



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

**Date of meeting:** 12<sup>th</sup> MARCH 2019

**Subject:** COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS  
AND HOUSING IT BUSINESS SOFTWARE 2019/2020

**Report by:** JAMES HILL - DIRECTOR OF HOUSING, NEIGHBOURHOOD  
AND BUILDING SERVICES

**Wards affected:** ALL

**Key decision:** Yes - Over £250,000

**Full Council decision:** No

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**1. Purpose of report**

The revised 2018/19 and 2019/20 Housing Investment Programme budgets together with the proposed programmes for 2020/21 to 2024/25 were approved by the City Council on 12 February 2019.

The Council Housing Repairs & Maintenance Budgets for 2018/19 and 2019/20 were approved at the Housing Cabinet Decision meeting on 29 January 2019.

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 2019/2020 be approved and the Director of Housing, Neighbourhood and Building Services be authorised under Financial Rules, Section B14 to proceed with schemes within the sums approved.
- III. That the Director of Finance 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 £24,500,000 budget is attached to this report as Appendix A along with the analyses of each individual Area Office work programme.

**Capital Budgets - Various Schemes**

A summary of this \*£21,914,00 budget is shown in Appendix B. There are several areas within this programme for 2019 / 2020 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**

The preliminary Equality Impact Assessment is contained in Appendix D. A full impact assessment is not required for this report.

**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 of the Housing, Neighbourhood and Building Services.

.....  
Signed by:

**James Hill - Director of Housing, Neighbourhood and Building Services**

**Appendices:**

Appendix A - Revenue Budget

Appendix B - 2019/20 HRA Capital Budget All Areas

Appendix C - IT Capital Schemes

2019-2020 - Budget Book

Appendix D - Preliminary EIA

**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:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet member of Housing on 12<sup>th</sup> March 2019.

.....  
Signed by:

**Councillor Darren Sanders**

**APPENDIX B**

**COUNCIL HOUSING MAINTENANCE AND IMPROVEMENTS - 2019/2020  
CAPITAL BUDGETS - VARIOUS**

COSTS CENTRE	DESCRIPTION	TOTAL SCHEME COST IN 2019/2020
	<b>Major Repairs (Dwellings)</b>	<b>£</b>
ZH4BMC	Asbestos Removal	£1,100,000
ZH4BMC	Disabled Facilities Grants	£1,300,000
ZH4BMC	New Bathroom	£1,600,000
ZH4BMC	New Kitchen	£4,000,000
ZH4BMC	New Over Bath Shower	£700,000
ZH4155	Roof Replacement	£500,000
ZH4161	Fire Doors	£1,500,000
ZH4111	Environmental Improvements	£800,000
ZH4121	Fire Upgrade Works	£400,000
ZH4121	Sprinklers	£1,000,000
ZH4076	Digital TV Aerial Upgrade	£100,000
ZH4048	Electrical Improvements -Emergency Lighting	£500,000
ZH400N	Passenger Lift Installations & Refurbishments	£900,000
ZH400L	New Heating Installations	£2,000,000
ZH400L	Mechanical & Electric Plant Upgrades	£200,000
ZH4107	Major Asset Improvements	£1,664,000
	HNB Professional Fees for above schemes	£1,600,000
		<b>£19,864,000</b>
	<b>HRA Assets (Non Dwellings)</b>	
ZH2006	Review of Business software (Hardware)	£100,000
ZH200P	Review of Business software	£100,000
		<b>£20,064,000</b>
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		

Property & Housing fees in the order of £1,600,000 will be incurred and are included on the schemes detailed above. 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>2019-2020</b>
	<b>£</b>
Revenue contributions	£20,064,000
	<b>£20,064,000</b>

# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

REVENUE BUDGET TOTAL - 2019 / 2020

APPENDIX A

REPAIRS AND MAINTENANCE		HELD	SUMMARY
COST CENTRE	HEADING	BY	2019/20
	<b>Response Repairs</b>		
HR3BM	General Repairs	HBM	£ 12,750,000
HR3BM	Dwelling Electrical Inspections (EICR)	HBM	£ 750,000
HR3BM	Small Disabled Adaptations	HBM	£ 230,000
HR3BM	Special Decorations	HBM	£ 170,000
			<b>£ 13,900,000</b>
HR3BM	General Void Works	HBM	£ 1,700,000
	<b>TOTAL FOR RESPONSE REPAIRS</b>		<b>£ 15,600,000</b>
	<b>Planned &amp; Cyclical Work</b>		
HR3AC	Asbestos Surveys And Sampling	HBM	£ 25,000
HR3AC	Fire Risk Assessment Surveys	HBM	£ 25,000
HR3AC	High Rise Structural Inspections	HBM	£ 350,000
HR3AC	EPC Lodgement Fees	HBS	£ 10,000
HR3PR	External Decoration, Repair and Improvement	HBM	£ 3,785,000
HR3BS	Gas Safety Inspection And Repair	HBS	£ 2,800,000
HR3BS	Mechanical & Electrical Plant	HBS	£ 420,000
HR3BS	Passenger Lift Repairs	HBS	£ 300,000
HR3BS	Communal Electrical Inspections (EICR)	HBS	£ 500,000
HR3BS	Stairlift Servicing and Repairs	HBS	£ 100,000
HR3BS	Central Communications System	HBS	£ 70,000
HR3BS	Legionella Testing	HBS	£ 125,000
HR3BS	Fire Alarm Maintenance	HBS	£ 100,000
HR3BS	CCTV Installation & Maintenance	HBS	£ 290,000
	<b>TOTAL FOR PLANNED &amp; CYCLICAL</b>		<b>£ 8,900,000</b>
	<b>TOTAL FOR REPAIRS &amp; MAINTENANCE</b>		<b>£ 24,500,000</b>

