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# NOTICE OF MEETING

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## CABINET MEMBER FOR HOUSING

TUESDAY, 15 MARCH 2016 AT 5.30 PM

## EXECUTIVE MEETING ROOM - THE GUILDHALL (FLOOR 3)

Telephone enquiries to Joanne Wildsmith, Democratic Services Tel: 9283 4057  
Email: [joanne.wildsmith@portsmouthcc.gov.uk](mailto:joanne.wildsmith@portsmouthcc.gov.uk)

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## CABINET MEMBER FOR HOUSING

Councillor Steve Wemyss (Conservative)

### Group Spokespersons

Councillor Stuart Potter, UK Independence Party  
Councillor Yahiya Chowdhury, Labour  
Councillor Matthew Winnington, Liberal Democrat

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(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

**Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.**

## AGENDA

- 1 Apologies for Absence
- 2 Declaration of Interests
- 3 Council Housing Maintenance and Improvements and Housing IT Business Software 2016/2017 (Pages 1 - 46)

The revised 2015/16 and 2016/17 Housing Investment Programme budgets together with the proposed programmes for 2017/18 to 2021/22 were approved

by the City Council on 9 February 2016.

The Council Housing Repairs & Maintenance Budgets for 2015/16 and 2016/17 were approved at the Housing Executive meeting on 28 January 2016.

The purpose of this report by the Director of Property & Housing is to inform members of the spending proposed for the next financial year for revenue and capital funded maintenance and improvement programmes together with Housing IT Business Software and to seek approval to incur expenditure in respect of the capital schemes and rolling programmes and to show how the budgets have been allocated on an area office basis.

**RECOMMENDED:**

- (1) That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
- (2) That the capital budgets listed in Appendix B and Appendix C commencing in 2016/2017 be approved and the Local Authority Housing Manager be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.**
- (3) That the Head of Financial Services and Section 151 Officer financial appraisal be approved for the capital programme - global provision.**

Members of the public are now permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting or records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.

# Agenda Item 3



Portsmouth  
CITY COUNCIL

**Title of meeting:** CABINET MEMBER FOR HOUSING

**Date of meeting:** 15<sup>th</sup> MARCH 2016

**Subject:** COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS  
AND HOUSING IT BUSINESS SOFTWARE 2016/2017

**Report by:** OWEN BUCKWELL - DIRECTOR OF PROPERTY &  
HOUSING SERVICE

**Wards affected:** ALL

**Key decision:** Yes - Over £250,00

**Full Council decision:** No

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## **1. Purpose of report**

The revised 2015/16 and 2016/17 Housing Investment Programme budgets together with the proposed programmes for 2017/18 to 2021/22 were approved by the City Council on 9 February 2016.

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The purpose of this report is to inform members of the spending proposed for the next financial year for revenue and capital funded maintenance and improvement programmes together with Housing IT Business Software and to seek approval to incur expenditure in respect of the capital schemes and rolling programmes and to show how the budgets have been allocated on an area office basis.

## **2. Recommendations**

- I. That the area programmes and allocation of finance for the funding of the Revenue Budgets for repairs and maintenance of dwellings be noted.**
- II. That the capital budgets listed in Appendix B and Appendix C commencing in 2016/2017 be approved and the Local Authority Housing Manager be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.**
- III. That the Head of Financial Services and Section 151 Officer financial appraisal be approved for the capital programme - global provision.**

3. **Background**

Area office Budget Programmes have been prepared, which outline all programmed capital and revenue, maintenance and Improvement expenditure to the housing stock.

4. **Revenue Budgets - Repair and Maintenance of Dwellings Budget**

The main summary for all areas showing the headings for the allocation of the £24,400,000 budget is attached to this report as Appendix A along with the analyses of each individual Area Office Budget programme(detailed area office budget breakdown to follow)

**Capital Budgets - Various Schemes**

A summary of this \*£18,426,126 budget is shown in Appendix B. There are several areas within this programme for 2016 / 2017 where the budget shown represents a global provision from which a number of smaller schemes are financed. (\*total including professional fees)

5. **Equality impact assessment**

Not relevant in this instance.

6. **Legal implications**

There are no legal implications arising directly from the recommendations in this report.

7. **Director of Finance's comments**

Financial Rules Section B14 states that expenditure cannot be incurred unless a full report and financial appraisal has been prepared and approved. The financial appraisal is included on Appendix B.

8. **Background list of documents - Section 100D of the Local Government Act 1972**

The Information used in preparing this report has been made available from within the Repairs and Maintenance team (Chaucer House) of Housing and Property Services.

.....  
Signed by:  
**Owen Buckwell - Director of Property & Housing Services**

**Appendices:**

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

<b>Title of document</b>	<b>Location</b>

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet member of Housing on 15<sup>th</sup> March 2016.

