



Portsmouth
CITY COUNCIL

**LOCAL AUTHORITY
HOUSING MANAGEMENT**

**Council Housing Maintenance and
Improvements 2012/2013**



Portsmouth
CITY COUNCIL

MAINTENANCE & IMPROVEMENTS

**MAIN SUMMARY
ALL AREAS
2012/2013**

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

APPENDIX ' A '

REVENUE BUDGET TOTAL - 2012/2013

REPAIRS AND MAINTENANCE		*Notes	SUMMARY
COST CODE	HEADING		2012/2013
	Response Repairs		£
HR3221	General (Day to Day) Response (Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs)	Held by AO	£11,798,500
HR3226 HR3225	Out of Hours Repairs Service Community Centres: Response Repairs	Held by RM Held by RM	Inc £50,000
			£11,848,500
HR3231	Void Cost	Held by AO	£2,470,050
	TOTAL FOR RESPONSE REPAIRS		£14,318,550
	Planned & Cyclical Work		
HR3211	Contingency Sum	Held by RM	Inc
HR3222	Contractors Fee	Held by AO	Inc
HR3271	Decoration Allowance to Tenants	Held by AO	Inc
HR3281	Redec for Elderly / Disabled	Held by AO	Inc
HR3311	Fittings Sheltered Accommodation	Held by RM	Inc
HR3321	Asbestos Surveys	Held by RM	£30,000
HR3331	Repair to fire damaged properties	Held by RM	£300,000
HR3341	Structural Repairs	Held by RM	Inc
HR2062	Pest Control	Held by RM	Inc
HR3421	External Painting & Repairs Including Fencing Renewal	Held by AO Held By RM	£90,000 £4,500,000
HR3431	Annual Gas Servicing/Repair	Held by RM	£2,550,000
HR3471	Replacement of Refuse Bins	Held by RM	Nil
HR3481	Central Communication System	Held by RM	£60,000
HR3491	Mechanical Plant & Lifts	Held by RM	£620,000
HR3501	Maintenance of Fire Alarms	Held by RM	£60,000
HR3511	Residents Initiative Bids	Held by RM	£60,000
HR3521	Improvements to office access	Held by RM	Nil
HR3541	Maintenance of CCTV equipment/	Held by RM	£185,000
HR3551	Replacement of CCTV equipment	Held by RM	£80,000
	TOTAL FOR PLANNED & CYCLICAL		£8,535,000
	TOTAL REPAIRS & MAINTENANCE		£22,853,550

* RM = Repairs Manager

AO = Area Office

PM = Property Manager

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS CAPITAL PROGRAMME - 2012/2013

ITEM No	COST CODE NGFS	HEADING	NOTES	2012/2013 £
Planned & Cyclical Work				
10	ZH5025	Watts Road Development	Held by LC	302,125
12	ZH5029	Eastern Road New Properties	Held by LC	805,700
20	ZH5023	Angerstein Road	Held by LC	150,000
22	ZH5035	Seaway Crescent	Held by LC	20,000
24	ZH100B	Mobile Home Sites	Held by LC	25,000
25	ZH4018	Garage Demolitions & Improvements	Held by LC	100,000
26	ZH100E	Commercial Properties Upgrade	Held by LC	50,000
27	ZH5013	Sustainable Communities	Held by CI	75,000
28	ZH4024	Area Office Accomodation	Held by LC	50,000
30	ZH4033	Renovation of Community Centres	Held by LC	125,000
31	ZH4051	Adventure Playgrounds	Held by LC	50,000
39	ZH4058	Wilmcote House Energy Improvements Consultants Fee	Held by RM	175,000
40	ZH4059	Grosvenor House Electrical Upgrade and Fire Doors	Held by RM	400,000
42	ZH4011	New Lift - Grosvenor House, Southsea AMS Fees	Held by RM	500,000 10,000
43	ZH4037	Estella Road /Grafton Street	Held by RM	250,000
44	ZH4039	Eastern Road Improvements	Held by RM	1,200,000
45	ZH4044	Grenville House Balconies	Held by RM	25,000
46	ZH4045	Wilmcote House Energy Improvement works	Held by RM	2,000,000
47	ZH4046	Maxstoke, Rednal and Cotteridge House Cladding	Held by RM	500,000
48	ZH4062	Mill Gate House - All Structural Repairs AMS Fees	Held by RM	275,000 42,625
49	ZH4063	Copperfield House - All Structural Repairs AMS Fees	Held by RM	250,000 38,750
Total carried over to next page				7,419,200

		Total carried over from previous page		<u>7,419,200</u>
50	ZH4064	Pickwick House - All Structural Repairs AMS Fees	Held by RM	250,000 38,750
61	ZH4PRM	Capital Planned Works *(see below for breakdown) AMS Fees	Held by RM	3,349,983 30,000
62	ZH4PRM	Portsea Phase 1 Electrical Upgrade and Fire Doors	Held by RM	20,000
63	ZH4PRM	Yorke Street Electrical Upgrade and Fire Doors	Held by RM	50,000
64	ZH4PRM	The Lakes Blocks Electrical Upgrade and Fire Doors	Held by RM	200,000
65	ZH4PRM	Privett House Roof	Held by RM	260,000
66	ZH4PRM	The Warren Site 1 Electrical Upgrade and Fire Doors	Held by RM	150,000
67	ZH4PRM	The Warren Site 2 Electrical Upgrade and Fire Doors	Held by RM	200,000
70	ZH4PRM	Highfield Road Site Electrical Upgrade and Fire Doors	Held by RM	150,000
71	ZH4PRM	Allaway Blocks Electrical Upgrade and Fire Doors	Held by RM	100,000
72	ZH4PRM	Crookhorn Sites Electrical Upgrade and Fire Doors	Held by RM	100,000
74	ZH4PRM	Scott and Hastings Electrical Upgrade and Fire Doors	Held by RM	75,000
75	ZH4036	Asbestos Removals	Held by RM	600,000
76	ZH4048	Electrical Improvements - Emergency Lighting	Held by RM	205,000
78	ZH400G	Multi Storey Blocks Capital Planned Works AMS Fees	Held by RM	880,000 35,000
80	ZH400N	Lifts AMS Fees	Held by RM	550,000 100,000
81	ZH3208	Disabled Facilities Grants	Held by RM	1,300,000
82	ZH400L	Heating Partnership	Held by RM	2,100,000
83	ZH2003	Improvements to Energy Efficiency / Sustainability	Held by RM	390,000
		Total carried over to next page		<u>18,552,933</u>

		Total carried over from previous page		<u>18,552,933</u>
84	ZH4034	Energy Surveys	Held by RM	10,000
85	ZH4049	Housing Health & Safety Rating System	Held by RM	10,000
87	ZH440Y (s)	Professional Charges - Housing	Held by RM	1,436,959
		Total Capital		<u>20,009,892</u>

***Capital Planned Works**

61	Mangement & Security of Housing Estates
61	TV Aerials/estate communications
61	Electrical Rewiring
61	Video Security & Door Entry
61	Improvements/major repairs-single units
61	Underpinning - Foundation Improvements
61	Roof Renewlas
61	Window Replacements
61	Internal Refurbishments
61	Replacement of Water Services/ Drainage Modernisation

Multi Storey Blocks Capital Planned Works

78	Multi storey blocks survey/repairs - 5yr cycle
78	Multi storey fire upgrade
78	Multi Storey mechanical plant upgrade
78	Multi Storey block refurbishment

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
CAPITAL PROGRAMME -2012 / 2013 - AREA OFFICES**

COST CODE NGFS	HEADING	2012 / 2013 £
	Planned & Cyclical Work	
ZH 3208	Disabled Facilities Grants	1,300,000
ZH4036	Asbestos Removal	550,000
ZH4PRM	<u>Capital Planned Works</u>	
	Capital Repair Works (Includes but not limited to the following) Imps/Major Repairs to Single Dwellings Kitchen replacement Bathroom replacement Electrical upgrades/rewires Drainage Improvement	3,000,000
	TOTAL FOR ALL AREAS	£4,850,000



