



Portsmouth
CITY COUNCIL

Housing, Neighbourhood and Building Services

Maintaining and Improving Our Properties

Budget Plan 2020/21



COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
Revenue Budget Total 2020/2021

Cost Centre	HRA Revenue Budget Heading	2020/21
	Building Maintenance, Servicing & Compliance (HBM)	
HR3BM	General Repairs	£ 12,750,000
HR3BM	Dwelling Electrical Inspections (EICR)	£ 750,000
HR3BM	Small Disabled Adaptations (DP15)	£ 230,000
HR3BM	Special Decorations	£ 170,000
HR3BM	Gas Safety Inspection and Repairs	£ 2,800,000
HR3BM	Communal Electrical Inspections (EICR)	£ 500,000
HR3BM	Stairlift Servicing and Repairs	£ 100,000
HR3BM	Fire Alarm Maintenance	£ 100,000
HR3BM	Legionella Testing	£ 125,000
HR3BM	Mechanical & Electrical Servicing & Compliance	£ 420,000
HR3BM	General Void Works	£ 2,200,000
	TOTAL HR3BM :	£ 20,145,000
	Engineering Services Maintenance & Servicing (BESM)	
HR3BS	Passenger Lift Repairs	£ 300,000
HR3BS	Central Communications System	£ 70,000
HR3BS	CCTV Installation & Maintenance	£ 290,000
	TOTAL HR3BS :	£ 660,000
	Planned Revenue (HBM)	
HR3PR	External Decoration, Repair and Improvement	£ 3,085,000
	TOTAL HR3PR :	£ 3,085,000
	Associated Costs (HBM)	
HR3AC	Asbestos Surveys And Sampling	£ 25,000
HR3AC	Fire Risk Assessment Surveys	£ 25,000
HR3AC	High Rise Structural Inspections	£ 350,000
HR3AC	EPC Lodgement Fees	£ 10,000
HR3AC	Condition Surveys	£ 200,000
	TOTAL HR3AC :	£ 610,000
	TOTAL MAINTENANCE & IMPROVEMENTS REVENUE :	£ 24,500,000

HBM - Head of Building Maintenance
BESM - Building Engineering Services Manager

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
HRA Capital Budget - All Areas 2020/2021

Cost Centre	HRA Capital Programme Heading	Held By	2020/21
HBM Response Capital			
ZH4BMC	Asbestos Removal	HBM	£ 2,000,000
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	£ 1,100,000
ZH4BSC	New Heating Installations	HBM	£ 2,000,000
	TOTAL		£ 12,000,000
HBM Capital Schemes			
ZH4111	Environmental Improvements	HBM	£ 500,000
ZH4121	Fire Upgrade Works	HBM	£ 1,000,000
ZH4121	Sprinklers	HBM	£ 1,250,000
ZH4149	Individual Property Refurbishments	HBM	£ 700,000
ZH4155	Roof Replacements	HBM	£ 500,000
ZH4161	Fire Doors	HBM	£ 1,500,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	HBM	£ 750,000
ZH4173	Ashe Road (West Leigh) - Window Replacement	HBM	£ 1,500,000
ZH4184	Dunsmore Close - Roof Replacement	HBM	£ 400,000
ZH4191	Eastern Road Screens	HBM	£ 600,000
ZH4185	Buckland/Landport Area Regeneration Works	HBM	£ 50,000
ZH4186	System Build Properties Improvements	HBM	£ 50,000
	TOTAL		£ 8,800,000
BESM Capital Schemes			
ZH4048	Electrical Improvements - Emergency Lighting	BESM	£ 800,000
ZH400N	Passenger Lift Installations & Refurbishments	BESM	£ 1,000,000
ZH400L	Mechanical & Electrical Plant Upgrades	BESM	£ 250,000
ZH4178	Edgbaston House Electrical Heating Upgrade	BESM	£ 800,000
ZH4179	Tipton House Electrical Heating Upgrade	BESM	£ 800,000
ZH4181	Warden Control System Upgrade	BESM	£ 500,000
ZH4188	Street Lights on Housing Land	BESM	£ 200,000
ZH4189	Energy Efficiency Schemes	BESM	£ 500,000
	TOTAL		£ 4,850,000
ZH4107	Major Asset Improvements	ADB	£ 1,500,000
	HNB Professional Fees	ADB	£ 2,389,503
	TOTAL HRA CAPITAL PROGRAMME		£ 29,539,503

HBM - Head of Building Maintenance
BESM - Building Engineering Services Manager
ADB - Assistant Director of Buildings