.....  
Signed by:  
**Councillor Steve Wemyss**

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# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET TOTAL - 2016 / 2017

APPENDIX A

REPAIRS AND MAINTENANCE		HELD BY	SUMMARY
COST CODE	HEADING		2016/17
	<b>Response Repairs</b>		<b>£</b>
HR322	General (Day to Day) Response (Including: Leaking Water Services Renewal of DPC'S, Water Penetration Repairs)	AM	£12,500,000
HR325	Out of Hours Repairs Service	AM	Inc
HR324	HRA Commercial & Operational buildings response repairs	AM	£540,000
			<b>£13,040,000</b>
HR326	Void Cost	AM	£2,000,000
	<b>TOTAL FOR RESPONSE REPAIRS</b>		<b>£15,040,000</b>
	<b>Planned &amp; Cyclical Work</b>		
HR32H	Fittings Sheltered Accommodation	AO	£30,000
HR32I	Asbestos Surveys	PSM	£100,000
HR32K	Structural Repairs	PSM	Inc
HR342	Planned revenue	AM	£4,950,000
HR344	Annual Gas Servicing/Repair	PSM	£3,060,000
HR348	Replacement of Refuse Bins	PSM	£5,000
HR349	Central Communication System	PSM	£70,000
HR358	Mechanical Plant & Lifts	PSM	£645,000
	Legionella Testing	PSM	£100,000
HR351	Maintenance of Fire Alarms	PSM	£70,000
HR352	Residents Initiative Bids	RP	£50,000
HR353	Improvements to office access	PSM	£0
HR355	Maintenance of CCTV equipment/	PSM	£190,000
HR356	Replacement of CCTV equipment	PSM	£90,000
	<b>TOTAL FOR PLANNED &amp; CYCLICAL</b>		<b>£9,360,000</b>
	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>£24,400,000</b>

PSM - Procurement & Services Manager  
 AM - Asset Manager  
 AO - Area Office  
 RP - Residents Participation

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# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

## CAPITAL PROGRAMME - INCLUSIVE OF FEES - 2016/2017

ITEM No	COST CODE EBS	HEADING	HELD BY	2016/2017 £
		<b>Planned &amp; Cyclical Work</b>		
70	ZH4056	Hawthorn Crescent Roof and Concrete Repairs	AM	149,500
72	ZH4059	Grosvenor House Refurbishment	AM	1,920,500
73	ZH4045	Wilmcote House Energy Improvement Works	AM	2,373,000
74	ZH4058	Wilmcote House Refurbishment Consultant Fees	AM	77,000
47	ZH4076	Digital TV Aerial Upgrade	PSM	161,813
98	ZH4PRM	Capital Planned Works	AM	6,796,125
104	ZH4036	Asbestos Removals	AM	1,435,000
51	ZH4048	Electrical Improvements - Emergency Lighting	PSM	180,000
52	ZH400N	Lifts	PSM	450,000
107	ZH4DFG	Disabled Facilities Grants	AM	1,250,000
53	ZH400L	New Heating Installations	PSM	2,200,000
55	ZH4034	Energy Surveys	PSM	7,688
131	ZH4155	Roof replacements	AM	500,000
130	ZH4149	Individual Property Refurbishments	AM	250,000
132	ZH4161	Fire doors	AM	250,000
135		Planned Refurbishment	AM	322,000
136		Karen Avenue Screens	AM	103,500
		<b>Total Capital</b>		<b>18,426,126</b>

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**COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS - 2016/17  
CAPITAL BUDGETS - VARIOUS**

ITEM NO	COSTS CENTRE	DESCRIPTION	TOTAL SCHEME COST IN 2016/2017
		<b>Major Repairs (Dwellings)</b>	<b>£</b>
47	ZH4076	Digital TV Aerial Upgrade	£150,000
98	ZH4PRM	Capital Planned Works	£6,250,000
104	ZH4036	Asbestos Removal	£1,400,000
51	ZH4048	Electrical Improvements - Emergency Lighting	£160,000
52	ZH400N	Lifts AMS Fees	£400,000 £50,000
107	ZH3208	Disabled Facilities Grants	£1,050,000
53	ZH400L	New Heating Installations	£2,000,000
55	ZH4034	Energy Surveys	£7,500
130	ZH4149	Individual Property Refurbishment	£225,000
131	ZH4155	Roof Replacement	£450,000
132	ZH4161	Fire Doors	£225,000
		Professional charges relating to the above schemes	
		Property & Housing Service	£50,000
		Housing Service fee	£913,126
			<b>£963,126</b>
		<b>HRA Assets (Non Dwellings)</b>	
34	ZH2006	Review of Business software (Hardware)	£100,000
35	ZH200P	Review of Business software	£100,000
			<b>£13,530,626</b>
<p>A number of the above schemes such as the replacement of heating systems are likely to achieve savings through reduced maintenance costs, although these savings cannot be quantified</p>			

Professional fees in the order of £963,126 will be incurred on the schemes detailed above. Of these £913,126 are Housing Service fees and £50,000 are Property & Housing Service fees. If approval is given for the individual schemes, approval will also be deemed to have been given to the incurring of fees on those schemes.

Capital expenditure can be financed from capital receipts and any borrowing allowed for the financial year. For the purposes of this financial appraisal it is assumed that these sources of funding will be used for schemes in progress and that new schemes will be financed by Revenue Contributions. The revenue effects on the HRA which will result from implementation of the above schemes are detailed below:

	<b>2016-17</b>
	<b>£</b>
Revenue contributions	£13,530,626
	<b>£13,530,626</b>



## **IT Capital Schemes – 2016/17 HIP Expenditure Plan**

Total provision - £200,000

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**1. Hardware**

**£100,000**

This allocation is used to enhance and develop the infrastructure required to host systems used by Housing and Property Service staff. This includes improvements to the security architecture, necessary to keep data safe and secure as mandated by the Cabinet Office. The forward work this year will also include replacement of end of life servers.