Kitchens & Bathrooms 2012/2013

Estimated replacement kitchens and bathrooms from repairs and/or voids systems

Area Housing Office (various addresses)	Kitchens	Bathrooms
Buckland	108	108
City South	120	120
Landport	60	60
Leigh Park	72	60
Paulsgrove	108	108
Portsea	36	36
Wecock Farm	24	24



Portsmouth
CITY COUNCIL

MAINTENANCE & IMPROVEMENTS

CITY SOUTH
PORTSEA
LEIGH PARK
AREA OFFICE
BUDGET
2012/2013

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME -2012 / 2013 - CITY SOUTH

COST CODE NGFS	HEADING	2012 / 2013 £
	Planned & Cyclical Work	
ZH 3208	Disabled Facilities Grants	200,000
ZH4036	Asbestos Removal	125,000
ZH4PRM	<u>Capital Planned Works</u>	
	Capital Repair Works (Includes but not limited to the following) Imps/Major Repairs to Single Dwellings Kitchen replacement Bathroom replacement Electrical upgrades/rewires Drainage Improvement	700,000
	TOTAL CAPITAL PROGRAMME Managed by the CITY SOUTH Office	£1,025,000

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET- 2012 / 2013 - CITY SOUTH

LOCAL CENTRE	HEADING	NOTES	2012 / 2013 HP211
	Response Repairs		£
HR3221	General (Day to Day) Response Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs	Held By AO	£2,400,000
HR3231	Void Cost	Held By AO	£500,000
	TOTAL FOR RESPONSE REPAIRS		£2,900,000
	Planned & Cyclical Work		
HR3222	Contractors Fee	Held by AO	Inc
HR3271	Decoration Allowance to Tenants	Held By AO	Inc
HR3281	Redec for Elderly / Disabled	Held By AO	inc
TOTAL REPAIRS & MAINTENANCE			<u>£2,900,000</u>

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME -2012 / 2013 - PORTSEA

COST CODE NGFS	HEADING	2012 / 2013 £
	Planned & Cyclical Work	
ZH 3208	Disabled Facilities Grants	25,000
ZH4036	Asbestos Removal	25,000
ZH4PRM	<u>Capital Planned Works</u>	
	Capital Repair Works (Includes but not limited to the following)	200,000
	Imps/Major Repairs to Single Dwellings Kitchen replacement Bathroom replacement Electrical upgrades/rewires Drainage Improvement	
	TOTAL CAPITAL PROGRAMME Managed by the CITY SOUTH Office	£250,000

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET- 2012 / 2013 - PORTSEA

LOCAL CENTRE	HEADING	NOTES	2012 / 2013 HP241
	Response Repairs		
HR3221	General (Day to Day) Response Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs	Held By AO	£250,000
HR3231	Void Cost	Held By AO	£70,050
	TOTAL FOR RESPONSE REPAIRS		£320,050
	Planned & Cyclical Work		
HR3222	Contractors Fee	Held by AO	Inc
HR3271	Decoration Allowance to Tenants	Held By AO	Inc
HR3281	Redec for Elderly / Disabled	Held By AO	inc
TOTAL REPAIRS & MAINTENANCE			<u>£320,050</u>

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME -2012 / 2013 - LEIGH PARK

COST CODE NGFS	HEADING	2012 / 2013 £
	Planned & Cyclical Work	
ZH 3208	Disabled Facilities Grants	50,000
ZH4036	Asbestos Removal	140,000
ZH4PRM	<u>Capital Planned Works</u>	
	Capital Repair Works (Includes but not limited to the following)	750,000
	Imps/Major Repairs to Single Dwellings Kitchen replacement Bathroom replacement Electrical upgrades/rewires Drainage Improvement	
	TOTAL CAPITAL PROGRAMME Managed by the LEIGH PARK Office	£940,000

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET- 2012 / 2013 - LEIGH PARK

LOCAL CENTRE	HEADING	NOTES	2012 / 2013 HP2A1
	Response Repairs		
HR3221	General (Day to Day) Response Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs	Held By AO	£3,100,000
HR3231	Void Cost	Held By AO	£650,000
	TOTAL FOR RESPONSE REPAIRS		£3,750,000
	Planned & Cyclical Work		
HR3222	Contractors Fee	Held by AO	Inc
HR3271	Decoration Allowance to Tenants	Held By AO	Inc
HR3281	Redec for Elderly / Disabled	Held By AO	inc
TOTAL REPAIRS & MAINTENANCE			<u>£3,750,000</u>



Planned Maintenance 2012/2013

Wilmcote House Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Lift Refurbishment	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	
Heating	
PVCu Windows	
Roofing	
Property Entrance Doors	

Type of Assets	
Block of Flats	1
Flat	100
Maisonette	7
Total Dwellings included in Site	107

Addresses Included	
WILMCOTE HOUSE (1-113)	

City South Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Grosvenor House Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	3
Flat	58
Maisonette	16
Total Dwellings included in Site	74

Addresses Included	
GROSVENOR HOUSE (1-54)	
WARWICK CRESCENT (2-20 EVENS)	
WARWICK CRESCENT (22-40 EVENS)	

Waterloo Street Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	1
Flat	5
Maisonettes	24
Total Dwellings included in Site	29

Addresses Included	
WATERLOO STREET (20-76 EVENS)	



Planned Maintenance 2012/2013

Maxstoke, Rednal & Cotteridge Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
External Decoration, Repair or Improvement	69

Type of Assets	
Block of Flats	3
Flat	13
Maisonettes	56
Total Dwellings included in Site	69

Addresses Included	
COTTERIDGE HOUSE (1-15)	
MAXSTOKE CLOSE (1-47)	
REDNAL HOUSE (1-30)	

Birmingham Blocks Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	4
Electrical (Dwelling)	92
External Decoration, Repair or Improvement	110
Emergency Lighting (Blocks)	5
Internal Stairwell & Corridor Decoration, Repair (Blocks)	5

Type of Assets	
Block of Flats	5
Maisonettes	110
Total Dwellings included in Site	110

Addresses Included	
ASTLEY STREET (62-76 EVENS)	
HALESOWEN HOUSE (1-8)	
LONGBRIDGE HOUSE (1-22)	
OLDBURY HOUSE (1-24)	
STRATFORD HOUSE (1-48)	



Planned Maintenance 2012/2013

Yorke Street Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	5
Electrical (Dwelling)	51
External Decoration, Repair or Improvement	88
Emergency Lighting (Blocks)	5
Internal Stairwell & Corridor Decoration, Repair (Blocks)	5

Type of Assets	
Block of Flats	5
Flat	14
Bedsit	3
Maisonettes	7
Total Dwellings included in Site	88

Addresses Included	
YORKE STREET (1-25)	
YORKE STREET (26-37)	
YORKE STREET (38-65)	
YORKE STREET (66-77)	
YORKE STREET (78-88)	

Kingsley Road Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	5
Property entrance Doors	8
External Decoration, Repair or Improvement	41
Emergency Lighting (Blocks)	3
Internal Stairwell & Corridor Decoration, Repair (Blocks)	3

Type of Assets	
Block of Flats	3
Flat	32
Houses	9
Garages	8
Total Dwellings included in Site	41

Addresses Included	
GODIVA LAWN (1-15 ODDS)	
KINGSLEY COURT (148-186 EVENS)	
KINGSLEY ROAD (188-194 EVENS)	

City South Area Housing Office

Planned Maintenance 2012/2013



Portsmouth
CITY COUNCIL

Eastern Road Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	37
Flat	317
Houses	56
Total Dwellings included in Site	410