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS - 2020/21 to 2026/27
HRA Capital Budget - All Areas

Local Cost Centre	HRA Capital Programme Heading	Held By	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
ZH4BMC	Asbestos Removal	HBM	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,150,000
ZH4BMC	Disabled Facilities Grants	HBM	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,300,000	£ 1,400,000
ZH4BMC	New Bathroom	HBM	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,600,000	£ 1,750,000
ZH4BMC	New Kitchen	HBM	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,000,000	£ 4,200,000
ZH4BMC	New Over Bath Shower	HBM	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,100,000	£ 1,250,000
ZH4BSC	New Heating Installations	HBM	£ 2,000,000	£ 3,000,000	£ 3,000,000	£ 3,000,000	£ 3,000,000	£ 3,000,000	£ 3,200,000
	TOTAL HBM RESPONSE CAPITAL :		£ 12,000,000	£ 13,000,000	£ 13,000,000	£ 13,000,000	£ 13,000,000	£ 13,000,000	£ 13,950,000
ZH4111	Environmental Improvements	HBM	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000
ZH4121	Fire Upgrade Works	HBM	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,250,000
ZH4121	Sprinklers	HBM	£ 1,250,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000
ZH4149	Individual Property Refurbishments	HBM	£ 700,000	£ 750,000	£ 750,000	£ 750,000	£ 750,000	£ 750,000	£ 750,000
ZH4155	Roof Replacements	HBM	£ 500,000	£ 1,000,000	£ 1,500,000	£ 2,000,000	£ 2,500,000	£ 3,000,000	£ 3,500,000
ZH4161	Fire Doors	HBM	£ 1,500,000	£ 1,500,000	£ 1,500,000	£ 1,750,000	£ 1,750,000	£ 2,000,000	£ 2,000,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	HBM	£ 750,000	£ 750,000	Nil	Nil	Nil	Nil	Nil
ZH4173	Ashe Road (West Leigh) - Window Replacement	HBM	£ 1,500,000	£ 700,000	Nil	Nil	Nil	Nil	Nil
ZH4184	Dunsmore Close - Roof Replacement	HBM	£ 400,000	£ 500,000	Nil	Nil	Nil	Nil	Nil
ZH4191	Eastern Road Screens	HBM	£ 600,000	£ 200,000	Nil	Nil	Nil	Nil	Nil
ZH4185	Buckland/Landport Area Regeneration Works	HBM	£ 50,000	£ 500,000	£ 1,500,000	£ 1,500,000	Nil	Nil	Nil
ZH4186	System Build Properties Improvements	HBM	£ 50,000	£ 500,000	£ 1,500,000	£ 1,500,000	£ 250,000	£ 600,000	£ 600,000
	TOTAL HBM CAPITAL SCHEMES :		£ 8,800,000	£ 9,900,000	£ 10,250,000	£ 11,000,000	£ 8,750,000	£ 9,850,000	£ 10,600,000
ZH4048	Electrical Improvements - Emergency Lighting	BESM	£ 800,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 600,000	£ 600,000
ZH400N	Passenger Lift Installations & Refurbishments	BESM	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,200,000	£ 1,200,000
ZH400L	Mechanical & Electrical Plant Upgrades	BESM	£ 250,000	£ 250,000	£ 250,000	£ 250,000	£ 300,000	£ 300,000	£ 300,000
ZH4178	Edgbaston House Electrical Heating Upgrade	BESM	£ 800,000	£ 600,000	£ 250,000	Nil	Nil	Nil	Nil
ZH4179	Tipton House Electrical Heating Upgrade	BESM	£ 800,000	£ 600,000	£ 250,000	Nil	Nil	Nil	Nil
ZH4181	Warden Control System Upgrade	BESM	£ 500,000	£ 1,000,000	£ 750,000	£ 250,000	Nil	Nil	Nil
ZH4187	CHP Installations	BESM	Nil	Nil	£ 750,000	£ 1,000,000	£ 500,000	£ 500,000	£ 500,000
ZH4188	Street Lights on Housing Land	BESM	£ 200,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000
ZH4189	Energy Efficiency Schemes	BESM	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 1,000,000	£ 1,000,000	£ 1,000,000
	TOTAL BESM CAPITAL SCHEMES :		£ 4,850,000	£ 4,500,000	£ 4,300,000	£ 3,550,000	£ 3,350,000	£ 3,650,000	£ 3,650,000
ZH4107	Major Asset Improvements	ADB	£ 1,500,000	£ 1,500,000	£ 2,000,000	£ 1,500,000	£ 1,500,000	£ 2,000,000	£ 2,000,000
	HNB Professional Fees	ADB	£ 2,389,503	£ 2,200,000	£ 2,350,000	£ 2,000,000	£ 2,000,000	£ 2,250,000	£ 2,350,000
	TOTAL HRA CAPITAL PROGRAMME :		£ 29,539,503	£ 31,100,000	£ 31,900,000	£ 31,050,000	£ 28,600,000	£ 30,750,000	£ 32,550,000