**2. Software**

**£100,000**

This allocation is used to fund both system development work within Housing and Property Services, and to contribute towards corporate initiatives and projects. The forward work plan this year includes:

- Changes to existing systems such as Lettings and the Housing Year End system
- Implementation of a new fit for purpose system to manage the reserve fund
- Development of systems for Adventure Playgrounds, Resident Participation and Car Parking Spaces
- Streamlined functionality to enable effective rental management and replace complex spreadsheets
- Extension of the Housing Document Management solution, in order to store tenancy files
- Software to enable working from different locations e.g. tenants' homes

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Property & Housing Services  
Maintain & Improve Our Properties

HRA Budget & Planned Programme 2016/2017



**Portsmouth**  
CITY COUNCIL

## **MAINTENANCE & IMPROVEMENTS**

# **MAIN SUMMARY ALL AREAS 2016/2017**



# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

## REVENUE BUDGET TOTAL - 2016 / 2017

REPAIRS AND MAINTENANCE		HELD BY	SUMMARY
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HR352	Residents Initiative Bids	RP	£50,000
HR353	Improvements to office access	PSM	£0
HR355	Maintenance of CCTV equipment/	PSM	£190,000
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	<b>TOTAL FOR PLANNED &amp; CYCLICAL</b>		<b>£9,360,000</b>
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PSM - Procurement & Services Manager

AM - Asset Manager

AO - Area Office

RP - Residents Participation

# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

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136		Karen Avenue Screens	AM	103,500
<b>Total Capital</b>				<b>18,426,126</b>



**Portsmouth**  
CITY COUNCIL

**MAINTENANCE & IMPROVEMENTS**

**ON ISLAND AREAS**

**PROGAMME**  
**2016/2017**

**Planned Maintenance 2016/17****GROVE ROAD NORTH**

Planned Maintenance scheme on site, work planned to complete 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting	
Communal Entrance Doors	

<b>Type of Assets</b>	
Block of Flats	1
Flats	16
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>16</b>

<b>Addresses Included</b>	
GROVE ROAD NORTH (11-30)	

**WILMCOTE HOUSE**

Planned Maintenance scheme on site, work due to to be completed 2016/2017

<b>Type of Work</b>	
New roof	
New windows	
External insulation	

<b>Type of Assets</b>	
Block of Flats	1
Flats	7
Maisonettes	100
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>107</b>

<b>Addresses Included</b>	
WILMCOTE HOUSE (1-113)	

**Planned Maintenance 2016/17****GROSVENOR HOUSE**

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting (Blocks)	
Structural Repairs	
New Roof	

<b>Type of Assets</b>	
Block of Flats	3
Flats & Maisonettes	74
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>74</b>

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

**BAYSWATER HOUSE**

Planned Maintenance scheme being evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting	

<b>Type of Assets</b>	
Block of Flats	1
Flats	15
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>15</b>

<b>Addresses Included</b>	
BAYSWATER HOUSE (1-15) CHELSEA ROAD	



**Planned Maintenance 2016/17**

**KINGS ROAD AREA PHASE TWO SITE**

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decorations, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	25
Flats	184
Leaseholders	119
<b>Total Dwellings included in Site</b>	<b>184</b>

<b>Addresses Included</b>
KINGS ROAD (10-26 EVENS)
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)
KINGS ROAD (100-110 EVENS)
KINGS ROAD (112-122 EVENS)
KINGS ROAD (124-134 EVENS)
COPPER STREET (1-6) & (7-18)
FLINT STREET (4-20 EVENS)
HAMBROOK STREET (22-44 EVENS) & 46-56 EVENS)
LITTLE SOUTHSEA STREET (1-4)
LITTLE SOUTHSEA STREET (5-8)
LITTLE SOUTSEA STREET (9-12)
LITTLE SOUTSEA STREET (13-16)
SILVER STREET (2-12 EVENS)
SILVER STREET (14-24 EVENS)
SILVER STREET (26-36 EVENS)
STONE STREET (1-12)
STONE STREET (13-24)
STONE STREET (25-36)
SUSSEX PLACE (2-11)



**Planned Maintenance 2016/17**

**EASTERN ROAD FIRE DOORS PHASE TWO**

Planned Maintenance scheme evaluated, work due to be commence 2016/17

<b>Type of Work</b>	
Fire Door Installation	

<b>Type of Assets</b>	
Block of Flats	35
Flats	264
Leaseholders	92
<b>Total Dwellings included in Site</b>	<b>264</b>

