

SITE SURVEY REPORT

Stock Condition Survey

Prepared for	12 Wensley Grove, Bramley, Leeds (fictional)
Date	23 Sep 2026
Site	12 Wensley Grove, Bramley, Leeds
Prepared by	T. Bradshaw

FORM

Stock Condition Survey**1. Survey details**

Project	12 Wensley Grove, Bramley, Leeds: stock condition survey
Survey reference	SCS-2026-1187
Property address	12 Wensley Grove, Bramley, Leeds LS13 4HP
Front door location	Front door · 53.812330, -1.633180 (SE 24251 35178, ±6 m)
Survey date	23 Sep 2026
Surveyor name and role	T. Bradshaw, stock condition surveyor, Northgate Housing
Property type	House
Year built, or best estimate	1968
Construction	Two storey semi detached, brick cavity walls, concrete tiled pitched roof
Access on the day	Full access

2. Hazards

The Housing Health and Safety Rating System comes from Part 1 of the Housing Act 2004 and the Housing Health and Safety Rating System (England) Regulations 2005. Scoring a hazard should only be done by someone trained in it. If you are not, record what you found and ask for a scored assessment.

Did you find any hazards? Yes

Hazards found 1: Failing grout and sealant at a bath

Which looks most like what you can see?	Failing grout and sealant at a bath
HHSRS hazard	11. Damp and mould growth
Room and location	Bathroom, ceiling around the extractor fan
What did you find?	Mould across the ceiling around the fan. Fan runs but is weak. Grout failing on the bath splashback.
Width of the mould (m)	0.43

Width of the mould (m): measuring photo



Height of the mould (m)

0.61

Height of the mould (m): measuring photo

Area of mould (m²)

0.26

Damp and mould is reported to the repairs team on the day, not left for the survey to be processed.

Photos of the hazard



Does this hazard need making safe within 24 hours? No

Has a trained assessor scored this hazard? No

Have you asked for a scored assessment? No

Reported to the repairs team? Yes, on the day

Repair reference R-552190

Hazards found 2: Stairs and handrail

Which looks most like what you can see? Stairs and handrail

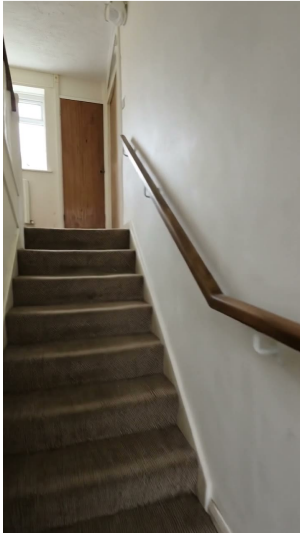
HHSRS hazard 2. Falling on stairs etc.

Room and location Main staircase, handrail on the right going up

What did you find? Handrail moves when leaned on. Two brackets have pulled out of the plaster near the top. Older resident uses the rail.

What is wrong with the stairs? Handrail loose or missing

Photos of the hazard



Does this hazard need making safe within 24 hours? No

Has a trained assessor scored this hazard? No

Have you asked for a scored assessment? Yes

Reported to the repairs team? Yes, on the day

Repair reference R-552191

3. Elements and lifecycles

A Decent Home: Definition and guidance for implementation (DCLG, June 2006) sets four criteria: free of Category 1 hazards, in reasonable repair, reasonably modern facilities and services, and reasonable thermal comfort. Under that guidance a component fails the repair test only if it is both old and in poor condition. Age alone is not a failure.

Elements surveyed 1: Kitchen

Element	Kitchen
Could you inspect it?	Inspected up close
Condition	Fair
Install year, or best estimate	2008
Standard lifetime used (years)	30
Age (years)	18
Standard lifetime left (years)	12
Your estimate of remaining life (years)	3

Replacement year	2029
Quantity	1
Unit	item
Rate to replace (£ per unit)	5500
Cost to replace (£)	5500

Photos of the element



Elements surveyed 2: Gas boiler

Element	Gas boiler
Could you inspect it?	Inspected up close
Condition	Fair
Install year, or best estimate	2013
Standard lifetime used (years)	15
Age (years)	13
Standard lifetime left (years)	2
Your estimate of remaining life (years)	2
Replacement year	2028
Quantity	1
Unit	nr
Rate to replace (£ per unit)	2800