ADB - Assistant Director of Buildings

HBM - Head of Building Maintenance

BESM - Building Engineering Services Manager



MAINTENANCE & IMPROVEMENTS

ON-ISLAND AREAS

PROGRAMME 2020/21

Buckland Area Planned Maintenance 2020/21



BUCKLAND FRA SITE 1

Planned Maintenance scheme being evaluated with works to commence in 2020/21

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

Type of Assets	
Block of Flats	21
Studios	19
Flats	186
Maisonettes	43
Leaseholders	38
Total Dwellings included in Site	248

Addresses Included
BAYTHORN CLOSE (1-7 ODDS)
BILL STILLWELL COURT (1-29)
CAIRO TERRACE (1-17 ODDS)
CAIRO TERRACE (19-35 ODDS)
CAIRO TERRACE (2-48 EVENS)
FLYING BULL CLOSE (1-12)
HASLEGRAVE HOUSE (1-21)
HASTINGS HOUSE (1-36)
KINGSTON ROAD (163 & 165 & 167A-167F)
KINGSTON ROAD (169A-175C ODDS)
MEYRICK HOUSE (1-10)
NEWCOMEN ROAD (102-128 EVENS)
NEWCOMEN ROAD (65-81 ODDS)
SCOTT HOUSE (1-16)
ST NICHOLAS FLATS (1-6)
STONECROSS HOUSE (1-20)
TWYFORD AVENUE (248-248A)

Buckland Area Planned Maintenance 2020/21



BUCKLAND PATH

Planned Maintenance scheme being evaluated with works to commence in 2020/21

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
Total Dwellings included in Site	24

Addresses Included	
BUCKLAND PATH (1-24)	

JOHN MARSHALL COURT

Planned Maintenance scheme being evaluated with works to commence in 2020/21

Type of Work	
Scooter Storage	

Type of Assets	
Block of Flats	1
Studios	36
Flats	13
Leaseholders	0
Total Dwellings included in Site	49

Addresses Included	
JOHN MARSHALL COURT (1-49)	

Somerstown Area Planned Maintenance 2020/21



LADYWOOD HOUSE & HANDSWORTH HOUSE - SPRINKLERS

Planned Maintenance scheme being evaluated with works to commence in 2020/21

Type of Work	
Sprinkler Installation	

Type of Assets	
Block of Flats	2
Flats	289
Leaseholders	1
Total Dwellings included in Site	289

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

LADYWOOD HOUSE & HANDSWORTH HOUSE - FIRE SAFETY WORKS

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

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

Type of Assets	
Block of Flats	2
Flats	289
Leaseholders	1
Total Dwellings included in Site	289

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

PLYMOUTH STREET

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

Type of Work	
External Decorations, Repair or Improvement	

Type of Assets	
Houses	3
Total Dwellings included in Site	3

Addresses Included	
PLYMOUTH STREET 2, 4, 8	

Somerstown Area
Planned Maintenance 2020/21



DUNSMORE CLOSE - PH1

Planned Maintenance scheme evaluated, works to commence in 2020/21

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

Type of Assets	
Block of Flats	2
Flats	7
Maisonettes	32
Leaseholders	7
Total Dwellings included in Site	39

Addresses Included	
DUNSMORE CLOSE (26-44)	
DUNSMORE CLOSE (46-102)	

DUNSMORE CLOSE - PH2

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

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

Type of Assets	
Block of Flats	1
Flats	2
Maisonettes	10
Leaseholders	4
Total Dwellings included in Site	12

Addresses Included	
DUNSMORE CLOSE (2-24)	

Somerstown Area Planned Maintenance 2020/21



LOUIS FLAGG HOUSE & FRANK MILES HOUSE

Planned Maintenance scheme being evaluated with works to commence in 2020/21

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
Total Dwellings included in Site	56

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

TIPTON & EDGBASTON HOUSE

Planned Maintenance scheme being evaluated with works to commence in 2020/21

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	2
Flats	272
Leaseholders	0
Total Dwellings included in Site	272