<b>Addresses Included</b>
CHESLYN ROAD (2-12 EVENS)
CHESLYN ROAD (54-64)
EASTERN ROAD (121-137 ODDS)
EASTERN ROAD (169-179 ODDS)
EASTERN ROAD (13-29 ODDS)
EASTERN ROAD (64-80 EVENS)
EASTERN ROAD (247-263 ODDS)
EASTERN ROAD (199-215 ODDS)
EASTERN ROAD (4-14 EVENS)
EASTERN ROAD (73-89 ODDS)
EASTERN ROAD (355-365 ODDS)
EASTERN ROAD (397-413 ODDS)
EASTERN ROAD (43-59 ODDS)
EASTERN ROAD (91-107 ODDS)
EASTERN ROAD (367-383 ODDS)
EASTERN ROAD (82-92 EVENS)
EASTERN ROAD (139-149 ODDS)
EASTERN ROAD (181-197 ODDS)
EASTERN ROAD (61-71 ODDS)
EASTERN ROAD (28-44 EVENS)
EASTERN ROAD (385-395 ODDS)
EASTERN ROAD (295-311 ODDS)
EASTERN ROAD (343-353 ODDS)
EASTERN ROAD (313-323 ODDS)
EASTERN ROAD (217-227 ODDS)
EASTERN ROAD (265-275 ODDS)
EASTERN ROAD (31-41 ODDS)
EASTERN ROAD (109A-109F)
EASTERN ROAD (46-62 EVENS)
EASTERN ROAD (151-167 ODDS)
EASTERN ROAD (229-245 ODDS)
EASTERN ROAD (277-293 ODDS)
EASTERN ROAD (325-341 ODDS)
EASTERN ROAD (16-26 EVENS)



## Planned Maintenance 2016/17

**PICTON & PONSONBY HOUSE**

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting (Blocks)	
Roofing	

<b>Type of Assets</b>	
Block of Flats	3
Flats	26
Maisonettes	9
Studio Flat	16
Leaseholders	14
<b>Total Dwellings included in Site</b>	<b>51</b>

<b>Addresses Included</b>	
PICTON HOUSE (1-19) ST JAMES'S ROAD	
PONSONBY HOUSE (1-16) ST JAMES'S ROAD	
RADNOR STREET (1-31 ODDS) RADNOR STREET	

**NUTBOURNE HOUSE FIRE DOORS**

Planned Maintenance scheme being evaluated, work due to to be commence 2016/2017

<b>Type of Work</b>	
New roof	

<b>Type of Assets</b>	
Block of Flats	1
Flats	80
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>80</b>

<b>Addresses Included</b>	
OMEGA HOUSE (1-80) OMEGA STREET	





**Planned Maintenance 2016/17**

**SEDGELY CLOSE**

Planned Maintenance scheme evaluated, work due to to be commence 2016/2017

<b>Type of Work</b>	
NEW FENCING	

<b>Type of Assets</b>	
Block of Flats	2
Flats	10
Maisonettes	48
Leaseholders	12
<b>Total Dwellings included in Site</b>	<b>58</b>

<b>Addresses Included</b>	
SEDGLEY CLOSE (1-29) SEDGLEY CLOSE SOUTHSEA PO5 4PG	
SEDGLEY CLOSE (30-58) SEDGLEY CLOSE SOUTHSEA PO5 4PG	

**FRANK MILES, LOUIS FLAGG & MILVERTON HOUSE**

Planned Maintenance scheme to be evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Window Replacement	
Emergency Lighting (Blocks)	
Roofing	

<b>Type of Assets</b>	
Block of Flats	3
Flats	12
Maisonettes	58
Leaseholders	21
<b>Total Dwellings included in Site</b>	<b>58</b>

<b>Addresses Included</b>	
FRANK MILES HOUSE (1-24) SOMERS ROAD	
LOUIS FLAGG HOUSE (1-24) WARWICK CRESCENT	
MILVERTON HOUSE (1-22) COTTAGE GROVE	



**Planned Maintenance 2016/17**

**THE BROOK CLUB**

Planned Maintenance scheme on site, work due to to be complete 2016/2017

<b>Type of Work</b>	
Refurbishment	

<b>Type of Assets</b>	
Community Centre	1
<b>Total Dwellings included in Site</b>	<b>1</b>

<b>Addresses Included</b>	
THE BROOK CLUB, SACKVILLE STREET	



**Planned Maintenance 2016/2017**

**BISHOP STREET**

Planned Maintenance scheme to be evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	3
Flats & Maisonettes	36
Leaseholders	5
<b>Total Dwellings included in Site</b>	<b>36</b>

<b>Addresses Included</b>	
BALCHIN HOUSE (1-13)	
KEMPENFELT HOUSE (1-12)	
ROOKE HOUSE (1-11)	

**ST GEORGES SQUARE ROOF**

Planned Maintenance scheme to be evaluated, work planned to commence 2016/17

<b>Type of Work</b>	
Re-Roofing	

<b>Type of Assets</b>	
Block of Flats	1
Flats	6
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>6</b>

<b>Addresses Included</b>	
ST GEORGES SQUARE (76-86 EVENS)	

**CLEVERLEY HOUSE**

Planned Maintenance scheme evaluated, work planned to commence 2016/17

<b>Type of Work</b>	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	1
Flats	12
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>12</b>

<b>Addresses Included</b>	
CLEVERLEY HOUSE (1-12) COLLEGE STREET	



**Planned Maintenance 2016/2017**

**ADMIRAL BLOCKS**

Planned Maintenance scheme on site, work planned to complete 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Re-Roofing	

<b>Type of Assets</b>	
Block of Flats	7
Flats	108
Leaseholders	9
<b>Total Dwellings included in Site</b>	<b>108</b>

<b>Addresses Included</b>	
BENBOW HOUSE (1-16)	
CALDER HOUSE (1-10)	
COCHRANE HOUSE (1-24)	
CODDRINGTON HOUSE (1-10)	
CRADDOCK HOUSE (1-16)	
DRAKE HOUSE (1-16)	
FROBISHER HOUSE (1-16)	

