



HOUSE CONDITION SURVEY 2018

BACKGROUND INFORMATION

1. What is the House Condition Survey 2018?

This survey will assist the Council in the development of strategies for private housing within the Trafford Council Area. The survey will include an assessment of housing across all private tenures including owner-occupied and private-rented homes

2. Who will carry out the survey?

David Adamson and Partners have been commissioned by Trafford Council to carry out the survey and to report on its findings. David Adamson have substantial experience across the U.K. in house condition surveys and directly employ qualified and experienced personnel. Details of the lead contact managers are shown later in this information pack.

3. How will the survey be undertaken?

It is not possible to survey every house in the area but we can get accurate information by surveying a sample of houses. The sample in Trafford contains approximately 1,000 properties selected at random. This sample is typical of all housing types and ages to ensure that an accurate picture of housing conditions in the area is obtained.

4. What is involved in the survey?

Each house identified on the sample list will be visited by a David Adamson surveyor, who will wish to view the house both internally and externally. He will also ask the householder a few questions about themselves and their household. The surveyor will only look at the building and will not disturb anything within the home. The surveyors are usually in a property for no more than 30 minutes, sometimes less for smaller properties. Householders can help by pointing out known defects and by answering questions for the social survey.

5. What will the information be used for?

The data collected by the surveyors is to help Trafford Council build a picture of the condition of housing in the Borough and will assist the Council to understand what types of help people require. It will be used by Trafford Council to address underlying issues within the local community and economy and to apply for central government funding if available. All information is strictly confidential.

6. How will householders know if their home is included in the random sample?

All householders of properties randomly selected will be *notified by letter, a copy of which is attached, before a surveyor calls*. The letter will outline the purpose of the survey and give details of a Freephone facility for enquiries. The letter will have a unique reference number that should be quoted when using the Freephone. The Freephone number is **0800 056 1051**.

7. If a householder is wary of letting a stranger into their home?

Householders are advised to ask to see the surveyor's Identity badge. If they are uncertain they have also been advised to contact the Freephone number and a member of staff will clarify the surveyor's identity.

8. When will the survey be carried out?

The survey will be carried out over the period November 2018 to January 2019. Householders need not wait in for a surveyor, as they will call back if they are not in. Households can also arrange an appointment by contacting the survey Freephone helpline.

9. Is the survey voluntary?

In order to get a true picture of all housing it is important that as many households as possible take part. The survey is voluntary and householder's assistance will be greatly appreciated. However, should a householder not wish to take part, they should simply call the Freephone number and give the reference number quoted after the address on the notification letter and their address will be taken off the sample list.

10. Who are the main contact managers for the survey?

The management of the survey is the responsibility of David Adamson. The main contact managers are:

Robin Harrison	-	Director
Responsibility	-	Tel: 0131 229 7351 Project Director and client liaison
Jane Bryan	-	Senior Research Manager
Responsibility	-	Tel: 0131 229 7351 Deputy Project Director
Melissa Coutts	-	Administrative Manager
Responsibility	-	Tel: 0131 229 7351 Administration management, freephone, general enquiries