HBM - Head of Building Maintenance  
HBS - Head of Building Services

# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

## CAPITAL PROGRAMME - 2019 / 2020

## APPENDIX B

LOCAL COST CENTRE	HEADING	HELD BY	2019/2020
	<b>Planned &amp; Cyclical Works</b>		
ZH4BMC	Asbestos Removal	HBM	£ 1,100,000
ZH4BMC	Disabled Facilities Grants	HBM	£ 1,300,000
ZH4BMC	New Bathroom	HBM	£ 1,600,000
ZH4BMC	New Kitchen	HBM	£ 4,000,000
ZH4BMC	New Over Bath Shower	HBM	£ 700,000
ZH4155	Roof Replacements	HBM	£ 500,000
ZH4161	Fire Doors	HBM	£ 1,500,000
ZH4111	Environmental Improvements	HBM	£ 800,000
ZH4121	Fire Upgrade Works	HBM	£ 400,000
ZH4121	Sprinklers	HBM	£ 1,000,000
ZH4076	Digital TV Aerial Upgrade	HBS	£ 100,000
ZH4048	Electrical Improvements - Emergency Lighting	HBS	£ 500,000
ZH400N	Passenger Lift Installations & Refurbishments	HBS	£ 900,000
ZH400L	New Heating Installations	HBS	£ 2,000,000
ZH400L	Mechanical & Electrical Plant Upgrades	HBS	£ 200,000
ZH4101	Louis Flagg House & Frank Miles House	HBM	£ 1,250,000
ZH4173	Ashe Road Site - Window Replacement	HBM	£ 800,000
ZH4107	Major Asset Improvements	HBM	£ 1,664,000
	HNB Professional Fees for above schemes		£ 1,600,000
	<b>TOTAL CAPITAL</b>		<b>£ 21,914,000</b>

**APPENDIX C****IT Capital Schemes – 2019/20 HIP Expenditure Plan**

Total provision - £200,000

**1. Hardware****£100,000**

This allocation is used to enhance and develop the infrastructure required to host systems used by Housing, Neighbourhood and Building Services staff. This includes server upgrades and improvements to the security architecture necessary to keep data safe and secure.

The forward plan this year will also include connectivity upgrades to some HRA sites.

**2. Software****£100,000**

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

- Additional reporting capability for existing systems such as Lettings.
  - Performance improvements to the Housing Year End system
  - Re-development of the Reserve Fund Database to improve security and enhance reporting capability
  - Extension of the Housing Document Management solution, in order to store tenancy files
  - Upgrades required to make software compatible with Windows 10
  - Contribution towards replacement of the mobile connectivity solution
-

# **Appendix D**

## **Preliminary Equality Impact Assessment**





Portsmouth  
Clinical Commissioning Group

# Equality Impact Assessment

Preliminary assessment form 2018

[www.portsmouthccg.nhs.uk](http://www.portsmouthccg.nhs.uk)

[www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

The preliminary impact assessment is a quick and easy screening process. It should:

- ☐ identify those policies, projects, services, functions or strategies which require a full EIA by looking at:
  - ☐ negative, positive or no impact on any of the equality groups
  - ☐ How are going to mitigate or remove any potential negative impacts
  - ☐ opportunity to promote equality for the equality groups
  - ☐ data / feedback
- ☐ prioritise if and when a full EIA should be completed
- ☐ justify reasons for why a full EIA is not going to be completed

**Directorate:**

**Service, function:**

**Title of policy, service, function, project or strategy (new or old) :**

**Type of policy, service, function, project or strategy:**

- ☐ Existing
- ☐ New / proposed
- ☒ Changed

**Q1 - What is the aim of your policy, service, function, project or strategy?**

Inform members and all Council House residents of the Housing Revenue Account (HRA) building maintenance spending proposed for the next financial year

**Q2 - Who is this policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?**

All residents who occupy and use Housing Revenue Account (HRA) properties will benefit from the budget spending proposals

**Q3 - Thinking about each group below, does, or could the policy, service, function, project or strategy have a negative impact on members of the equality groups below?**

Group	Negative	Positive / no impact	Unclear
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Note:** Other excluded groups examples includes, Homeless, rough sleeper and unpaid carers. Many forms of exclusion are linked to financial disadvantage. How will this change affect people on low incomes, in financial crisis or living in areas of greater deprivation?