**QUEEN STREET PARADE**

Planned Maintenance scheme to be evaluated, work planned to commence 2016/17

<b>Type of Work</b>	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	1
Flats & Maisonettes	11
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>11</b>

<b>Addresses Included</b>	
QUEEN STREET (141-161 ODDS)	

**Planned Maintenance 2016/2017****PRINCES PLACE**

Planned Maintenance scheme on site, work planned to complete 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	2
Studio Flat	8
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>8</b>

<b>Addresses Included</b>	
PRINCES PLACE (1-7 ODDS)	
PRINCES PLACE (9-15 ODDS)	



**Planned Maintenance 2016/2017**

**BLENDWORTH, CATISFIELD & ROGATE HOUSE**

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	3
Flats & Maisonette	47
Leaseholders	6
<b>Total Dwellings included in Site</b>	<b>47</b>

<b>Addresses Included</b>	
BLENDWORTH HOUSE (1-16)	
CATISFIELD HOUSE (1-16)	
ROGATE HOUSE (1-15)	

**HALE STREET SOUTH SITE**

Planned Maintenance scheme being evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	7
Flats & Maisonette	40
Leaseholders	6
<b>Total Dwellings included in Site</b>	<b>40</b>

<b>Addresses Included</b>	
HALE STREET SOUTH (11-14)	
HALE STREET SOUTH (15-18)	
HALE STREET SOUTH (1-6)	
HALE STREET SOUTH (19-27)	
HALE STREET SOUTH (7-10)	
HOLBROOK ROAD (27-33) HOLBROOK ROAD	
LODSWORTH HOUSE (1-9) CHURCH ROAD	

**Planned Maintenance 2016/2017****WIMPEY BLOCK STAIR TOWERS**

Planned Maintenance scheme to be evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Internal Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	16
<b>Total Blocks included in Site</b>	<b>16</b>

<b>Addresses Included</b>	
CROWN COURT (1-24) CROWN STREET	
CROWN COURT (25-40) CROWN STREET L	
CROWN COURT (41-58) CROWN STREET	
CROWN COURT (59-74) CROWN STREET	
CROWN COURT (75-85) CROWN STREET	
CROWN COURT (86-101) CROWN STREET	
KING ALBERT COURT (1-30) KING ALBERT STREET	
KING ALBERT COURT (31-44) KING ALBERT STREET	
LORDS COURT (1-18) LORDS STREET LANDPORT	
LORDS COURT (19-32) LORDS STREET LANDPORT	
LORDS COURT (33-48) LORDS STREET LANDPORT	
LORDS COURT (49-66) LORDS STREET LANDPORT	
LORDS COURT (67-78) LORDS STREET LANDPORT	
WIMPOLE COURT (1-24) WIMPOLE STREET LANDPORT	
WIMPOLE COURT (25-42) WIMPOLE STREET	
WIMPOLE COURT (43-58) WIMPOLE STREET	

**BURITON & ARUNDEL STREET**

Planned Maintenance scheme to be evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	6
Flats & Maisonette	63
Leaseholders	9
<b>Total Dwellings included in Site</b>	<b>63</b>

<b>Addresses Included</b>	
ARUNDEL STREET (145-163 ODDS)	
ARUNDEL STREET (167-177 ODDS)	
ARUNDEL STREET (179-189 ODDS)	
ARUNDEL STREET (191-219 ODDS)	
BURITON HOUSE (1-15) BURITON STREET	
FROXFIELD HOUSE (1-12) BURITON STREET	



**Portsmouth**  
CITY COUNCIL

**MAINTENANCE & IMPROVEMENTS**

**OFF ISLAND AREAS**

**PROGRAMME**

**2016/2017**



## Paulsgrove Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2016/2017

#### ALLAWAY AVENUE PARADE

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

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

Type of Assets	
Block of Flats	4
Maisonettes	21
Leaseholders	4
<b>Total Dwellings included in Site</b>	<b>21</b>

Addresses Included	
ALLAWAY AVENUE (153 & 155)	
ALLAWAY AVENUE (157-169 ODDS)	
ALLAWAY AVENUE (183-193 ODDS)	
ALLAWAY AVENUE (203-213 ODDS)	

#### DOWNTON HOUSE & ARTILLARY CLOSE

Planned Maintenance scheme on site, work planned to complete 2016/2017

Type of Work	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Re- Roofing	

Type of Assets	
Block of Flats	3
Flats	20
Leaseholders	0
<b>Total Dwellings included in Site</b>	<b>20</b>

Addresses Included	
ARTILLERY CLOSE (7-10)	
ARTILLERY CLOSE (11-14)	
DOWNTON HOUSE (1-12)	

**Planned Maintenance 2016/2017****HAVANT ROAD**

Planned Maintenance scheme on site, work planned to complete 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	1
Flats & Maisonette	13
Leaseholders	5
<b>Total Dwellings included in Site</b>	<b>13</b>

<b>Addresses Included</b>	
HAVANT ROAD (373-397)	

**ROCHFORD ROAD**

Planned Maintenance scheme to be evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	10
Flats	75
Leaseholders	12
<b>Total Dwellings included in Site</b>	<b>75</b>