Addresses Included	
AVOCET HOUSE (1-35)	
CHESLYN ROAD (2-12 EVENS) AND CHESLYN ROAD (54-64 EVENS)	
CROFTON ROAD	
EASTERN AVENUE	
EASTERN ROAD (1-11 ODDS) AND EASTERN ROAD (121-137 ODDS)	
EASTERN ROAD (13-29 ODDS) AND EASTERN ROAD (139-149 ODDS)	
EASTERN ROAD (151-167 ODDS) AND EASTERN ROAD (16-24 EVENS)	
EASTERN ROAD (169-179 ODDS) AND EASTERN ROAD (181-197 ODDS)	
EASTERN ROAD (199-215 ODDS) AND EASTERN ROAD (217-227 ODDS)	
EASTERN ROAD (229-245 ODDS) AND EASTERN ROAD (247-263 ODDS)	
EASTERN ROAD (265-275 ODDS) AND EASTERN ROAD (277-293 ODDS)	
EASTERN ROAD (28-44 EVENS) AND EASTERN ROAD (295-311 ODDS)	
EASTERN ROAD (313-323 ODDS) AND EASTERN ROAD (31-41 ODDS)	
EASTERN ROAD (325-341 ODDS) AND EASTERN ROAD (343-353 ODDS)	
EASTERN ROAD (355-365 ODDS) AND EASTERN ROAD (367-383 ODDS)	
EASTERN ROAD (385-395 ODDS) AND EASTERN ROAD (397-413 ODDS)	
EASTERN ROAD (4-14 EVENS) AND EASTERN ROAD (415-425 ODDS)	
EASTERN ROAD (43-59 ODDS) AND EASTERN ROAD (46-62 EVENS)	
EASTERN ROAD (61-71 ODDS) AND EASTERN ROAD (64-80 EVENS)	
EASTERN ROAD (73-89 ODDS) AND EASTERN ROAD (82-92 EVENS)	
EASTERN ROAD (91-107 ODDS)	
EASTERN ROAD INCLUDING EASTERN ROAD (109A-109F)	
MOORINGS WAY	
PLOVER REACH	
SALTERNS AVENUE	
SHORE AVENUE	

Portsea Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Privett House Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	2
Electrical (Dwelling)	95
External Decoration, Repair or Improvement	140
Internal Stairwell & Corridor Decoration, Repair (Blocks)	4
Emergency Lighting (Blocks)	4

Type of Assets	
Block of Flats	4
Flat	128
Maisonette	12
Total Dwellings included in Site	140

Addresses Included	
BRICKWOOD HOUSE (1-12)	
CUMBERLAND HOUSE (1-36)	
PRIVETT HOUSE (1-64)	
WARD HOUSE (1-28) NORTH STREET	

Leigh Park Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Crookhorn Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	40
Houses	62

Addresses Included	
APOLLO DRIVE INCLUDING APOLLO DRIVE (42-51)	
ATHENA AVENUE INCLUDING ATHENA AVENUE (26-33)	
ATHENA AVENUE (34-41) AND ATHENA AVENUE (42-50)	
ATHENA AVENUE (51-60) AND ATHENA AVENUE (61-66)	
ATHENA AVENUE (67-78) AND ATHENA AVENUE (79-87)	
ATHENA AVENUE (88-93)	
ATLANTIS AVENUE	
DELPHI WAY INCLUDING DELPHI WAY (28-43)	
DELPHI WAY (44-52) AND DELPHI WAY (53-68)	
DELPHI WAY (69-74) AND DELPHI WAY (75-83)	
DELPHI WAY (84-89) AND DELPHI WAY (90-99)	
ELSIE FUDGE HOUSE (1-46)	
HECTOR CLOSE	
ICARUS PLACE	
JASON PLACE	
MERCURY PLACE (15-22) AND MERCURY DRIVE (5-14)	
MINERVA CLOSE	
ORACLE DRIVE (13-21) AND ORACLE DRIVE (22-29)	
ORACLE DRIVE (30-35) AND ORACLE DRIVE (36-44)	
ORACLE DRIVE (45-48) AND ORACLE DRIVE (49-56)	
ORACLE DRIVE (7-12)	
PERSEUS PLACE INCLUDING PERSEUS PLACE (27-34)	
PERSEUS PLACE (35-42) AND PERSEUS PLACE (43-51)	
PERSEUS PLACE (52-73) AND PERSEUS PLACE (74-82)	
TROJAN WAY INCLUDING TROJAN WAY (17-38)	
TROJAN WAY (39-44) AND TROJAN WAY (45-53)	
TROJAN WAY (54-57) AND TROJAN WAY (54-57)	
WAKEFIELD COURT (1-46)	
ZEUS LANE INCLUDING ZEUS LANE (22-31)	
ZEUS LANE (32-41) AND ZEUS LANE (42-50)	

Leigh Park Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Middle Park Way Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Dwelling)	1
External Decoration, Repair or Improvement	15
Emergency Lighting (Blocks)	1
Internal Stairwell & Corridor Decoration, Repair (Blocks)	1

Type of Assets	
Block of Flats	1
Flat	5
Bedsit	1
Maisonettes	9
Total Dwellings included in Site	15

Addresses Included	
Middle Park Way (397A - 407A) 2011	

Winchester House Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	4
Flat	155
Total Dwellings included in Site	155

Addresses Included	
ANDOVER HOUSE (1-32)	
BOURNEMOUTH HOUSE (1-30)	
SOUTHAMPTON HOUSE (1-40)	
WINCHESTER HOUSE (1-47)	

Leigh Park Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

The Warren Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

Type of Assets	
Houses	115
Total Dwellings included in Site	115

Addresses Included	
ABBAS GREEN	
ASHLETT LAWN	
BASSETT WALK	
BEAULIEU AVENUE	
CADNAM LAWN	
CALSHOT ROAD	
CHARLCOT LAWN	
FROGHAM GREEN	
HAMPAGE GREEN	
HARVESTGATE WALK	
HEYWOOD GARDENS	
HIGHWOOD LAWN	
INKPEN WALK	
LARKWHISTLE WALK	
LINFORD COURT	
LOCKSHEATH CLOSE	
OXENWOOD GREEN	
PLUMLEY WALK	
RUSHMERE WALK	
SANDLEFORD ROAD	
SHIPTON GREEN	
SOUTHFIELD WALK	
ST DENYS WALK	
STRATFIELD GARDENS	
SUNNYSIDE WALK	
SWANMORE ROAD	
TEGLEASE GREEN	
TIDCOMBE GREEN	
TOTTON WALK	
TYRREL LAWN	
WOOLSTON ROAD	



Planned Maintenance 2012/2013

The Warren Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
External Decoration, Repair or Improvement	
Type of Assets	
Garages (Blocks)	33

Addresses Included
BERRYDOWN ROAD (GARAGES 1-7)
BERRYDOWN ROAD (GARAGES 45-50)
BUCKLERS COURT (GARAGES 1-13)
BUCKLERS COURT (GARAGES 14 & 15)
CALSHOT ROAD (GARAGES 10-14)
CALSHOT ROAD (GARAGES 1-4)
CALSHOT ROAD (GARAGES 15-18)
CARBERY COURT (GARAGES 9-13)
CRABWOOD COURT (GARAGES 1-7)
DUMMER COURT (GARAGES 12-16)
DUMMER COURT (GARAGES 17-24)
DUMMER COURT (GARAGES 7-11)
ELING COURT (GARAGES 5-11)
FURZLEY COURT (GARAGES 17-23)
GORLEY COURT (GARAGES 11-17)
GORLEY COURT (GARAGES 3-10)
HARBRIDGE COURT (GARAGES 5-7)
HATCH COURT (GARAGES 14-17)
HATCH COURT (GARAGES 18-21)
HEYWOOD GARDENS (GARAGES 1-4)
HOCKHAM COURT (GARAGES 1-5)
HOCKHAM COURT (GARAGES 6-11)
LINFORD COURT (GARAGES 12-15)
MEWSEY COURT (GARAGES 18 & 19)
MEWSEY COURT (GARAGES 7-10)
PENNERLY COURT (GARAGES 14-18)
PENNERLY COURT (GARAGES 1-9)
ST CLARES COURT (GARAGES 1 & 2)
STACEY COURT (GARAGES 1-7)
STACEY COURT (GARAGES 8 & 9)
STROUDEN COURT (GARAGES 10-13)
STROUDEN COURT (GARAGES 5-9)
SWANMORE ROAD (GARAGES 2-7)