**If the answer is "negative" or "unclear" consider doing a full EIA**

**If there are any potential negative impacts on any of the protected characteristics, What have you put in place to mitigate or remove the negative impacts/barriers?**

N/A - None

**Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups?** e.g. A new service has been created for people with a disability to help them gain employment this would mean that this helps promote equality for the protected characteristic of disability only.

Group	Yes	No	Unclear
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy or maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer is "no" or "unclear" consider doing a full EIA

**Q5 - Do you have any feedback data from the equality groups that influences, affects or shapes this policy, service, function, project or strategy?**

Please add in the text boxes below what feedback / meetings you have attended for each specific protected characteristic

Group	Positive or negative feedback
Age	Demand received for special decorations
Disability	Demand received for disabled adaptations to HRA dwellings from Occupational Therapists
Race	N/A - no specific data collected
Sex	N/A - no specific data collected

Gender reassignment	N/A - no specific data collected
Sexual orientation	N/A - no specific data collected
Religion or belief	N/A - no specific data collected
Pregnancy and maternity	N/A - no specific data collected
Marriage & civil partnership	N/A - no specific data collected
Other excluded groups	N/A - no specific data collected

**Q6 - Using the assessments in questions 3, 4 and 5 should a full assessment be carried out on this policy, service, function or strategy?**

☐ yes ☒ No

**PCC staff**-If you have to complete a full EIA please contact the Equalities and diversity team if you require help Tel: 023 9283 4789 or email: [equalities@portsmouthcc.gov.uk](mailto:equalities@portsmouthcc.gov.uk)

**CCG staff**-If you have to complete a full EIA please email: [sehccg.equalityanddiveristy@nhs.net](mailto:sehccg.equalityanddiveristy@nhs.net) if you require help

**Q7 - How have you come to this decision? Summarise your findings and conclusion below**

The report details wide ranging revenue and capital expenditure for the HRA budget allocation to maintain and improve our properties. The budgets are based on previous demand for the repairs service, statutory compliance requirements, servicing and assessments of the condition of the assets. The budgets include an allocation for disabled adaptations and special decorations demand. There will be further reports on major capital schemes, for which a preliminary EIA assessment will be undertaken

**Q8 - Who was involved in the EIA?**

Meredydd Hughes - Assistant Director Building Services

**This EIA has been approved by:** James Hill - Director Housing, Neighbourhood and Building Services

**Contact number:** 023 9268 8606

**Date:** 19 February 2019

**PCC staff**-Please email a copy of your completed EIA to the Equality and diversity team. We will contact you with any comments or queries about your preliminary EIA.

Telephone: 023 9283 4789, Email: [equalities@portsmouthcc.gov.uk](mailto:equalities@portsmouthcc.gov.uk)

**CCG staff**-Please email a copy of your completed EIA to the Equality lead who will contact you with any comments or queries about your preliminary . Email: [sehccg.equalityanddiversity@nhs.net](mailto:sehccg.equalityanddiversity@nhs.net)





**Portsmouth**  
CITY COUNCIL

## **Housing, Neighbourhood and Building Services**

Maintaining and Improving Our Properties

**Budget Plan 2019/20**



# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

## REVENUE BUDGET TOTAL - 2019 / 2020

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HBM - Head of Building Maintenance

HBS - Head of Building Services



# COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

## CAPITAL PROGRAMME - 2019 / 2020

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HBM - Head of Building Maintenance

HBS - Head of Building Services



MAINTENANCE & IMPROVEMENTS

# OFF-ISLAND AREAS

PROGRAMME 2019/2020



## Leigh Park Area Housing Office

### Planned Maintenance 2019/20



Portsmouth  
CITY COUNCIL

#### PROSPECT LANE

Planned Maintenance scheme evaluated with works to commence in 2019/20.

Type of Work
Flat Roofing (New)
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement
Window (Dwelling) (New)
Emergency Lighting (Blocks)

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

Addresses Included
PROSPECT LANE (62-76 EVENS)

#### WEST LEIGH SITE

Planned Maintenance scheme to be evaluated with works to commence in 2019/20

Type of Work
Flat Roofing (New)
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement
Window (Dwelling) (New)
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	7
Flats	56
Leaseholder	4
<b>Total Dwellings included in Site</b>	<b>56</b>

Addresses Included
ASHE ROAD (1-15 ODDS)
BLACKMOOR WALK (9-23 ODDS)
FROXFIELD ROAD (13-27 ODDS)
FROXFIELD ROAD (29-43 ODDS)
SHALDON ROAD (1-15 ODDS)
TANGLEY WALK (2-16 EVENS)
WILDMOOR WALK (26-40 EVENS)

## Leigh Park Area Housing Office

### Planned Maintenance 2019/20



Portsmouth  
CITY COUNCIL

#### LEIGH PARK - FIRE SAFETY SITE 1

Planned Maintenance scheme on site with works to complete in 2019/20.