<b>Addresses Included</b>	
ROCHFORD ROAD (110-126 EVENS)	
ROCHFORD ROAD (86-96)	
ROCHFORD ROAD (50-60 EVENS)	
ROCHFORD ROAD (128-138)	
ROCHFORD ROAD (98-108 EVENS)	
ROCHFORD ROAD (2-24 EVENS)	
ROCHFORD ROAD (62-72 EVENS)	
ROCHFORD ROAD (26-48 EVENS)	
ROCHFORD ROAD (74-84 EVENS)	
ROCHFORD ROAD (140-150 EVENS)	

**Planned Maintenance 2016/2017****BEVERSTON & DEERHURST HOUSE**

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	2
Flats	15
Leaseholders	5
<b>Total Dwellings included in Site</b>	<b>15</b>

<b>Addresses Included</b>	
BEVERSTON HOUSE (1-6) HILLSLEY ROAD	
DEERHURST HOUSE (1-9) DEERHURST CRESCENT	

**HIGH STREET COSHAM**

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	1
Maisonette	7
Studio Flat	13
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>20</b>

<b>Addresses Included</b>	
HIGH STREET (86-124) HIGH STREET	



## Planned Maintenance 2016/2017

**HAWTHORN CRESCENT BALCONY SCREENS**

Planned Maintenance scheme evaluated, work planned to commence in 2016/17

<b>Type of Work</b>	
Replacement Balcony Screens	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	8
Flats	48
Leaseholders	13
<b>Total Dwellings included in Site</b>	<b>48</b>

<b>Addresses Included</b>	
HAWTHORN CRESCENT (322-388 EVENS)	
HAWTHORN CRESCENT (390-400 EVENS)	
HAWTHORN CRESCENT (393-403 ODDS)	
HAWTHORN CRESCENT (402-412 EVENS)	
HAWTHORN CRESCENT (405-415 ODDS)	
HAWTHORN CRESCENT (414-424 EVENS)	
HAWTHORN CRESCENT (417-427 ODDS)	
HAWTHORN CRESCENT (492-502 EVENS)	

**HAWTHORN CRESCENT ROOF**

Planned Maintenance scheme on site, work due to to be completed 2016/2017

<b>Type of Work</b>	
New roof	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	1
Maisonettes	36
Leaseholders	8
<b>Total Dwellings included in Site</b>	<b>36</b>

<b>Addresses Included</b>	
HAWTHORN CRESCENT (475-545 ODDS)	



## Planned Maintenance 2016/2017

**NORTHERN PARADE FIRE DOORS**

Planned Maintenance scheme to be evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
Property Entrance Fire Door Replacement	

<b>Type of Assets</b>	
Block of Flats	11
Flats	44
Leaseholders	4
<b>Total Dwellings included in Site</b>	<b>44</b>

<b>Addresses Included</b>	
NORTHERN PARADE (192-198)	
NORTHERN PARADE (200-206)	
NORTHERN PARADE (208-214)	
NORTHERN PARADE (216-222)	
NORTHERN PARADE (224-230)	
NORTHERN PARADE (232-238)	
NORTHERN PARADE (240-246)	
NORTHERN PARADE (248-254)	
NORTHERN PARADE (256-262)	
NORTHERN PARADE (264-270)	
NORTHERN PARADE (272-278)	

**NUTBOURNE HOUSE FIRE DOORS**

Planned Maintenance scheme to be evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
Property Entrance Fire Door Replacement	

<b>Type of Assets</b>	
Block of Flats	1
Flats	8
Studio Flats	4
Leaseholders	2
<b>Total Dwellings included in Site</b>	<b>12</b>

<b>Addresses Included</b>	
NUTBOURNE HOUSE (1-12) WATERWORKS ROAD	



**Planned Maintenance 2016/2017**

**ASHURST ROAD & CHIPSTEAD HOUSE FIRE DOORS**

Planned Maintenance scheme to be evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
Property Entrance Fire Door Replacement	

<b>Type of Assets</b>	
Block of Flats	9
Flats	98
Leaseholders	23
<b>Total Dwellings included in Site</b>	<b>98</b>

<b>Addresses Included</b>	
ASHURST ROAD (1-11) ASHURST ROAD	
ASHURST ROAD (12-17) ASHURST ROAD	
ASHURST ROAD (18-23) ASHURST ROAD	
ASHURST ROAD (24-40) ASHURST ROAD	
ASHURST ROAD (41-46) ASHURST ROAD	
ASHURST ROAD (47-63) ASHURST ROAD	
ASHURST ROAD (64-69) ASHURST ROAD	
ASHURST ROAD (70-80) ASHURST ROAD	
CHIPSTEAD HOUSE (1-18)	

**KAREN AVENUE SCREENS**

Planned Maintenance scheme to be evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
Property Entrance Fire Door Replacement	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	1
Flats	6
Leaseholders	1
Bungalows	8
<b>Total Dwellings included in Site</b>	<b>14</b>

<b>Addresses Included</b>	
KAREN AVENUE (25-35 ODDS)	
KAREN AVENUE	



**Planned Maintenance 2016/2017**

**PARADE COURT**

Planned Maintenance scheme to be evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	

<b>Type of Assets</b>	
Block of Flats	1
Flats	19
Leaseholders	6
<b>Total Dwellings included in Site</b>	<b>19</b>

<b>Addresses Included</b>	
PARADE COURT (1-19) LONDON ROAD	



**Planned Maintenance 2016/2017**

**PURBROOK WAY SITE**

Planned Maintenance scheme evaluated, work planned to commence 2016/2017

<b>Type of Work</b>	
External Decorations, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Block of Flats	8
Flats	96
Leaseholders	19
<b>Total Dwellings included in Site</b>	<b>96</b>