Leigh Park Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

The Warren Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include
Electrical (Dwelling)
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair (Blocks)
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	28

Addresses Included
BADDESLEY GARDENS (14-34 EVENS)
BADDESLEY GARDENS (36-56 EVENS)
BEAULIEU AVENUE (10-16 EVENS)
BEAULIEU AVENUE (13-19 ODDS)
BEAULIEU AVENUE (18-24 EVENS)
BEAULIEU AVENUE (26-32 EVENS)
BEAULIEU AVENUE (2-8 EVENS)
BEAULIEU AVENUE (34-40 EVENS)
BEAULIEU AVENUE (42-48 EVENS)
BEAULIEU AVENUE (50-56 EVENS)
BEAULIEU AVENUE (5-11 ODDS)
BEAULIEU AVENUE (58-64 EVENS)
BEAULIEU AVENUE (66-72 EVENS)
BEAULIEU AVENUE (74-80 EVENS)
CALSHOT ROAD (1-21 ODDS)
GORLEY COURT (34-54 EVENS)
HEYWOOD GARDENS (15-25)
LARKWHISTLE WALK (34-54 EVENS)
LOCKSHEATH CLOSE (13-16)
LOCKSHEATH CLOSE (1-4)
LOCKSHEATH CLOSE (17-20)
SOUTHFIELD WALK (2-22 EVENS)
SWANMORE ROAD (85-105 ODDS)
SWAYTHLING ROAD (10-16 EVENS)
SWAYTHLING ROAD (15-21 ODDS)
SWAYTHLING ROAD (18-24 EVENS)
SWAYTHLING ROAD (2-8 EVENS)
WOOLSTON ROAD (54-74 EVENS)

Leigh Park Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

The Warren Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include
Electrical (Dwelling)
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair (Blocks)
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	34

Addresses Included
ABBAS GREEN (1-15 ODDS)
ASHLETT LAWN (10-24 EVENS)
ASHLETT LAWN (1-15 ODDS)
CARBERY COURT (1-8)
GORLEY COURT (18-32 EVENS)
GORLEY COURT (2-16 EVENS)
HAMPAGE GREEN (1-15 ODDS)
HARBRIDGE COURT (1-8)
HATCH COURT (1-8)
HAWSTEAD GREEN (13-27 ODDS)
HEYWOOD GARDENS (7-14)
HIGHWOOD LAWN (5-19 ODDS)
LARKWHISTLE WALK (18-32 EVENS)
LARKWHISTLE WALK (2-16 EVENS)
MARLANDS LAWN (1-8)
MARLANDS LAWN (9-16)
MEWSEY COURT (1-8)
RUSHMERE WALK (22-36 EVENS)
RUSHMERE WALK (38-52 EVENS)
SAXLEY COURT (2-16 EVENS)
SOUTHFIELD WALK (17-31 ODDS)
ST DENYS WALK (13-27 ODDS)
STRATFIELD GARDENS (2-16 EVENS)
SUNNYSIDE WALK (1-15 ODDS)
SWANMORE ROAD (107-121 ODDS)
SWANMORE ROAD (135-149 ODDS)
SWANMORE ROAD (25-39 ODDS)
SWANMORE ROAD (45-59 ODDS)
SWANMORE ROAD (61-75 ODDS)
TOTTON WALK (12-26 EVENS) & TOTTON WALK (36-50 EVENS)
UPTON CLOSE (1-8)
WHEATLEY GREEN (23-37 ODDS)
WOOLSTON ROAD (22-36 EVENS)



Portsmouth
CITY COUNCIL

MAINTENANCE & IMPROVEMENTS

PAULS GROVE
WECOCK FARM
CITY NORTH
AREA OFFICE
BUDGET
2012/2013

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME -2012 / 2013 - PAULSGROVE

COST CODE NGFS	HEADING	2012 / 2013 £
	Planned & Cyclical Work	
ZH 3208	Disabled Facilities Grants	500,000
ZH4036	Asbestos Removal	125,000
ZH4PRM	<u>Capital Planned Works</u>	650,000
	Capital Repair Works (Includes but not limited to the following) Imps/Major Repairs to Single Dwellings Kitchen replacement Bathroom replacement Electrical upgrades/rewires Drainage Improvement	
	TOTAL CAPITAL PROGRAMME Managed by the PAULSGROVE Office	£1,275,000

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
REVENUE BUDGET- 2012 / 2013 -PAULSGROVE**

LOCAL CENTRE	HEADING	NOTES	2012 / 2013 HP291
	Response Repairs		
HR3221	General (Day to Day) Response Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs	Held By AO	£2,800,000
HR3231	Void Cost	Held By AO	£500,000
	TOTAL FOR RESPONSE REPAIRS		£3,300,000
	Planned & Cyclical Work		
HR3222	Contractors Fee	Held by AO	Inc
HR3271	Decoration Allowance to Tenants	Held By AO	Inc
HR3281	Redec for Elderly / Disabled	Held By AO	inc
TOTAL REPAIRS & MAINTENANCE			<u>£3,300,000</u>

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME -2012 / 2013 - WECOCK FARM

COST CODE NGFS	HEADING	2012 / 2013 £
	Planned & Cyclical Work	
ZH 3208	Disabled Facilities Grants	25,000
ZH4036	Asbestos Removal	25,000
ZH4PRM	<u>Capital Planned Works</u>	
	Capital Repair Works (Includes but not limited to the following) Imps/Major Repairs to Single Dwellings Kitchen replacement Bathroom replacement Electrical upgrades/rewires Drainage Improvement	100,000
	TOTAL CAPITAL PROGRAMME Managed by the WECOCK FARM Office	£150,000

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
REVENUE BUDGET- 2012 / 2013 - WECOCK FARM**

LOCAL CENTRE	HEADING	NOTES	2012 / 2013 HP2C1
	Response Repairs		
HR3221	General (Day to Day) Response Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs	Held By AO	£398,500
HR3231	Void Cost	Held By AO	£150,000
	TOTAL FOR RESPONSE REPAIRS		£548,500
	Planned & Cyclical Work		
HR3222	Contractors Fee	Held by AO	Inc
HR3271	Decoration Allowance to Tenants	Held By AO	Inc
HR3281	Redec for Elderly / Disabled	Held By AO	inc
TOTAL REPAIRS & MAINTENANCE			<u>£548,500</u>

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

CAPITAL PROGRAMME -2012 / 2013 - CITY NORTH

COST CODE NGFS	HEADING	2012 / 2013 £
	Planned & Cyclical Work	
ZH 3208	Disabled Facilities Grants	500,000
ZH4036	Asbestos Removal	110,000
ZH4PRM	<u>Capital Planned Works</u>	600,000
	Capital Repair Works (Includes but not limited to the following) Imps/Major Repairs to Single Dwellings Kitchen replacement Bathroom replacement Electrical upgrades/rewires Drainage Improvement	
	TOTAL CAPITAL PROGRAMME Managed by the BUCKLAND Office	£1,210,000

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
REVENUE BUDGET- 2012 / 2013 - CITY NORTH**

LOCAL CENTRE	HEADING	NOTES	2012 / 2013 HP261
	Response Repairs		
HR3221	General (Day to Day) Response Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs	Held By AO	£2,850,000
HR3231	Void Cost	Held By AO	£600,000
	TOTAL FOR RESPONSE REPAIRS		£3,450,000
	Planned & Cyclical Work		
HR3222	Contractors Fee	Held by AO	Inc
HR3271	Decoration Allowance to Tenants	Held By AO	Inc
HR3281	Redec for Elderly / Disabled	Held By AO	inc
TOTAL REPAIRS & MAINTENANCE			<u>£3,450,000</u>

Paulsgrove Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Gerard House Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	6
Flat	27
Maisonette	46
Bungalow	9
Garages	33
Total Dwellings included in Site	82

Addresses Included	
GERARD HOUSE (1-20) CONAN ROAD	
LONDON ROAD (521-543 ODDS)	
LONDON ROAD (565-575 ODDS)	
LONDON ROAD (577-587 ODDS)	
LORING HOUSE (1-20) CONAN ROAD	
NORTHERN PARADE (411-439 ODDS)	
DOYLE CLOSE	
GARAGES 1-22 CONAN ROAD	
GARAGES 1-4 ELMWOOD ROAD	
GARAGES 5-8 OAKWOOD ROAD	