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

Type of Assets	
Block of Flats	13
Studios	11
Flats	51
Maisonettes	19
Leaseholder	8
<b>Total Dwellings included in Site</b>	<b>81</b>

Addresses Included
ASHLETT LAWN (1-15 ODDS)
ASHLETT LAWN (10-24 EVENS)
LINKENHOLT WAY (74-90 EVENS)
MARLANDS LAWN (1-8)
MARLANDS LAWN (9-16)
PARK HOUSE FARM WAY (120-128A EVENS)
RHINEFIELD CLOSE (10-16 EVENS)
SUNWOOD ROAD (34-40 EVENS)
SUNWOOD ROAD (42-48 EVENS)
SUNWOOD ROAD (50-56 EVENS)
WHEATLEY GREEN (23-37 ODDS)
WINCHFIELD CRESCENT (49-55 ODDS)
WINCHFIELD CRESCENT (65-71 ODDS)

## Paulsgrove Area Housing Office

### Planned Maintenance 2019/20



Portsmouth  
CITY COUNCIL

#### HAWTHORN CRESCENT PH3

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

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

Type of Assets	
Block of Flats	10
Flats	68
Maisonettes	86
Leaseholders	44
<b>Total Dwellings included in Site</b>	<b>154</b>

Addresses Included
HAWTHORN CRESCENT (266-296 EVENS)
HAWTHORN CRESCENT (298-320 EVENS)
HAWTHORN CRESCENT (321-367 ODDS)
HAWTHORN CRESCENT (322-388 EVENS)
HAWTHORN CRESCENT (369-391 ODDS)
HAWTHORN CRESCENT (426-444 EVENS)
HAWTHORN CRESCENT (429-455 ODDS)
HAWTHORN CRESCENT (446-462 EVENS)
HAWTHORN CRESCENT (457-473 ODDS)
HAWTHORN CRESCENT (464-490 EVENS)

## Paulsgrove Area Housing Office



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### Planned Maintenance 2019/20

#### PAULSGROVE FIRE SAFETY SITE 1

Planned Maintenance scheme on site with works to complete in 2019/20

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

Type of Assets	
Block of Flats	14
Studios	14
Flats	56
Maisonettes	21
Leaseholders	11
<b>Total Dwellings included in Site</b>	<b>91</b>

Addresses Included
ALLAWAY AVENUE (153-169 ODDS)
ALLAWAY AVENUE (5-7A)
ALLAWAY AVENUE (26-30A)
ALLAWAY AVENUE (32-36A EVENS)
ALLAWAY AVENUE (64-70A EVENS)
ALLAWAY AVENUE (72-78A)
ALLAWAY AVENUE (183-193 ODDS)
ALLAWAY AVENUE (203-213 ODDS)
ALLAWAY AVENUE (237-251 ODDS)
ALLAWAY AVENUE (253-267 ODDS)
ALLAWAY AVENUE (269-283 ODDS)
ALLAWAY AVENUE (285-295 ODDS)
ALLAWAY AVENUE (3A-3D)
ARTILLERY CLOSE (11-14)

## Paulsgrove Area Housing Office



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### Planned Maintenance 2019/20

#### PAULSGROVE FIRE SAFETY SITE 2

Planned Maintenance scheme evaluated with works to commence in 2019/20

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

Type of Assets	
Block of Flats	9
Flats	93
Leaseholders	14
<b>Total Dwellings included in Site</b>	<b>93</b>

Addresses Included	
ALMONDSBURY HOUSE (1-6)	
DEERHURST HOUSE (1-9)	
FOXCOTE HOUSE (1-12)	
KINGSCOTE HOUSE (1-12)	
LEOMINSTER HOUSE (1-12)	
MILBURY HOUSE (1-6)	
OAKLANDS HOUSE (1-12)	
PARKFIELD HOUSE (1-12)	
THORNBURY HOUSE (1-12)	

## Paulsgrove Area Housing Office



Portsmouth  
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### Planned Maintenance 2019/20

#### PAULSGROVE FIRE SAFETY SITE 3

Planned Maintenance scheme evaluated with works to commence in 2019/20

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

Type of Assets	
Block of Flats	23
Flats	184
Maisonette	10
Leaseholders	28
<b>Total Dwellings included in Site</b>	<b>194</b>

Addresses Included	
ARTILLERY CLOSE (7-10)	
BUTTERMERE HOUSE (1-9)	
CONISTON HOUSE (1-9)	
COTSWOLD HOUSE (1-7 & 9-33 ODDS)	
DOWNTON HOUSE (1-12)	
DURSLEY CRESCENT (4-6A EVENS)	
DURSLEY CRESCENT (8-10A EVENS)	
DURSLEY CRESCENT (12-14A EVENS)	
DURSLEY CRESCENT (16-18A EVENS)	
DURSLEY CRESCENT (20-22A EVENS)	
DURSLEY CRESCENT (24-26A EVENS)	
DURSLEY CRESCENT (28-30A EVENS)	
ESKDALE HOUSE (1-9)	
GRASMERE HOUSE (1-12)	
HEMPSTED ROAD (4-18 EVENS)	
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 Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/20

#### EAGLE AVENUE

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

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

Type of Assets	
Blocks of Flats	1
Flats	6
Maisonettes	12
Leaseholders	5
<b>Total Dwellings included in Site</b>	<b>18</b>