<b>Addresses Included</b>	
PURBROOK WAY (113-139 ODDS) PURBROOK WAY HAVANT PO9 3RS	
PURBROOK WAY (118-118A) PURBROOK WAY HAVANT PO9 3SB	
PURBROOK WAY (1-27 ODDS) PURBROOK WAY HAVANT PO9 3RR	
PURBROOK WAY (141-167 ODDS) PURBROOK WAY HAVANT PO9 3RS	
PURBROOK WAY (169-191 ODDS) PURBROOK WAY HAVANT PO9 3RS	
PURBROOK WAY (29-55 ODDS) PURBROOK WAY HAVANT PO9 3RR	
PURBROOK WAY (57-83 ODDS) PURBROOK WAY HAVANT PO9 3RR	
PURBROOK WAY (85-111 ODDS) PURBROOK WAY HAVANT PO9 3RS	





**Planned Maintenance 2016/2017**

**FULMER WALK SITE**

Planned Maintenance scheme on site, work planned to complete 2016/2017

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Blocks of Flats	4
Flats	18
Maisonettes	36
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>54</b>

<b>Addresses Included</b>	
FULMER WALK (19-33)	
FULMER WALK (34-45)	
FULMER WALK (46-57)	
FULMER WALK (58-72)	

**MAGPIE WALK SITE**

Planned Maintenance scheme to be evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Blocks of Flats	5
Flats	65
Maisonettes	14
Leaseholders	10
<b>Total Dwellings included in Site</b>	<b>65</b>

<b>Addresses Included</b>	
MAGPIE WALK (11-32)	
MAGPIE WALK (33-53)	
MAGPIE WALK (54-65)	
MAGPIE WALK (66-77)	
MAGPIE WALK (78-89)	

**Planned Maintenance 2016/2017****SPARROW CLOSE SITE**

Planned Maintenance scheme to be evaluated, work planned to commence 2017/2018

<b>Type of Work</b>	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	

<b>Type of Assets</b>	
Blocks of Flats	3
Flats	46
Maisonettes	6
Leaseholders	15
<b>Total Dwellings included in Site</b>	<b>52</b>

<b>Addresses Included</b>	
SPARROW CLOSE (10-40)	
SPARROW CLOSE (1-9)	
SPARROW CLOSE (41-52)	



Portsmouth  
CITY COUNCIL

**MAINTENANCE & IMPROVEMENTS**

**BUILDING SERVICES**  
**& SUPPORT**

**PROGRAMME**  
**2016/2017**



**COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2016/2017

<b>BUCKLAND BLOCKS of FLATS</b>
FLYING BULL CLOSE (1-12)
GRAFTON STREET (BLOCK D 184-238 EVENS)
GRAFTON STREET (BLOCK C 128-182 EVENS)
TROUBRIDGE COURT (1-9)
PICKWICK HOUSE (1-88)
NICKLEBY HOUSE (1-136)
KINGSTON ROAD (169A-175C ODDS)
GRAFTON STREET (BLOCK B 72-126 EVENS)
GRAFTON STREET (BLOCK A 2-70 EVENS)
ESTELLA ROAD (BLOCK E 1-35)
COPPERFIELD HOUSE (1-88)
BARKIS HOUSE (1-136)
WASHINGTON ROAD (113-121 & 123-131 ODDS)
WASHINGTON ROAD (101-111 ODDS)
SHACKLETON HOUSE (1-12)
SEYMOUR CLOSE (62-68 & 78-80 EVENS)
SEYMOUR CLOSE (95-101 & 111-117 ODDS)
SEYMOUR CLOSE (87-93 & 103-109 ODDS)
SEYMOUR CLOSE (71-77 & 83-85 ODDS)
SEYMOUR CLOSE (63-69 & 79-81 ODDS)
SEYMOUR CLOSE (9-15 & 27-29 ODDS)
SEYMOUR CLOSE (94-100 & 110-116 EVENS)
SEYMOUR CLOSE (86-92 & 102-108 EVENS)
SEYMOUR CLOSE (70-76 & 82-84 EVENS)
SEYMOUR CLOSE (1-7 & 23-25 ODDS)
PRINCES COURT (1-12)
MEYRICK HOUSE (1-10)
CHERRY BLOSSOM COURT (1-20)
BUCKLAND PATH (1-24)
BUCKINGHAM GREEN (14-19 & 47-52)
BUCKINGHAM GREEN (9-13 & 42-46)
BLACKWOOD HOUSE (1-26)
ARNAUD CLOSE (34-40 & 46-48 EVENS)
ARNAUD CLOSE (26-32 & 42-44 EVENS)
ARNAUD CLOSE (10-16 & 22-24 EVENS)
ARNAUD CLOSE (2-8 & 18-20 EVENS)
ARNAUD CLOSE (27-43 ODDS)
<b>LANDPORT BLOCKS of FLATS</b>
KING ALBERT COURT (1-30)
PETERSFIELD HOUSE (1-19)
PENN HOUSE (1-6)
MONSON HOUSE (1-9)
CROWN COURT (25-40)
CORNWALLIS HOUSE (1-31)



