intends to invest money in our housing stock.

To ensure SARH complies with regulation and best practice the stock condition process and its content are externally validated which also ensures that best value is achieved. The most recent validation, completed in March 2014 by Savills, looked at a board range of factors that make up the stock condition data and processes that help form the business plan. These include:

- Life cycles of components (kitchens, bathrooms etc).
- Unit rates (prices SARH is charged).
- SARH improvement plans and drivers.
- Procurement and delivery mechanisms.
- Conformance with best practice and regulation.
- The elements that SARH use in the plan.

In the validation Savills found that element system used by SARH “sets out a comprehensive list of components which are inline with expectations when comparing them with other organisations.”

The life cycles used by SARH were considered appropriate for the size of organisation and unit rates (costs) were found to be reasonable.

When planning the works each year Savills found that SARH’s delivery model compliments the investment plan “making a cost effective process manageable.”

In delivering the work Savills found that the cohesive approach adopted, allowed SARH to benefit from cost savings and reduced tenant disruption.

In conclusion Savills found that the SARH capital investment programme and stock condition plan is appropriate and the rates charged are good and in accordance with the business plan. It was also highlighted that SARH use of various delivery models and forms of procurement ensured that “Best Value is achieved”. As well as this Savills highlighted that this detailed approach provides reassurance that the capital works programme meets the investment requirements of the business plan.