Addresses Included	
EAGLE AVENUE (109-143)	

#### MAGPIE WALK

Planned Maintenance scheme being evaluated with works commencing in 2019/20

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

Type of Assets	
Blocks of Flats	5
Flats	65
Maisonettes	14
Leaseholders	10
<b>Total Dwellings included in Site</b>	<b>79</b>

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



## Wecock Farm Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/20

#### WECOCK FARM - FIRE SAFETY SITE 1

Planned Maintenance scheme evaluated with works commencing in 2019/20

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

Type of Assets	
Blocks of Flats	20
Flats	325
Maisonettes	42
Leaseholders	41
<b>Total Dwellings included in Site</b>	<b>367</b>

Addresses Included
BUNTING GARDENS (36-53)
CHAFFINCH GREEN (23-34)
CHAFFINCH GREEN (35-52)
CHAFFINCH GREEN (77-107)
CHAFFINCH GREEN (108-125)
DOVE CLOSE (4-21)
DOVE CLOSE (22-55)
FULMER WALK (19-33)
FULMER WALK (34-45)
FULMER WALK (46-57)
FULMER WALK (58-72)
GREBE CLOSE (1-31)
GREBE CLOSE (32-37)
GREBE CLOSE (38-46)
KITE CLOSE (8-25)
SPARROW CLOSE (1-9)
SPARROW CLOSE (10-40)
SPARROW CLOSE (41-52)
THRUSH WALK (8-31)
THRUSH WALK (32-55)



## Wecock Farm Area Housing Office



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### Planned Maintenance 2019/20

#### WECOCK FARM - FIRE SAFETY SITE 2

Planned Maintenance scheme evaluated with works commencing in 2019/20

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

Type of Assets	
Blocks of Flats	16
Flats	257
Maisonettes	26
Leaseholders	42
<b>Total Dwellings included in Site</b>	<b>283</b>

Addresses Included
EAGLE AVENUE (109-143 ODDS)
LINNET CLOSE (40-51)
MAGPIE WALK (11-32)
MAGPIE WALK (33-53)
MAGPIE WALK (54-65)
MAGPIE WALK (66-77)
MAGPIE WALK (78-89)
PARTRIDGE GARDENS (15-45)
PARTRIDGE GARDENS (66-83)
PARTRIDGE GARDENS (95-116)
PUFFIN WALK (1-12)
PUFFIN WALK (13-24)
PUFFIN WALK (25-36)
PUFFIN WALK (37-58)
ROBIN GARDENS (49-75)
ROBIN GARDENS (76-93)



MAINTENANCE & IMPROVEMENTS

**ON-ISLAND AREAS**

PROGRAMME 2019/2020

## Buckland Area Housing Office

### Planned Maintenance 2019/20



Portsmouth  
CITY COUNCIL

#### BUCKINGHAM GREEN

Planned Maintenance scheme being evaluated with works to commence in 2019/20

Type of Work
Internal Stairwell & Corridor Decoration, Repair or Improvement

Type of Assets	
Block of Flats	7
Maisonettes	66
Leaseholders	11
<b>Total Dwellings included in Site</b>	<b>66</b>

Addresses Included
BUCKINGHAM GREEN (1-3 & 34-36)
BUCKINGHAM GREEN (4-8 & 37-41)
BUCKINGHAM GREEN (9-13 & 42-46)
BUCKINGHAM GREEN (14-19 & 47-52)
BUCKINGHAM GREEN (20-24 & 53-57)
BUCKINGHAM GREEN (25-29 & 58-62)
BUCKINGHAM GREEN (30-33 & 63-66)

#### BUCKLAND PATH

Planned Maintenance scheme to be evaluated with works to commence in 2019/20

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

Type of Assets	
Block of Flats	1
Flats	6
Maisonettes	18
Leaseholders	6
<b>Total Dwellings included in Site</b>	<b>24</b>

Addresses Included
BUCKLAND PATH (1-24)

## Buckland Area Housing Office

### Planned Maintenance 2019/20



Portsmouth  
CITY COUNCIL

#### LAKE ROAD

Planned Maintenance scheme being evaluated with works to commence in 2019/20

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

Type of Assets	
Block of Flats	1
Flats	6
Leaseholders	0
Total Dwellings included in Site	6

Addresses Included
LAKE ROAD (199-209 ODDS)

## Landport Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/20

#### WIMPEY COURTS LIFT TOWERS DECORATION

Planned Maintenance scheme to be evaluated with works to commence in 2019/20

Type of Work
External Decorations, Repair or Improvement

Type of Assets	
Block of Flats	16
Flats	56
Maisonettes	225
Leaseholders	30
<b>Total Dwellings included in Site</b>	<b>281</b>

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

#### REIGATE HOUSE

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work
External Decorations, Repair or Improvement
Internal Stairwell Decoration, Repairs or Improvement (Stairwells)
Emergency Lighting (Blocks)

Type of Assets	
Block of Flats	1
Flats	18
Leaseholders	3
<b>Total Dwellings included in Site</b>	<b>18</b>

Addresses Included
REIGATE HOUSE (1-18)