Cost to replace (£) 2800

Photos of the element



Elements surveyed 3: Bathroom

Element	Bathroom
Could you inspect it?	Inspected up close
Condition	Fair
Install year, or best estimate	2006
Standard lifetime used (years)	40
Age (years)	20
Standard lifetime left (years)	20
Your estimate of remaining life (years)	8
Replacement year	2034
Quantity	1
Unit	item
Rate to replace (£ per unit)	4200
Cost to replace (£)	4200

Photos of the element



Elements surveyed 4: Windows

Element	Windows
Could you inspect it?	Inspected up close
Condition	Poor
Install year, or best estimate	2003
Standard lifetime used (years)	40
Age (years)	23
Standard lifetime left (years)	17
Your estimate of remaining life (years)	5
Replacement year	2031
Quantity	9
Unit	nr
Rate to replace (£ per unit)	650
Cost to replace (£)	5850

Poor condition before the end of its standard lifetime. The guidance treats this as an early failure, to be dealt with as a repair.

What is wrong, and where?	Front bedroom: sealed unit misted, mould on the sealant at the bottom corner. Other units clear but hinges stiff.
Work needed	Repair

Photos of the element



Elements surveyed 5: Roof covering

Element	Roof covering
Could you inspect it?	Viewed from a distance
Condition	Fair
Install year, or best estimate	1968
Standard lifetime used (years)	50
Age (years)	58
Standard lifetime left (years)	-8
Your estimate of remaining life (years)	8
Replacement year	2034
Quantity	62
Unit	m ²
Rate to replace (£ per unit)	85
Cost to replace (£)	5270

This element is older than the standard lifetime entered. It is old, but it only counts against the repair test if it is also in poor condition.

Elements surveyed 6: External walls

Element	External walls
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Could you inspect it?	Inspected up close
Condition	Fair
Install year, or best estimate	1968
Standard lifetime used (years)	80
Age (years)	58
Standard lifetime left (years)	22
Your estimate of remaining life (years)	20
Replacement year	2046
Length or height measured from a photo (m)	4.92

Length or height measured from a photo (m): measuring photo



Quantity	57
Unit	m ²
Rate to replace (£ per unit)	45
Cost to replace (£)	2565

Photos of the element



4. Kitchen and bathroom

Year the kitchen was fitted	2008
Kitchen age (years)	18
Does the kitchen have adequate space and layout?	Yes
Year the bathroom was fitted	2006
Bathroom age (years)	20
Are the bathroom and WC appropriately located?	Yes
Is external noise a problem at this home?	No
Listed facilities lacking	0

Two or fewer lacking. Under the guidance the home still meets the facilities test.

5. Heating, electrics and alarms

Main heating	Gas central heating
Can the resident control the timing and temperature?	Yes
Are there gas appliances provided by the landlord?	Yes
Date of the last gas safety check	11 Mar 2026

The Gas Safety (Installation and Use) Regulations 1998, regulation 36: landlords must have gas appliances and flues they provide checked for safety by a Gas Safe registered engineer at intervals of not more than 12 months, keep the record for 2 years and give tenants a copy.

Date of the last electrical installation report 20 Jun 2022

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 require the electrical installation to be inspected and tested by a qualified person at intervals of no more than 5 years, or sooner if the last report says so. The Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025 extend the same duty to social rented homes, phased in for existing tenancies.

Smoke and CO alarms: The Smoke and Carbon Monoxide Alarm (England) Regulations 2015, as amended in 2022, apply to private and social landlords in England.

Storeys with a room used as living accommodation	2
Storeys with a smoke alarm	2
Did every smoke alarm sound when tested?	Yes
Is there a fixed combustion appliance, other than a gas cooker, in a room used as living accommodation?	Yes
Is there a carbon monoxide alarm in that room?	Yes

6. Recommended work

Hazards found	2
Hazards to make safe within 24 hours	0
Elements surveyed	6
Elements in poor or failed condition	1
Elements due for replacement within 5 years	3
Cost to replace all elements priced (£)	26185
Of that, due within 5 years (£)	14150
Is any urgent work needed?	Yes
What urgent work, and who was told?	Refix the stair handrail (R-552191) and investigate the bathroom mould and weak extractor fan (R-552190). Both raised with the repairs team on the day, resident told.
Work items	0

Urgent work items	0
Works programme cost (£)	0
Decent Homes outcome from this survey	Possible Category 1 hazard (criterion a)
Overall condition of the home	3 of 5, fair

7. Sign-off

Surveyor name T. Bradshaw, stock condition surveyor, Northgate Housing

Surveyor signature

T. Bradshaw