Hawthorn Crescent Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Roofing	

Type of Assets	
Block of Flats	1
Flat	36

Addresses Included	
HAWTHORN CRESCENT (475-545 ODDS)	

Paulsgrove Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Isle of Wight Estate Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Dwelling)	73
External Decoration, Repair or Improvement	252
Emergency Lighting (Blocks)	3

Type of Assets	
Block of Flats	9
Flat	103
Maisonette	7
House	74
Bungalow	11
Garage	48
Total Dwellings included in Site	195

Addresses Included
ARTHUR DANN COURT (1-50) GURNARD ROAD
BELL ROAD
BRIGHTSTONE ROAD
BRYSON ROAD
COLWELL ROAD
FOURTH STREET
FIFTH AVENUE
GURNARD ROAD
MEDINA ROAD
OLD WYMERING LANE
SANDOWN ROAD
SECOND AVENUE
THIRD AVENUE
WHIPPINGHAM CLOSE

Paulsgrove Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

The Lakes & Allaway Avenue Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	16
Electrical (Dwelling)	53
External Decoration, Repair or Improvement	151
Internal Stairwell & Corridor Decoration, Repair (Blocks)	4
Emergency Lighting (Blocks)	15
Flat Roofing (Garages)	10

Type of Assets	
Block of Flats	16
Flat	152
Bedsit	1
Garage	10
Total Dwellings included in Site	153

Addresses Included
ALLAWAY AVENUE (237-251 ODDS)
ALLAWAY AVENUE (253-267 ODDS)
ALLAWAY AVENUE (269-283 ODDS)
ALLAWAY AVENUE (285-295 ODDS)
BOURNE ROAD (GARAGES 1-10)
BUTTERMERE HOUSE (1-9)
CONISTON HOUSE (1-9)
ESKDALE HOUSE (1-9)
GRASMERE HOUSE (1-12)
LOWESWATER HOUSE (1-9)
PATTERDALE HOUSE (1-12)
RYDAL HOUSE (1-12)
SEATHWAITE HOUSE (1-12)
THIRLMERE HOUSE (1-12)
ULLSWATER HOUSE (1-9)
WASTWATER HOUSE (1-6)
WINDERMERE HOUSE (1-12)

WECOCK FARM

Planned Maintenance 2012/2013



Portsmouth
CITY COUNCIL

No site survey currently planned for planned maintenance schemes in 2012/2013

Buckland Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Watts Road Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	4
Flat	12
Maisonette	52
Total Dwellings included in Site	64

Addresses Included	
WATTS ROAD (1-35 ODDS)	
WATTS ROAD (37-59 ODDS)	
WATTS ROAD (61-95 ODDS)	
WATTS ROAD (202-232 EVENS)	

Barrington House Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	1
Flat	11
Bedsit	1
Maisonette	12
Total Dwellings included in Site	24

Addresses Included	
BARRINGTON HOUSE (2-25)	

Buckland Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Percival Road Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	1
External Decoration, Repair or Improvement	6
Emergency Lighting (Blocks)	1

Type of Assets	
Block of Flats	1
Flat	6
Total Dwellings included in Site	6

Addresses Included	
PERCIVAL ROAD (15-25 ODDS)	

St Johns Court Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	1
Flat	43
Total Dwellings included in Site	43

Addresses Included	
ST JOHN'S COURT (1-44)	

Landport Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Highfield Road Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	6
Electrical (Dwelling)	96
External Decoration, Repair or Improvement	294
Internal Stairwell & Corridor Decoration, Repair (Blocks)	6
Emergency Lighting (Blocks)	17

Type of Assets	
Block of Flats	23
Flat	149
House	5
Maisonette	67
Garage	73
Total Dwellings included in Site	221

Addresses Included
BRIDGESIDE CLOSE (1-6)
BRIDGESIDE CLOSE (13-18)
BRIDGESIDE CLOSE (19-24)
BRIDGESIDE CLOSE (25-30)
BRIDGESIDE CLOSE (31-39)
BRIDGESIDE CLOSE (7-12)
CANAL WALK (GARAGES 254-256) & (GARAGES 258-262)
COTTAGE VIEW (2-16 EVENS)
COTTAGE VIEW (18-40 EVENS)
COTTAGE VIEW (GARAGES 1-12)
COWDRAY HOUSE (1-10)
GLIDDEN CLOSE (1-9)
GLIDDEN CLOSE (10-18)
GLIDDEN CLOSE (19-24)
GLIDDEN CLOSE (25-33)
GLIDDEN CLOSE (GARAGES 1-4) & (GARAGES 5-12) & (GARAGES 13-16)
GLIDDEN CLOSE
HIGHFIELD ROAD (HOUSES)
HIGHFIELD ROAD (1-23 ODDS)
HIGHFIELD ROAD (28-44 EVENS)
HIGHFIELD ROAD (46-70 EVENS)
HIGHFIELD ROAD (72-94 EVENS)
HIGHFIELD ROAD (96-118 EVENS)
HIGHFIELD ROAD (GARAGES 229-231 ODDS) & (GARAGES 230-252 EVENS)
HIGHFIELD ROAD (GARAGES 217-228)
MILFORD ROAD (HOUSES)
MILFORD ROAD (2-18 EVENS)
MILFORD ROAD (GARAGES 33-35) & (GARAGES 202-224)
RAILWAY VIEW (67-89 ODDS)
RAILWAY VIEW (91-101 ODDS)
TIMBERLEY HOUSE (1-10)
TODHURST HOUSE (1-19)

Landport Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Landport Central Street Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	
Electrical (Dwelling)	56
External Decoration, Repair or Improvement	66
Internal Stairwell & Corridor Decoration, Repair (Blocks)	5
Emergency Lighting (Blocks)	5
Door (Communal) (Blocks)	3
Fencing (Blocks)	5
Flooring (Blocks)	3

Type of Assets	
Block of Flats	5
Flat	1
Bedsit	1
Maisonette	64
Total Dwellings included in Site	66

Addresses Included
BEATTY HOUSE (1-14) FYNING STREET
CHATFIELD HOUSE (1-12) FYNING STREET
CORHAMPTON HOUSE (1-12) CHURCH ROAD
JELLICOE HOUSE (1-14) FYNING STREET
SOBERTON HOUSE (1-14) CHURCH ROAD

Landport Area Housing Office



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Scott & Hastings House Site

Site survey and evaluation completed for planned maintenance scheme in 2012/2013

Type of Work	
Electrical (Blocks Communal)	2
Electrical (Dwelling)	30
External Decoration, Repair or Improvement	51
Internal Stairwell & Corridor Decoration, Repair (Blocks)	2
Emergency Lighting (Blocks)	2

Type of Assets	
Block of Flats	2
Maisonette	51
Total Dwellings included in Site	51

Addresses Included	
SCOTT HOUSE (1-16) JERVIS ROAD	
HASTINGS HOUSE (1-36) STRODE ROAD	

Anmering & Dale Park House Site

Plan to survey and evaluate site for planned maintenance scheme in 2012/2013

Type of work may include	
Concrete Repairs	
Electrical (Blocks Communal)	
Electrical (Dwelling)	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair (Blocks)	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	2
Maisonette	42
Total Dwellings included in Site	42

Addresses Included	
ANGMERING HOUSE (1-22)	
DALE PARK HOUSE (1-20)	