**Portsea Area Housing Office**

**Planned Maintenance 2019/20**



**Portsmouth**  
CITY COUNCIL

**NO PLANNED MAINTENANCE SCHEMES PROPOSED**

## Somerstown Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/20

#### WILMCOTE HOUSE (Decoration)

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	1
Flats	11
Maisonettes	100
<b>Total Dwellings included in Site</b>	<b>111</b>

Addresses Included	
WILMCOTE HOUSE (1-113)	

#### WILMCOTE HOUSE (Landscaping)

Planned Maintenance scheme evaluated with works to commence in 2019/20

Type of Work	
Landscaping and Environmental Works	

Type of Assets	
Block of Flats	1
Flats	11
Maisonettes	100
<b>Total Dwellings included in Site</b>	<b>111</b>

Addresses Included	
WILMCOTE HOUSE (1-113)	

#### LADYWOOD HOUSE & HANDSWORTH HOUSE

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

Type of Work	
Door (Dwelling Entrance) (New)	
Door (Communal) (New)	

Type of Assets	
Block of Flats	2
Flats	289
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>289</b>

Addresses Included	
LADYWOOD HOUSE (1-136)	
HANDSWORTH HOUSE (1-153)	

## Somerstown Area Housing Office



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/20

#### LOUIS FLAGG HOUSE & FRANK MILES HOUSE

Planned Maintenance scheme to be evaluated with works commencing in 2019/20

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Windows (Dwelling) (New)	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	2
Flats	8
Maisonettes	48
Leaseholders	16
<b>Total Dwellings included in Site</b>	<b>56</b>

Addresses Included	
LOUIS FLAGG HOUSE (1-24)	
FRANK MILES HOUSE (1-24)	

#### HIGH STREET (45A-45J)

Planned Maintenance evaluated with works to commence in 2019/20

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Windows (Communal) (New)	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	

Type of Assets	
Block of Flats	1
Flats	9
Leaseholders	9
<b>Total Dwellings included in Site</b>	<b>9</b>

Addresses Included	
HIGH STREET (45A-45J)	





**Planned Maintenance 2019/20**

**DUNSMORE CLOSE**

Planned Maintenance scheme to be evaluated in 2019/20 with works to commence in 2020/21

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

<b>Type of Assets</b>	
Block of Flats	3
Flats	9
Maisonettes	42
Leaseholders	11
<b>Total Dwellings included in Site</b>	<b>51</b>

<b>Addresses Included</b>	
DUNSMORE CLOSE (2-24)	
DUNSMORE CLOSE (26-44)	
DUNSMORE CLOSE (46-102)	

**HARROW ROAD**

Planned Maintenance scheme evaluated with works to commence in 2019/20

<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	1
Flats	8
Leaseholders	1
<b>Total Dwellings included in Site</b>	<b>8</b>

<b>Addresses Included</b>	
HARROW ROAD (2-16 EVENS)	



MAINTENANCE & IMPROVEMENTS

**BUILDING SERVICES & SUPPORT**

PROGRAMME 2019/2020

## Building Services & Support



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/2020

#### COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2019/2020

<b>BUCKLAND BLOCKS of FLATS</b>
BERRY HOUSE (1-9)
BRISBANE HOUSE (1-30)
CHEERYBLE HOUSE (1-17)
CONSORT HOUSE (1-9)
DOMBEY COURT (1-12)
DUKE CRESCENT (40-46 EVENS)
ESTELLA ROAD (BLOCK H 106-133)
ESTELLA ROAD (BLOCK J 162-189)
KINGSTON ROAD (75-79 ODDS)
KILMISTON CLOSE (1-5 & 22-26)
KILMISTON CLOSE (6-11 & 27-32)
KILMISTON CLOSE (16-21 & 33-38)
KINGSTON ROAD (163 & 165 & 167A-167F)
LAKE ROAD (199-209 ODDS)
MAYO CLOSE (14-48 EVENS)
MICAWBER HOUSE (1-27)
NELSON COURT (1-12)
NEWCOMEN ROAD (65-81 ODDS)
PEGGOTTY HOUSE (1-20)
PRINCES COURT (1-12)
REGENT COURT (1-9)
ST JOHN'S COURT (1-44)
SULTAN ROAD (130-140 & 152-162 EVENS)
SULTAN ROAD (164-174 & 184-194 EVENS)
THORROWGOOD HOUSE (1-25)
VICTORIA COURT (1-9)
WATTS ROAD (1-35 ODDS)
WATTS ROAD (2-20 EVENS)
WELLER HOUSE (1-17)
WESTMINSTER PLACE (1-78)
WINGFIELD STREET (1-71 ODDS)
BUCKLAND AREA HOUSING OFFICE

<b>LANDPORT BLOCKS of FLATS</b>
BEATTY HOUSE (1-14)
BOXGROVE HOUSE (1-24)
CHATFIELD HOUSE (1-12)
CORHAMPTON HOUSE (1-12)
CORNWALL ROAD (33-39)
DURBAN HOMES (9-12)
GEORGE STREET (24-34 EVENS)
JELICOE HOUSE (1-14)
NICHOLSON GARDENS (1-41)
PERTH HOUSE (1-34)
SOBERTON HOUSE (1-14)