Addresses Included	
EDGBASTON HOUSE (1-136)	
TIPTON HOUSE (1-136)	

AVOCET HOUSE

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	1
Flats	35
Leaseholders	0
Total Dwellings included in Site	35

Addresses Included	
AVOCET HOUSE (1-35)	

Somerstown Area
Planned Maintenance 2020/21



EASTERN ROAD - SCREENS

Planned Maintenance scheme being evaluated with works to commence in 2020/21

Type of Work	
Windows (Communal) (New)	

Type of Assets	
Block of Flats	14
Studios	14
Flats	112
Leaseholders	49
Total Dwellings included in Site	126

Addresses Included	
EASTERN ROAD (13-29 ODDS)	
EASTERN ROAD (43-59 ODDS)	
EASTERN ROAD (73-89 ODDS)	
EASTERN ROAD (91-107 ODDS)	
EASTERN ROAD (121-137 ODDS)	
EASTERN ROAD (151-167 ODDS)	
EASTERN ROAD (181-197 ODDS)	
EASTERN ROAD (199-215 ODDS)	
EASTERN ROAD (229-245 ODDS)	
EASTERN ROAD (247-263 ODDS)	
EASTERN ROAD (277-293 ODDS)	
EASTERN ROAD (295-311 ODDS)	
EASTERN ROAD (325-341 ODDS)	
EASTERN ROAD (367-383 ODDS)	

Somerstown Area Planned Maintenance 2020/21



SOMERSTOWN FRA SITE 1

Planned Maintenance scheme being evaluated with works commencing in 2020/21

Type of Work	
Fire Safety works	

Type of Assets	
Block of Flats	15
Studios	1
Flats	96
Maisonettes	2
Leaseholders	33
Total Dwellings included in Site	99

Addresses Included	
ALHAMBRA ROAD (9-19 ODDS)	
BROOM CLOSE (1-6)	
BROOM CLOSE (19-24)	
BROOM CLOSE (7-18)	
BROOM SQUARE (1-11 ODDS)	
BROOM SQUARE (13-23 ODDS)	
BROOM SQUARE (2-24 EVENS)	
BROOM SQUARE (25-35 ODDS)	
BROOM SQUARE (37-59 ODDS)	
FURZE LANE (34-44 EVENS)	
GAINSBOROUGH HOUSE (1-11)	
HEYWARD ROAD (11A-11B)	
LOCKSWAY ROAD (290-296 EVENS)	
THE CASEMENTS, 23 (FGF & FFF & FSF)	
VENTNOR ROAD (2-6 EVENS)	

SOMERSTOWN EMERGENCY LIGHTING SITE 1

Planned Maintenance scheme to be evaluated with works commencing in 2020/21

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	10
Studios	2
Flats	68
Maisonettes	36
Leaseholders	30
Total Dwellings included in Site	106

Addresses Included	
WELLINGTON STREET (30-52 EVENS)	
WELLINGTON STREET (14-28 EVENS)	
WATERLOO STREET (17-31 ODDS)	
WATERLOO STREET (1-15 ODDS)	
VICTORIA ROAD SOUTH (26A-26C)	
SOMERS ROAD (168-196 EVENS)	
MORECAMBE COURT (1-18)	
LOWER FORBURY ROAD (1-10)	
HYDE PARK HOUSE (1-20)	
KENT ROAD (42-48 EVENS)	

Somerstown Area
Planned Maintenance 2020/21



IAN GIBSON COURT

Planned Maintenance scheme to be evaluated in 2020/21 with works commencing in 2021/22

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

Type of Assets	
Block of Flats	1
Flats	45
Leaseholders	0
Total Dwellings included in Site	45

Addresses Included	
IAN GIBSON COURT (1-45)	

WYN SUTCLIFFE COURT

Planned Maintenance scheme to be evaluated in 2020/21 with works commencing in 2021/22

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	1
Flats	21
Leaseholders	0
Total Dwellings included in Site	21

Addresses Included	
WYN SUTCLIFFE COURT (1-21)	