**Planned Maintenance 2016/2017**

**COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2016/2017

<b>LEIGH PARK BLOCKS of FLATS contd</b>
MIDDLE PARK WAY (397A-407A ODDS)
ANDOVER HOUSE (1-32)
WAKEFIELD COURT (1-46)
TWEED COURT (1-45)
ST CLARES COURT (1-45)
LYNDHURST HOUSE (39-42)
LYNDHURST HOUSE (15-38)
ELSIE FUDGE HOUSE (1-46)

<b>PAULSGROVE BLOCK of FLATS</b>
LONDON ROAD (577-587 ODDS)
ALLAWAY AVENUE (72-72A & 74-74A)
ALLAWAY AVENUE (32-36A EVENS)
ARTHUR DANN COURT (1-50)
AUSTIN COURT (33-42)
AUSTIN COURT (1-32)
ALMONDSBURY HOUSE (1-6)
ALLAWAY AVENUE (3A-3D)
ALLAWAY AVENUE (7-7A)
ALLAWAY AVENUE (5-5A)

<b>PORTSEA BLOCKS of FLATS</b>
MONTAGUE WALLIS COURT (2-7)
YORK PLACE (13-18)
SARAH ROBINSON HOUSE (1-120)
YORK PLACE (25-30)
YORK PLACE (19-24)
QUEEN STREET (50-55)
DUCKWORTH HOUSE (1-16)

<b>SOMERSTOWN BLOCKS of FLATS</b>
WELLINGTON STREET (30-52)
WELLINGTON STREET (14-28)
SOMERS ROAD (168-196 EVENS)
SEDGLEY CLOSE (30-58)
SEDGLEY CLOSE (1-29)
REDNAL HOUSE (1-30)
OMEGA HOUSE (1-80)
MORECAMBE COURT (1-18)
MILVERTON HOUSE (1-22)
MAXSTOKE CLOSE (1-47)
LOWER FORBURY ROAD (1-10)
HANDSWORTH HOUSE (1-153)
COTTERIDGE HOUSE (1-15)



**Planned Maintenance 2016/2017**

**COMMUNAL ELECTRIC EICR REPORTS**

Planned Maintenance to undertake communal EICR reports in 2016/2017

**SOMERSTOWN BLOCKS of FLATS contd**

CHANCTONBURY HOUSE (1-15)
WYN SUTCLIFFE COURT (1-21)
VENTNOR ROAD (2-6 EVENS)
ST PAULS ROAD (14-30 EVENS)
ST PAULS ROAD (2-12 EVENS)
ROSLYN HOUSE (1-54)
PRINCE ALBERT ROAD (198-208 EVENS)
PALMERSTON MANSIONS (1-20)
LOCKSWAY ROAD (251-289 ODDS)
LEAMINGTON HOUSE (1-136)
KINGSLEY COURT (148-186 EVENS)
HORATIA HOUSE (1-136)
HIGH STREET (45A-45J)
GAINSBOROUGH HOUSE (1-11)
BROOM SQUARE (1-11 ODDS)
ALHAMBRA ROAD (9-19 ODDS)

**WECOCK FARM BLOCKS of FLATS**

CONNORS KEEP (1-45)
SPARROW CLOSE (41-52)
SPARROW CLOSE (1-9)
MAGPIE WALK (78-89)
MAGPIE WALK (66-77)
MAGPIE WALK (54-65)
THRUSH WALK (32-55)
SPARROW CLOSE (10-40)
ROBIN GARDENS (76-93)
PARTRIDGE GARDENS (95-116)
MAGPIE WALK (33-53)
LINNET CLOSE (40-51)
GREBE CLOSE (38-46)
GREBE CLOSE (32-37)
EAGLE AVENUE (109-143 ODDS)
DOVE CLOSE (22-55)
DOVE CLOSE (4-21)



**Planned Maintenance 2016/2017**

**PHOTO VOLTAIC INSTALLATIONS**

Planned Maintenance projects to install Photo Voltaic Panels during 2016/2017

ST JOHN'S COURT (1-44)
HALE COURT (1-80)
WESTMINSTER PLACE (1-78)
WINGFIELD STREET (1-71 ODDS)
HAWTHORN CRESCENT (475-545 ODDS)
OMEGA HOUSE (1-80) OMEGA STREET

**COMMUNAL DIGITAL TV SYSTEMS**

Planned Maintenance to upgrade upgrade communal digital TV systems in 2016/2017

YORKE STREET (1-25)
YORKE STREET (26-37)
YORKE STREET (38-65)
YORKE STREET (66-77)
YORKE STREET (78-88)
OCKENDEN CLOSE (1-14)
ST JAMES'S ROAD (101-127)
MORECAMBE COURT (1-18)
HORATIA HOUSE (1-136)
LEAMINGTON HOUSE (1-136)
HANDSWORTH HOUSE (1-153)
TIPTON HOUSE (1-136)
EDGBASTON HOUSE (1-136)

**COMMUNAL LIGHTING**

Planned Maintenance to install emergency lighting including LED lights in 2016/2017

BARKIS HOUSE (1-136)
NICKLEBY HOUSE (1-136)
LADYWOOD HOUSE (1-136)

**LIFT REFURBISHMENTS**

Planned Maintenance to refurbish existing communal passenger lifts in 2016/2017

CONNORS KEEP
TWEED COURT
ST CLARES COURT
HORATIA HOUSE LIFT 1
HORATIA HOUSE LIFT 2

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