## Building Services & Support



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/2020

#### COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2019/2020

<b>LEIGH PARK BLOCK of Flats</b>
ALDRESHOT HOUSE (1-18)
BADDESLEY GARDENS (14-34 EVENS)
BADDESLEY GARDENS (36-56 EVENS)
BAYBRIDGE ROAD (34-48 EVENS)
BOURNEMOUTH HOUSE (1-30)
CALSHOT ROAD (1-21 ODDS)
GORLEY COURT (34-54 EVENS)
HEYWOOD GARDENS (15-25)
HIGH LAWN WAY (165-187 ODDS)
LARKWHISTLE WALK (34-54 EVENS)
MILLBROOK DRIVE (33-47 ODDS)
PROSPECT LANE (62-76 EVENS)
SHALDON ROAD (1-15 ODDS)
SHARPS ROAD (25-35 ODDS)
SHARPS ROAD (38-48 EVENS)
SHARPS ROAD (54-64 EVENS)
SOUTHAMPTON HOUSE (1-40)
SOUTHFIELD WALK (2-22 EVENS)
SWANMORE ROAD (85-105 ODDS)
TANGLEY WALK (1-11 ODDS)
WILDMOOR WALK (26-40 EVENS)
WINCHESTER HOUSE (1-47)
WOOLSTON ROAD (54-74 EVENS)

<b>PAULSGROVE BLOCK of FLATS</b>
ALLAWAY AVENUE (26-30A)
ALLAWAY AVENUE (32-36A EVENS)
ALLAWAY AVENUE (64-70A EVENS)
ARTHUR DANN COURT (1-50)
ASHURST ROAD (64-69)
ASHURST ROAD (70-80)
ASHURST ROAD (12-17)
ASHURST ROAD (1-11)
ASHURST ROAD (18-23)
ASHURST ROAD (24-40)
ASHURST ROAD (41-46)
ASHURST ROAD (47-63)
CHIPSTEAD HOUSE (1-18)
DYMCHURCH HOUSE (1-23)
FOXCOTE HOUSE (1-12)
GERARD HOUSE (1-20)
HALSTEAD ROAD (1-21 ODDS)
HALSTEAD ROAD (86-108 EVENS)

## Building Services & Support

### Planned Maintenance 2019/2020



Portsmouth  
CITY COUNCIL

#### COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2019/2020

<b>PAULSGROVE BLOCK of FLATS continued</b>
HALSTEAD ROAD (110-120 EVENS)
HALSTEAD ROAD (122-144 EVENS)
HALSTEAD ROAD (146-156 EVENS)
HALSTEAD ROAD (2-12 EVENS)
HALSTEAD ROAD (14-36 EVENS)
HALSTEAD ROAD (38-48 EVENS)
HALSTEAD ROAD (50-72 EVENS)
HALSTEAD ROAD (74-84 EVENS)
HEMPSTED ROAD (4-18 EVENS)
HERNE ROAD (1-17)
HERNE ROAD (18-29)
KINGSCOTE HOUSE (1-12)
LORING HOUSE (1-20)
MARSHFIELD HOUSE (1-24)
NORTHERN PARADE (411-439 ODDS)
OAKLANDS HOUSE (1-12)
OLD WYMERING LANE (19-29)
OLD WYMERING LANE (62-84 EVENS)
PARKFIELD HOUSE (1-12)
THORNBURY HOUSE (1-12)
PAULSGROVE AREA HOUSING OFFICE
HAWTHORN CRESCENT (457-473 ODDS)
COSHAM COMMUNITY CENTRE
HILLSIDE AND WYMERING CENTRE

<b>PORTSEA BLOCK of FLATS</b>
CHARLES NORTON-THOMAS COURT (4-5)
CUMBERLAND HOUSE (1-36)
JOSEPH NYE COURT (8-12)
MILL GATE HOUSE (1-76)
PRIVETT HOUSE (1-64)
THREE TUN CLOSE (2-18 EVENS) & KENT STREET (55-83)
WILLIAM BOOTH HOUSE (1-31)

## Building Services & Support

### Planned Maintenance 2019/2020



Portsmouth  
CITY COUNCIL

#### COMMUNAL ELECTRIC EICR REPORTS

Planned Maintenance to undertake communal EICR reports in 2019/2020

<b>SOMERSTOWN BLOCK of FLATS</b>
ASTLEY STREET (62-76 EVENS)
FURZE LANE (2-32 EVENS)
HALESOWEN HOUSE (1-8)
LOCKSWAY ROAD (251-289 ODDS)
LONGBRIDGE HOUSE (1-22)
OLDBURY HOUSE (1-24)
STRATFORD HOUSE (1-48)
EDGBASTON HOUSE (1-136)
IAN GIBSON COURT (1-45)
ST JAMES'S ROAD (29-51 ODDS)
ST JAMES'S ROAD (53-75 ODDS)
WATERLOO STREET (20-76 EVENS)
WILMCOTE HOUSE (1-113)
SOMERSTOWN ADVENTURE PLAYGROUND
HOUSING DEPOT (GREEN & CLEAN)
COMMUNITY HUB BUILDING SOMERSTOWN CENTRAL