Portsmouth
CITY COUNCIL

MAINTENANCE & IMPROVEMENTS

REPAIRS &
MAINTENANCE
CHAUCER HOUSE
BUDGET
2012/2013

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET TOTAL - 2012/2013

REPAIRS AND MAINTENANCE		*Notes	SUMMARY	
COST CODE	HEADING		2012/2013	
	Response Repairs		£	
HR3221	General (Day to Day) Response (Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs)	Held by AO		Nil
HR3226	Out of Hours Repairs Service	Held by RM		Nil
HR3225	Community Centres: Response Repairs	Held by RM		£50,000
				£50,000
HR3231	Void Cost	Held by AO		Nil
	TOTAL FOR RESPONSE REPAIRS			£50,000
	Planned & Cyclical Work			
HR3211	Contingency Sum	Held by RM		Inc
HR3222	Contractors Fee	Held by AO		Inc
HR3271	Decoration Allowance to Tenants	Held by AO		Inc
HR3281	Redec for Elderly / Disabled	Held by AO		Inc
HR3311	Fittings Sheltered Accommodation	Held by RM		£30,000
HR3321	Asbestos Surveys	Held by RM		£300,000
HR3331	Repair to fire damaged properties	Held by RM		Inc
HR3341	Structural Repairs	Held by RM		Inc
HR2062	Pest Control	Held by AO		Nil
HR3421	External Painting & Repairs Including Fencing Renewal	Held By RM		£4,500,000
HR3431	Annual Gas Servicing/Repair	Held by RM		£2,550,000
HR3471	Replacement of Refuse Bins	Held by RM		Nil
HR3481	Central Communication System	Held by RM		£60,000
HR3491	Mechanical Plant & Lifts	Held by RM		£620,000
HR3501	Maintenance of Fire Alarms	Held by RM		£60,000
HR3511	Residents Initiative Bids	Held by RM		£60,000
HR3521	Improvements to office access	Held by RM		Nil
HR3541	Maintenance of CCTV equipment/	Held by RM		£185,000
HR3551	Replacement of CCTV equipment	Held by RM		£80,000
	TOTAL FOR PLANNED & CYCLICAL			£8,445,000
	TOTAL REPAIRS & MAINTENANCE			£8,495,000

* RM = Repairs Manager

AO = Area Office

**COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
CAPITAL PROGRAMME - 2012/2013 REPAIRS & MAINTENANCE**

ITEM No	COST CODE NGFS	HEADING	NOTES	2012/2013 £
Planned & Cyclical Work				
10	ZH5025	Watts Road Development	Held by LC	302,125
12	ZH5029	Eastern Road New Properties	Held by LC	805,700
20	ZH5023	Angerstein Road	Held by LC	150,000
22	ZH5035	Seaway Crescent	Held by LC	20,000
24	ZH100B	Mobile Home Sites	Held by LC	25,000
25	ZH4018	Garage Demolitions & Improvements	Held by LC	100,000
26	ZH100E	Commercial Properties Upgrade	Held by LC	50,000
27	ZH5013	Sustainable Communities	Held by CI	75,000
28	ZH4024	Area Office Accomodation	Held by LC	50,000
30	ZH4033	Renovation of Community Centres	Held by LC	125,000
31	ZH4051	Adventure Playgrounds	Held by LC	50,000
39	ZH4058	Wilmcote House Energy Improvements Consultants Fee	Held by RM	175,000
40	ZH4059	Grosvenor House Electrical Upgrade and Fire Doors	Held by RM	400,000
42	ZH4011	New Lift - Grosvenor House, Southsea AMS Fees	Held by RM	500,000 10,000
43	ZH4037	Estella Road /Grafton Street	Held by RM	250,000
44	ZH4039	Eastern Road Improvements	Held by RM	1,200,000
45	ZH4044	Grenville House Balconies	Held by RM	25,000
46	ZH4045	Wilmcote House Energy Improvement works	Held by RM	2,000,000
47	ZH4046	Maxstoke, Rednal and Cotteridge House Cladding	Held by RM	500,000
48	ZH4062	Mill Gate House - All Structural Repairs AMS Fees	Held by RM	275,000 42,625
49	ZH4063	Copperfield House - All Structural Repairs AMS Fees	Held by RM	250,000 38,750
Total carried over to next page				7,419,200

		Total carried over from previous page		<u>7,419,200</u>
50	ZH4064	Pickwick House - All Structural Repairs AMS Fees	Held by RM	250,000 38,750
61	ZH4PRM	Capital Planned Works *(see below for breakdown) AMS Fees	Held by RM	349,983 30,000
62	ZH4PRM	Portsea Phase 1 Electrical Upgrade and Fire Doors	Held by RM	20,000
63	ZH4PRM	Yorke Street Electrical Upgrade and Fire Doors	Held by RM	50,000
64	ZH4PRM	The Lakes Blocks Electrical Upgrade and Fire Doors	Held by RM	200,000
65	ZH4PRM	Privett House Roof	Held by RM	260,000
66	ZH4PRM	The Warren Site 1 Electrical Upgrade and Fire Doors	Held by RM	150,000
67	ZH4PRM	The Warren Site 2 Electrical Upgrade and Fire Doors	Held by RM	200,000
70	ZH4PRM	Highfield Road Site Electrical Upgrade and Fire Doors	Held by RM	150,000
71	ZH4PRM	Allaway Blocks Electrical Upgrade and Fire Doors	Held by RM	100,000
72	ZH4PRM	Crookhorn Sites Electrical Upgrade and Fire Doors	Held by RM	100,000
74	ZH4PRM	Scott and Hastings Electrical Upgrade and Fire Doors	Held by RM	75,000
75	ZH4036	Asbestos Removals	Held by RM	50,000
76	ZH4048	Electrical Improvements - Emergency Lighting	Held by RM	205,000
78	ZH400G	Multi Storey Blocks Capital Planned Works AMS Fees	Held by RM	880,000 35,000
80	ZH400N	Lifts AMS Fees	Held by RM	550,000 100,000
81	ZH3208	Disabled Facilities Grants	Held by RM	Nil
82	ZH400L	Heating Partnership	Held by RM	2,100,000
83	ZH2003	Improvements to Energy Efficiency / Sustainability	Held by RM	390,000
		Total carried over to next page		<u>13,702,933</u>

		Total carried over from previous page		<u>13,702,933</u>
84	ZH4034	Energy Surveys	Held by RM	10,000
85	ZH4049	Housing Health & Safety Rating System	Held by RM	10,000
87	ZH440Y (s)	Professional Charges - Housing	Held by RM	1,436,959
		Total Capital		<u>15,159,892</u>

***Capital Planned Works**

61	Mangement & Security of Housing Estates
61	TV Aerials/estate communications
61	Electrical Rewiring
61	Video Security & Door Entry
61	Improvements/major repairs-single units
61	Underpinning - Foundation Improvements
61	Roof Renewlas
61	Window Replacements
61	Internal Refurbishments
61	Replacement of Water Services/ Drainage Modernisation

Multi Storey Blocks Capital Planned Works

78	Multi storey clocks survey/repairs - 5yr cycle
78	Multi storey fire upgrade
78	Multi Storey mechanical plant upgrade
78	Multi Storey block refurbishment

M & E Team

Planned Maintenance 2012/2013



Portsmouth
CITY COUNCIL

Plan to improve communal lighting including associated works in 2012/2013

Addresses Included
BARKIS HOUSE (1-136)
BRESLER HOUSE (1-56)
CONNORS KEEP (1-45)
COPPERFIELD HOUSE (1-88)
DURBAN HOMES (17-32)
DURBAN HOMES (9-12)
EDGBASTON HOUSE (1-136)
HANDSWORTH HOUSE (1-153)
IAN GIBSON COURT (1-45)
JOHN MARSHALL COURT (1-49)
LADYWOOD HOUSE (1-136)
LEAMINGTON HOUSE (1-136)
LYNDHURST HOUSE (15-38)
LYNDHURST HOUSE (15-42)
LYNDHURST HOUSE (39-42)
NICHOLSON GARDENS (1-41)
NICKLEBY HOUSE (1-77)
NORRISH COURT (1-14)
PICKWICK HOUSE (1-88)
ST CLARES COURT (1-45)
THORROWGOOD HOUSE (1-25)
TIPTON HOUSE (1-136)
TWEED COURT (1-45)
WYN SUTCLIFFE COURT (1-21)

M & E Team



Portsmouth
CITY COUNCIL

Planned Maintenance 2012/2013

Plan to undertake communal electric test and carry out any associated works in 2012/2013

