

### Major Works over £5,000

Requiring Authorisation

UPRN	Hse No.	Street Name	Year Built	Current Market Value	Property Type	Floor Area M <sup>2</sup>	Tenanted/ Void	Annual Rental Income (£)	30 Year Income (rent)	Total Cost of Maintenance Cost Years 1 to 30 (including immediate repairs)	Relationship between income and costs (long term)	Demand Score 1 to 5	Development Potential Yes/No	Work type	DH Works included	Saving from Decent Homes Budget	Cost of Works /Adaptions Required Immediately	Recommendation
0432006 00	6	Haven Way, Farnham	1952	£199,975	2 Bed Bungalow	63	Void	£6,393.92	£191,817.60	£60,905	32%	1	No	Major Structural works in the region of 20K- drainage works, heli bar works plastering throughout and a wet room, plus normal void works to bring up to lettable standard	Bathroom	£2,500	£20,000	Proceed with Works
0802003 00	3	Border Road, Haslemere	1932	£226,288	3 Bed House	102	Void	£6,512.48	£195,374.40	£44,905	23%	1	No	Major Damp works, decent homes bathroom to be fitted, plastering works to be throughout including over boarding and thermo boarding of ceilings, then normal void works and garden clearance to bring up to void standard	Bathroom	£2,500	£10,000	Proceed with Works
0261022 00	22	22 Garden Close, Shamley Grn	1981	£199,975	1 Bed Bungalow	64	Void	£5,825.04	£174,751.20	£26,453	15%	2	No	Decent homes kitchen and bathroom to be fitted plus normal void works	Kit & Bath	£7,300	£8,000	Proceed with Works
0605059 00	59	59 Binscombe Crescent, Farncombe	1958	£231,550	3 Bed House	84	Void	£7,459.92	£223,797.60	£55,310	25%	1	No	Waiting structural report, heli bar work plastering in large amount of the house, decent homes kitchen and bathroom to be fitted	Kit & Bath	£5,000	£10,000	Proceed with Works
0011035 00	35	35 Chestnut Way, Bramley	1952	£205,238	3 Bed House	92	Void	£7,992.40	£239,772.00	£61,429	26%	1	No	Major refurb works in the region of 20K, decent homes kitchen and bathroom plastering works and major garden landscaping, and general void works	Kit & Bath	£7,300	£20,000	Proceed with Works
0410056 00	56	56 Beldham Road, Farnham	1956	£189,450	3 Bed House	102	Void	£5,893.16	£176,794.80	£49,430	28%	2	No	Waiting Structural report, heli bar work plastering in large amount of the house, decent homes kitchen and bathroom to be fitted	Kit & Bath	£7,300	£15,000	Proceed with Works
0263014 00	14	14 Woodyers Close, Wonerish	1984	£199,975	1 Bed Bungalow	56	Void	£5,785.52	£173,565.60	£35,693	21%	2	No	Likely to be over 5k total due to OT works, decent homes kitchen and wet room plus normal void works	Kit & Bath	£7,300	£8,000	Proceed with Works
0830006 00	6	6 Peperham Road, Haslemere	1954	£205,238	3 Bed House	106	Void	£6,857.76	£205,732.80	£59,506	29%	1	No	Major refurb works in the region of 22K. Decent homes kitchen and bathroom re plaster entire house, electrical re wire plus decorating.	Kit & Bath	£7,300	£22,000	Proceed with Works
0457063 00	63	63 Upper Way, Farnham	1953	£210,500	2 Bed House	80	Void	£6,112.60	£183,378.00	£35,569	19%	1	No	Decent homes kitchen and general void works	Kitchen	£4,800	£6,000	Proceed with Works
0152008 00	8	8 Parkhurst Cottages,	1919	£310,488	3 Bed House	96	Void	£7,179.12	£215,373.60	£54,061	25%	1	No	Decent homes kitchen and bathroom with a large amount of void works plastering and possible heli bars	Kit & Bath	£7,300	£8,000	Proceed with Works
0630007 00	7	7 More Circle, Farncombe	1928	£205,238	2 Bed House	70	Void	£6,655.48	£199,664.40	£47,755	24%	1	No	Potential plastering works once paper stripped, decent homes bathroom then normal void works	Bathroom	£2,500	£7,000	Proceed with Works
0415032 00	32	32 The Chantrys, Farnham	1969	£205,238	3 Bed House	96	Void	£6,203.08	£186,092.40	£40,643	22%	1	No	Decent homes bathroom, major void works new doors throughout plastering to all walls and normal void works	Kitchen	£4,800	£10,000	Proceed with Works
0415103 07	115	115 The Chantrys, Farnham	1969	£152,613	2 Bed Mais	90	Void	£5,630.04	£168,901.20	£30,137	18%	2	No	decent homes kitchen and general void works	Kitchen	£4,800	£5,000	Proceed with Works
0415140 02	142	142 The Chantrys, Farnham	1969	£94,725	1 Bed Bedsit	60	Void	£4,378.92	£131,367.60	£37,634	29%	3	No	decent homes bathroom and general void works	Bathroom	£2,500	£6,000	Proceed with Works
																<b>Total:</b>	<b>£155,000</b>	
<b>Assessment Criteria:-</b>																		
		Total 30 year Cost equal to or less than 33% of total 30 year Income.																
		Total 30 year Cost between 34% and 66% of total 30 year Income.																
		Total 30 year Cost more than 66% of total 30 year Income.																
<b>Demand Scores:-</b>																		
1		High demand - Low Maintenance Cost																
2		High demand - Medium Maintenance Cost																
3		Medium demand - Medium Maintenance Cost																
4		Low demand - Medium Maintenance Cost																
5		Low demand - High Maintenance Cost																