<b>WECOCK FARM BLOCK of FLATS</b>
BUNTING GARDENS (36-53)
CHAFFINCH GREEN (35-52)
CHAFFINCH GREEN (77-107)
CHAFFINCH GREEN (108-125)
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)

## Building Services & Support

### Planned Maintenance 2019/2020



Portsmouth  
CITY COUNCIL

#### BOOSTER PUMP REPLACEMENT

Planned Maintenance to undertake cold water pumps and/or ancillaries replacement in 2019/2020

<b>BUCKLAND BLOCK of FLATS</b>
WINGFIELD STREET

<b>LANDPORT BLOCK of FLATS</b>
CROWN COURT
DARWIN HOUSE
KING ALBERT COURT
LORDS COURT
WIMPOLE COURT

<b>SOMERSTOWN BLOCK of FLATS</b>
EDGBASTON HOUSE
TIPTON HOUSE
OMEGA HOUSE

<b>PORTSEA BLOCK of FLATS</b>
MILL GATE HOUSE



## Building Services & Support

### Planned Maintenance 2019/2020



Portsmouth  
CITY COUNCIL

#### EMERGENCY LIGHTING INSTALLATIONS

Planned Maintenance to undertake communal emergency lighting installations in 2019/2020

##### **BUCKLAND BLOCK OF FLATS**

ARNAUD CLOSE (27-43)
BUCKLAND PATH 1-24
CHEERYBLE HOUSE (1-17)
MAYO CLOSE (14-48)
SEYMOUR CLOSE 16-22 & 28-34
SEYMOUR CLOSE 86-92 & 102-108
SEYMOUR CLOSE 87-93 & 103-109
SEYMOUR CLOSE 94-100 & 110-116
SULTAN ROAD 120-128 & 142-150
SULTAN ROAD 130-140 & 152-162
SULTAN ROAD 164-174 & 184-194
SULTAN ROAD 176-182 & 196-202
WASHINGTON ROAD(113-121 &123-131)
WELLER HOUSE (1-17)

##### **LANDPORT BLOCK of FLATS**

ARUNDEL STREET (167-177 ODDS)
ARUNDEL STREET (179-189 ODDS)
ARUNDEL STREET (191-219 ODDS)
BURITON HOUSE
FIFTH STREET 2-32B
FOURTH STREET 1-53
FROXFIELD HOUSE (1-12)
KNOLLYS HOUSE (1-9)
LAKE ROAD (60-82)
MONSON HOUSE (1-9)
REIGATE HOUSE (1-18)
RUSTINGTON HOUSE (1-14)

##### **LEIGH PARK BLOCK of FLATS**

SHALDON ROAD (1-15)
STROUDEN COURT (1-10)
TANGLEY WALK (2-16)
TROJAN WAY (45-53)
ZEUS LANE (42-50)

##### **PAULSGROVE BLOCK of FLATS**

HAWTHORN CRESCENT 298-320
HAWTHORN CRESCENT 369-391
HAWTHORN CRESCENT 426-444
HAWTHORN CRESCENT 429-455
HAWTHORN CRESCENT 464-490

**Planned Maintenance 2019/2020****EMERGENCY LIGHTING INSTALLATIONS**

Planned Maintenance to undertake communal emergency lighting installations in 2019/2020

**BLOCKS of FLATS PORTSEA**

CALDER HOUSE 1-10

CODRINGTON HOUSE 1-10

**BLOCKS of FLATS SOMERSTOWN**

ALHAMBRA ROAD 9-19

BROOM CLOSE 1-6

BROOM CLOSE 19-24

BROOM CLOSE 7-18

BROOM SQUARE 1-11

BROOM SQUARE 2-24

BROOM SQUARE 25-35

BROOM SQUARE 37-59

FURZE LANE 34-44

GAINSBOROUGH HOUSE 1-11

HIGH STREET 45A -45J

HYDE PARK HOUSE (1-20)

KENT ROAD 42-48

MORECAME COURT 1-18

SOMERS ROAD 168-196

THE CASEMENTS 23

VENTNOR ROAD 2-6

## Building Services & Support



Portsmouth  
CITY COUNCIL

### Planned Maintenance 2019/2020

#### LIFT REFURBISHMENT & IMPROVEMENT

Planned Maintenance to improve passenger lifts in 2019/2020

<b>BUCKLAND</b>
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BARKIS HOUSE
--------------

NICKLEBY HOUSE
----------------

WESTMINSTER HOUSE
-------------------

<b>LANDPORT</b>
-----------------

HIGHFIELD ROAD
----------------

DARWIN HOUSE
--------------

<b>LEIGH PARK</b>
-------------------

ST CLARES COURT
-----------------

TWEED COURT
-------------

<b>WECOCK FARM</b>
--------------------

CONNORS KEEP
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<b>SOMERSTOWN</b>
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LADYWOOD HOUSE
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TIPTON HOUSE
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