City South Addresses Included
ARTHUR POPE HOUSE (1-24)
BAYSWATER HOUSE (1-15)
COPPER STREET (1-6) AND COPPER STREET (7-18)
DUNSMORE CLOSE (2-24 EVENS) AND (26-44 EVENS)
DUNSMORE CLOSE (46-102 EVENS)
ELM GROVE (1-17 ODDS)
ERIC TAPLIN COURT (1-14)
FLINT STREET (4-20 EVENS)
FRANK MILES HOUSE (1-24)
HALESOWEN HOUSE (1-8)
HAMBROOK STREET (22-44 EVENS) AND HAMBROOK STREET (46-56 EVENS)
HARROW ROAD (2-16 EVENS)
HYDE PARK HOUSE (1-20)
KENT ROAD (42-48)
KINGS ROAD (100-110 EVENS)
KINGS ROAD (10-26 EVENS)
KINGS ROAD (112-122 EVENS)
KINGS ROAD (124-134 EVENS)
KINGS ROAD (15-25 ODDS)
KINGS ROAD (28-38 EVENS)
KINGS ROAD (40-62 EVENS)
KINGS ROAD (64-74 EVENS)
KINGS ROAD (76-86 EVENS)
KINGS ROAD (88-98 EVENS)
LITTLE SOUTHSEA STREET (13-16)
LITTLE SOUTHSEA STREET (1-4)
LITTLE SOUTHSEA STREET (5-8)
LITTLE SOUTHSEA STREET (9-12)
LONGBRIDGE HOUSE (1-22)
LOUIS FLAGG HOUSE (1-24)
NORFOLK STREET (27-43 ODDS)
NORFOLK STREET (28-38 EVENS)
NORFOLK STREET (4-26 EVENS)
NORFOLK STREET (45-61 ODDS)
OAKLEY HOUSE (1-9)
OLDBURY HOUSE (1-24)
SILVER STREET (14-24 EVENS) AND SILVER STREET (2-12)
SILVER STREET (26-36)
SOMERS ROAD (19-41 ODDS)
SOUTH STREET (1-23 ODDS) AND SOUTH STREET (2-24 EVENS)
SOUTH STREET (25-35 ODDS) AND SOUTH STREET (37-48)
STONE STREET (1-12) AND STONE STREET (13-24)
STONE STREET (25-36)
STRATFORD HOUSE (1-48)
SUSSEX PLACE (6-11)
WATERLOO STREET (1-15 ODDS) AND WATERLOO STREET (17-31 ODDS)
WATERLOO STREET (20-76 EVENS)

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City South Addresses Included
ARTHUR POPE HOUSE (1-24)
BAYSWATER HOUSE (1-15)
COPPER STREET (1-6) AND COPPER STREET (7-18)
DUNSMORE CLOSE (2-24 EVENS) AND (26-44 EVENS)
DUNSMORE CLOSE (46-102 EVENS)
ELM GROVE (1-17 ODDS)
ERIC TAPLIN COURT (1-14)
FLINT STREET (4-20 EVENS)
FRANK MILES HOUSE (1-24)
HALESOWEN HOUSE (1-8)
HAMBROOK STREET (22-44 EVENS) AND HAMBROOK STREET (46-56 EVENS)
HARROW ROAD (2-16 EVENS)
HYDE PARK HOUSE (1-20)
KENT ROAD (42-48)
KINGS ROAD (100-110 EVENS)
KINGS ROAD (10-26 EVENS)
KINGS ROAD (112-122 EVENS)
KINGS ROAD (124-134 EVENS)
KINGS ROAD (15-25 ODDS)
KINGS ROAD (28-38 EVENS)
KINGS ROAD (40-62 EVENS)
KINGS ROAD (64-74 EVENS)
KINGS ROAD (76-86 EVENS)
KINGS ROAD (88-98 EVENS)
LITTLE SOUTHSEA STREET (13-16)
LITTLE SOUTHSEA STREET (1-4)
LITTLE SOUTHSEA STREET (5-8)
LITTLE SOUTHSEA STREET (9-12)
LONGBRIDGE HOUSE (1-22)
LOUIS FLAGG HOUSE (1-24)
NORFOLK STREET (27-43 ODDS)
NORFOLK STREET (28-38 EVENS)
NORFOLK STREET (4-26 EVENS)
NORFOLK STREET (45-61 ODDS)
OAKLEY HOUSE (1-9)
OLDBURY HOUSE (1-24)
SILVER STREET (14-24 EVENS) AND SILVER STREET (2-12)
SILVER STREET (26-36)
SOMERS ROAD (19-41 ODDS)
SOUTH STREET (1-23 ODDS) AND SOUTH STREET (2-24 EVENS)
SOUTH STREET (25-35 ODDS) AND SOUTH STREET (37-48)
STONE STREET (1-12) AND STONE STREET (13-24)
STONE STREET (25-36)
STRATFORD HOUSE (1-48)
SUSSEX PLACE (6-11)
WATERLOO STREET (1-15 ODDS) AND WATERLOO STREET (17-31 ODDS)
WATERLOO STREET (20-76 EVENS)

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Paulsgrove Addresses Included
ALLAWAY AVENUE (153 & 155) AND (157-169 ODDS)
ALLAWAY AVENUE (183-193 ODDS) AND (203-213 ODDS)
ALLAWAY AVENUE (26-30A) AND (32-36A EVENS)
ALLAWAY AVENUE (64-70A EVENS) AND (72-72A & 74-74A)
ALLAWAY AVENUE (76-76A & 78-78A)
ARTHUR DANN COURT (1-50)
ARTILLERY CLOSE (7-14)
ASHURST ROAD (1-11) AND ASHURST ROAD (12-17)
ASHURST ROAD (18-23) AND ASHURST ROAD (24-40)
ASHURST ROAD (41-46) AND ASHURST ROAD (47-63)
ASHURST ROAD (64-69) AND ASHURST ROAD (70-80)
BEVERSTON HOUSE (1-6)
BRESLER HOUSE (1-56)
CHIPSTEAD HOUSE (1-18)
DEERHURST HOUSE (1-9)
DOWNTON HOUSE (1-6)
DYMCHURCH HOUSE (1-23)
ESCUR CLOSE (1-47 ODDS)
FOXCOTE HOUSE (1-12)
HALSTEAD ROAD (110-120 EVENS) AND (1-19 ODDS)
HALSTEAD ROAD (122-144 EVENS) AND (14-36 EVENS)
HALSTEAD ROAD (146-156 EVENS) AND (2-12 EVENS)
HALSTEAD ROAD (38-48 EVENS) AND (50-60 EVENS)
HALSTEAD ROAD (62-72 EVENS) AND (74-84 EVENS)
HALSTEAD ROAD (86-108 EVENS)
HAVANT ROAD (373-397 ODDS)
HAWTHORN CRESCENT (266-296 EVENS) & (298-320)
HAWTHORN CRESCENT (321-367 ODDS) & (322-388 EVENS)
HAWTHORN CRESCENT (369-391 ODDS) & (390-400 EVENS)
HAWTHORN CRESCENT (393-403 ODDS) & (402-412 EVENS)
HAWTHORN CRESCENT (405-415 ODDS) & (414-424 EVENS)
HAWTHORN CRESCENT (417-427 ODDS) & (426-444 EVENS)
HAWTHORN CRESCENT (429-455 ODDS) & (446-462 EVENS)
HAWTHORN CRESCENT (457-473 ODDS) & (464-490 EVENS)
HAWTHORN CRESCENT (492-502 EVENS)
HERNE ROAD (1-17)
HERNE ROAD (18-29)
HIGH STREET (86-124)
KAREN AVENUE (25-35 ODDS)
KINGSCOTE HOUSE (1-12)
LEOMINSTER HOUSE (1-12)
LONDON ROAD (565-575 ODDS)
LONDON ROAD (577-587 ODDS)
MARSHFIELD HOUSE (1-24)
MILBURY HOUSE (1-6)