**Portsea Area
Planned Maintenance 2020/21**



PORTSEA EMERGENCY LIGHTING SITE 1

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

Type of Work	
Emergency Lighting (Blocks)	
Type of Assets	
Block of Flats	13
Flat	99
Leaseholder	28
Total Dwellings included in Site	99
Addresses Included	
YORK PLACE (25-30)	
YORK PLACE (19-24)	
YORK PLACE (13-18)	
WILLIAM BOOTH HOUSE (1-31)	
SUN STREET (5-9)	
SPICER HOUSE (1-9)	
QUEEN STREET (50-55)	
QUEEN STREET (7A-7D)	
MONTAGUE WALLIS COURT (2-7)	
JOSEPH NYE COURT (8-12)	
HOSKINS HOUSE (1-6)	
CHARLES NORTON-THOMAS COURT (4-5)	
BISHOP STREET (1-5 ODDS)	

**Landport Area
Planned Maintenance 2020/21**



WIMPEY COURTS DECORATION

Planned Maintenance scheme being evaluated with works to commence in 2020/21

Type of Work	
External Decorations, Repair or Improvement	

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

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)	

IDSWORTH HOUSE & CRASSWELL STREET

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

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

Type of Assets	
Block of Flats	1
Studio	3
Flats	3
Maisonettes	4
Leaseholders	2
Total Dwellings included in Site	10

Addresses Included	
IDSWORTH HOUSE (1-8) & CRASSWELL STREET (76-78)	

**Landport Area
Planned Maintenance 2020/21**



CORNWALLIS CRESCENT SITE

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

Type of Work	
External Decorations, Repair or Improvement	

Type of Assets	
Block of Flats	5
Studios	2
Flats	42
Maisonettes	40
Leaseholders	21
Total Dwellings included in Site	84

Addresses Included	
CORNWALLIS HOUSE (1-31)	
CORNWALLIS CRESCENT (1-15 ODDS)	
HALLOWELL HOUSE (1-15)	
FOLEY HOUSE (1-15)	
NORTHEK HOUSE (1-15)	

SYDNEY HOUSE

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

Type of Work	
External Decorations, Repair or Improvement	

Type of Assets	
Block of Flats	1
Flats	18
Leaseholders	2
Total Dwellings included in Site	18

Addresses Included	
SYDNEY HOUSE (1-18)	

**Landport Area
Planned Maintenance 2020/21**



LANDPORT EMERGENCY LIGHTING SITE 1

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

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	18
Studios	3
Flats	133
Maisonettes	29
Leaseholders	26
Total Dwellings included in Site	165

Addresses Included
ARUNDEL STREET (167-177 ODDS)
ARUNDEL STREET (179-189 ODDS)
ARUNDEL STREET (191-219 ODDS)
BOXGROVE HOUSE (1-24)
BURITON HOUSE (1-15)
CHARLES STREET (2-24 EVENS)
CHARLES STREET (26-32 EVENS)
CHURCH STREET (22 & 24)
CHURCH STREET (26 & 28)
CHURCH STREET (30 & 32)
CORNWALLIS CRESCENT (1-15 ODDS)
COTTAGE VIEW (2-16 EVENS)
CRASSWELL STREET (107-113 ODDS)
CRASSWELL STREET (115-121 ODDS)
FROXFIELD HOUSE (1-12)
IDSWORTH HOUSE (1-8) & CRASSWELL STREET (76-78)
MILFORD ROAD (2-18 EVENS)
RUSTINGTON HOUSE (1-14)



MAINTENANCE & IMPROVEMENTS

OFF-ISLAND AREAS

PROGRAMME 2020/21

Leigh Park Area Planned Maintenance 2020/21



WEST LEIGH SITE

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

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
Total Dwellings included in Site	56

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)

SERPENTINE ROAD

Planned Maintenance scheme being evaluated with works to commence in 2020/21

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Houses	2
Total Dwellings included in Site	2

Addresses Included
SERPENTINE ROAD 72 & 74

**Leigh Park Area
Planned Maintenance 2020/21**



SOBERTON ROAD SITE

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

Type of Work	
Fire Safety Works	

Type of Assets	
Block of Flats	8
Flat	160
Leaseholder	15
Total Dwellings included in Site	160

Addresses Included	
EDINBURGH (1-39 ODDS)	
HOOD (41-79 ODDS)	
RODNEY (81-119 ODDS)	
MARY ROSE (121-159 ODDS)	
SHEFFIELD (161-199 ODDS)	
VICTORY (201-239 ODDS)	
VANGUARD (241-279 ODDS)	
WARRIOR (281-319 ODDS)	

TWEED COURT ROOF

Planned Maintenance scheme to be evaluated in 2020/21 with works to commence in 2021/22

Type of Work	
Flat Roofing (New)	

Type of Assets	
Block of Flats	1
Flats	31
Leaseholders	0
Total Dwellings included in Site	31

