

Option	Coverage	Cost	Benefits	Risk
1	Intrusive surveys on the house type prior to all capital works, planned maintenance, aids & adaptations and voids remediation. No systematic review of all properties and based on assumption houses of same design are built of same materials in all locations.	£440,640 Plus cost of upgrading surveys or sampling prior to responsive repairs estimated £8-11k p.a.	Least expensive option.	This is the very basic that we need to do to ensure that we have the information for works planned for 2011-2012 but does not provide reliable predictive information for contractors attending responsive repairs which gave rise to the recent court case.
2	As for option one but houses of same design surveyed in each street to receive works.	£613,380 Plus cost of upgrading as for option 1	Will identify variations in building materials used in different locations but only immediately prior to works being undertaken.	Slightly less risky than above due to testing of house designs in each street rather than assuming all contain identical materials.
3	Will generate information on 10% of each house design used in the borough which will be readily available for all works, including responsive repairs.	£717,590	This option also provides 100% Management Survey information which will reduce the need for individual samples to be taken at £135 - £180 each (£8k - £11k p.a.).	It does not include surveys of the same house design in different locations across the borough or built at different times which may have had different materials used in the construction.
4	Management Survey information for 100% properties in addition to intrusive survey sample described below.	£880,915	Reduces the risk of asbestos disturbance by obtaining management survey information	This has least risk of all options because it includes 100% management surveys and generating

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	<p>Information will be obtained on 10% of each type of home in each location it occurs across the borough which have been built at different times and so different building materials may have been used.</p>		<p>Management Survey information and 10% sample of each home type in every location available to monitor and manage asbestos and eliminate the need for responsive sampling at a premium cost.</p>	<p>information on 10% of each home design in all locations. Therefore It will be much more representative and will further reduce risks without undertaking a survey for each property.</p>
5	<p>Information will be obtained on 10% of each type of home in each location it occurs across the borough as above.</p> <p>It will also generate Management Surveys for 50% of properties that have no specific asbestos survey information. These surveys will ensure that all properties included in planned and capital programmes have basic survey information, which will allow the use of Refurbishment & Demolition survey.</p>	<p>£550,165 remaining surveys will need to be undertaken in 2012/13 with a cost implication of £330,750 i.e. total £880,915</p>	<p>Achieves refurbishment and demolition survey coverage as for option 4 but with costs spread across two financial years.</p>	<p>50% management surveys will mean we will still have properties with no information so there will still be a need for individual samples charged at £135-£180 each time. Based on the sample requests received since the externalisation, this could equate to an additional £8k - £10k p.a. based on turnaround.</p>
6	<p>Information will be obtained for each type of home in each location it occurs across the borough as above but the sample size will be 5%.</p> <p>It will also generate 100% management</p>	<p>£869,150</p>	<p>Having 100% management surveys will mean that all properties included in planned and capital programmes have basic</p>	<p>A reduced sample size increases the potential for inaccurate predictive assessments of the likely presence of asbestos in a given property type or</p>

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	surveys as for option 4		survey information, which will allow the use of Refurbishment & Demolition survey information. This will reduce the need for individual samples of a cost of £135-£180 each time.	location.
7	<p>Information will be obtained for each type of home in each location it occurs across the borough as for option 4 but the sample size will be 5%.</p> <p>It will also generate 50% management survey information as for option 5.</p>	<p>£537,995 with £331,155 in 2012/13 i.e. total £869,150.</p>	Spreads cost across two financial years.	Additional costs may be incurred prior to responsive repairs in properties for which no data is held