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Paulsgrove Addresses Included
NORTHERN PARADE (192-198 EVENS) AND (200-206 EVENS)
NORTHERN PARADE (208-214 EVENS) AND (216-222 EVENS)
NORTHERN PARADE (224-230 EVENS) AND (232-238 EVENS)
NORTHERN PARADE (240-246 EVENS) AND (248-254 EVENS)
NORTHERN PARADE (256-262 EVENS) AND (264-270 EVENS)
NORTHERN PARADE (272-278 EVENS) AND (411-439 ODDS)
NORTHERN PARADE (441-451 ODDS) AND (453-463 ODDS)
NORTHERN PARADE (465-475 ODDS) AND (477-487 ODDS)
NORTHERN PARADE (489-499 ODDS) AND (501-511 ODDS)
NORTHERN PARADE (513-523 ODDS) AND (525-535 ODDS)
NORTHERN PARADE (537-547 ODDS) AND (549-559 ODDS)
NORTHERN PARADE (561-571 ODDS)
NUTBOURNE HOUSE (1-12)
OAKLANDS HOUSE (1-12)
PARADE COURT (1-19)
PARKFIELD HOUSE (1-12)
ROCHFORD ROAD (110-126 EVENS) AND ROCHFORD ROAD (128-138)
ROCHFORD ROAD (140-150 EVENS) AND ROCHFORD ROAD (2-24 EVENS)
ROCHFORD ROAD (26-48 EVENS) AND ROCHFORD ROAD (50-60 EVENS)
ROCHFORD ROAD (62-72 EVENS) AND ROCHFORD ROAD (74-84 EVENS)
ROCHFORD ROAD (86-96) AND ROCHFORD ROAD (98-108 EVENS)
THE RIDINGS (109-155 ODDS)
THORNBURY HOUSE (1-12)

Portsea Addresses Included
BALCHEN HOUSE (1-13)
BISHOP STREET (1-5 ODDS)
CALDER HOUSE (1-10)
CODRINGTON HOUSE (1-10)
KEITH HOUSE (1-11)
KEMPENFELT HOUSE (1-12)
MONTAGUE WALLIS COURT (2-7)
PERKINS HOUSE (1-6)
QUEEN STREET (141-161 ODDS)
QUEEN STREET (7A-7D)
ROOKE HOUSE (1-11)
SPICER HOUSE (1-9)
SUN STREET (5-9)
TED KELLY COURT (10)
TED KELLY COURT (1-2)
TED KELLY COURT (15-16)
TED KELLY COURT (6-7)
THREE TUN CLOSE (2-18 EVENS) & KENT STREET (55-83)

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Leigh Park Addresses Included
ALDERSHOT HOUSE (1-18)
ASHE ROAD (1-15 ODDS)
ASHE ROAD (2-16 EVENS)
ATHENA AVENUE (42-50)
ATHENA AVENUE (79-87)
AVINGTON GREEN (1-15 ODDS)
BARTONS ROAD (13-27 ODDS)
BARTONS ROAD (69-75 ODDS)
BAYBRIDGE ROAD (34-48 EVENS)
BLACKMOOR WALK (25-39 ODDS)
BLACKMOOR WALK (41-55 ODDS)
BLACKMOOR WALK (9-23 ODDS)
BOURNEMOUTH HOUSE (1-30)
BRAXELL LAWN (1-6)
BRAXELL LAWN (7-12)
BROXHEAD ROAD (2-16 EVENS)
BURGHCLERE ROAD (2-12 EVENS)
BURLEY CLOSE (1-11 ODDS)
CURDRIDGE CLOSE (21-27 ODDS)
CURDRIDGE CLOSE (2-16 EVENS)
EDINBURGH (1-39 ODDS)
FORESTSIDE AVENUE (30-44 EVENS)
FOUR MARKS GREEN (5-15 ODDS)
FROXFIELD ROAD (13-27 ODDS)
FROXFIELD ROAD (14-28 EVENS)
FROXFIELD ROAD (29-43 ODDS)
FROXFIELD ROAD (45-55 ODDS)
FROXFIELD ROAD (57-71 ODDS)
GOSPORT HOUSE (1-12)
HECKFIELD CLOSE (1-11 ODDS)
HIGH LAWN WAY (165-187 ODDS)
HIGHWOOD LAWN (5-19 ODDS)
HOOD (41-79 ODDS)
KIMBRIDGE CRESCENT (2-16 EVENS)
KITWOOD GREEN (13-27 ODDS)
LINKENHOLT WAY (74-90 EVENS)
LIPHOOK HOUSE (1-15)
LONGSTOCK ROAD (10-24 EVENS)
LYNDHURST HOUSE (15-38)
MIDDLE PARK WAY (397A-407A ODDS)
MILLBROOK DRIVE (1-7 ODDS)
MILLBROOK DRIVE (2-16 EVENS)
MILLBROOK DRIVE (33-47 ODDS)
MILLBROOK DRIVE (42-56 EVENS)
MILLBROOK DRIVE (9-15 ODDS)

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Leigh Park Addresses Included
NURSLING CRESCENT (17-31 ODDS)
NURSLING CRESCENT (33-47 ODDS)
NURSLING CRESCENT (6-20 EVENS)
OAKSHOTT DRIVE (1-7 ODDS)
PENWOOD GREEN (1-11 ODDS)
PROSPECT LANE (62-76 EVENS)
PURBROOK WAY (113-139 ODDS)
PURBROOK WAY (1-27 ODDS)
PURBROOK WAY (141-167 ODDS)
PURBROOK WAY (169-191 ODDS)
PURBROOK WAY (29-55 ODDS)
PURBROOK WAY (57-83 ODDS)
PURBROOK WAY (85-111 ODDS)
RINGWOOD HOUSE (1-26)
SHALDON ROAD (1-15 ODDS)
SHARPS ROAD (25-35 ODDS)
SHARPS ROAD (38-48 EVENS)
SHARPS ROAD (54-64 EVENS)
ST ALBANS ROAD (66A & 68A)
STOCKBRIDGE CLOSE (2-12 EVENS)
SUMMERLANDS WALK (1-8)
SUNWOOD ROAD (34-40 EVENS)
SUNWOOD ROAD (42-48 EVENS)
SUNWOOD ROAD (50-56 EVENS)
TANGLEY WALK (1-11 ODDS)
TANGLEY WALK (2-16 EVENS)
TYTHERLEY GREEN (1-11 ODDS)
TYTHERLEY GREEN (2-16 EVENS)
WAKEFORDS WAY (138-152 EVENS)
WAKEFORDS WAY (154-168 EVENS)
WAKEFORDS WAY (186-200 EVENS)
WAKEFORDS WAY (201-211 ODDS)
WAKEFORDS WAY (202-212 EVENS)
WAKEFORDS WAY (46-60 EVENS)
WAKEFORDS WAY (75-89 ODDS)
WHITE OAK WALK (10-20 EVENS)
WHITSBURY ROAD (33-47 ODDS)
WILDMOOR WALK (26-40 EVENS)
WINCHESTER HOUSE (1-47)
WOODCOT CRESCENT (18-32 EVENS)
WOODCOT CRESCENT (2-16 EVENS)
WOODCOT CRESCENT (34-48 EVENS)
WOODHAY WALK (22-36 EVENS)
WOODHAY WALK (25-39 ODDS)
WOODHAY WALK (9-23 ODDS)
WORLDHAM ROAD (2-12 EVENS)

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Wecock Farm Addresses Included
BUNTING GARDENS (36-53)
CHAFFINCH GREEN (108-125)
CHAFFINCH GREEN (23-34)
CHAFFINCH GREEN (35-52)
CHAFFINCH GREEN (77-107)
CONNORS KEEP (1-45)
GREBE CLOSE (1-31)
KITE CLOSE (8-25)
MAGPIE WALK (11-32)
PARTRIDGE GARDENS (15-45)
PARTRIDGE GARDENS (66-83)
PUFFIN WALK (1-12)
PUFFIN WALK (13-24)
PUFFIN WALK (25-36)
PUFFIN WALK (37-58)
ROBIN GARDENS (49-75)