Addresses Included	
TWEED COURT (1-45)	

Leigh Park Area Planned Maintenance 2020/21



LEIGH PARK FRA SITE 3

Planned Maintenance scheme being evaluated with works to commence in 2020/21

Type of Work	
Fire Safety Works	

Type of Assets	
Block of Flats	11
Flats	95
Leaseholders	17
Total Dwellings included in Site	95

Addresses Included	
ALDRSHOT HOUSE (1-18)	
AVINGTON GREEN (1-15 ODDS)	
BURGHCLERE ROAD (2-12 EVENS)	
BURLEY CLOSE (1-11 ODDS)	
FOUR MARKS GREEN (5-15 ODDS)	
GOSPORT HOUSE (1-12)	
HECKFIELD CLOSE (1-11 ODDS)	
LIPHOOK HOUSE (1-15)	
LONGSTOCK ROAD (10-24 EVENS)	
OAKSHOTT DRIVE (1-7 ODDS)	
PENWOOD GREEN (1-11 ODDS)	

LYNDHURST HOUSE

Planned Maintenance scheme being evaluated with works to commence in 2020/21

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

Type of Assets	
Block of Flats	2
Flats	28
Leaseholders	1
Total Dwellings included in Site	28

Addresses Included	
LYNDHURST HOUSE (15-38)	
LYNDHURST HOUSE (39-42)	

Leigh Park Area Planned Maintenance 2020/21



LEIGH PARK FRA SITE 4

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

Type of Work	
Fire Safety Works	

Type of Assets	
Block of Flats	15
Flats	98
Maisonettes	2
Leaseholders	20
Total Dwellings included in Site	100

Addresses Included	
ST ALBANS ROAD (64 & 68A)	
STOCKBRIDGE CLOSE (2-12 EVENS)	
SUMMERLANDS WALK (1-8)	
TANGLEY WALK (1-11 ODDS)	
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)	
WORLDHAM ROAD (2-12 EVENS)	

**Paulsgrove Area
Planned Maintenance 2020/21**



HAWTHORN CRESCENT PH3

Planned Maintenance scheme to be evaluated with works commencing in 2020/21

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

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

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)	

MAGDALA ROAD

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

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	1
Flats	2
Leaseholders	1
Total Dwellings included in Site	2

Addresses Included	
MAGDALA ROAD (31-31A)	

Wecock Farm Area Planned Maintenance 2020/21



EAGLE AVENUE

Planned Maintenance scheme to be evaluated with works commencing in 2020/21

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

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

Addresses Included	
EAGLE AVENUE (109-143)	

MAGPIE WALK

Planned Maintenance scheme on site, works due to complete in 2020/21

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
Total Dwellings included in Site	79

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



MAINTENANCE & IMPROVEMENTS

Mechanical & Electrical Works

PROGRAMME 2020/21

Mechanical & Electrical Works Planned Maintenance 2020/21



BOOSTER PUMP REPLACEMENT

Planned Maintenance to undertake cold water pumps and/or ancillaries replacement in 2020/2021

BUCKLAND BLOCK of FLATS
WINGFIELD STREET
COPPERFIELD HOUSE
WESTMINSTER PLACE
NICKLEBY HOUSE
JOHN MARSHALL COURT

LANDPORT BLOCK of FLATS
PERTH HOUSE
DARWIN HOUSE

SOMERSTOWN BLOCK of FLATS
HANDSWORTH HOUSE
LADYWOOD HOUSE

PAULSGROVE
CLIFFDALE GARDENS

EXTRACT VENTILATION DUCT CLEANING

BUCKLAND BLOCK of FLATS
PICKWICK HOUSE
JOHN MARSHALL COURT
HALE COURT
ST. JOHNS COURT

SOMERSTOWN BLOCK of FLATS
TIPTON HOUSE
WILMCOTE HOUSE

PORTSEA BLOCK OF FLATS
SARAH ROBINSON HOUSE

PAULSGROVE
HAWTHORN CESCANT

Mechanical & Electrical Works

Planned Maintenance 2020/21



LIFT REFURBISHMENT & IMPROVEMENT

Planned Maintenance to improve passenger lifts in 2020/2021

BUCKLAND
BLACKWOOD HOUSE
BRISBANE HOUSE
PICKWICK HOUSE

LANDPORT
HIGHFIELD ROAD

PORTSEA:
PRIVETT HOUSE

PAULSGROVE:
THE RIDINGS
ESCUR CLOSE