



Portsmouth
CITY COUNCIL

Housing, Neighbourhood and Building Services

Maintaining and Improving Our Properties

Budget Plan 2021/22



COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
Revenue Budget Total 2021/2022

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 (HBES)	
HR3BS	Passenger Lift Repairs	£ 300,000
HR3BS	Central Communications System	£ 70,000
HR3BS	CCTV - D2D repairs, servicing, maintenance, control room staffing	£ 290,000
	TOTAL HR3BS :	£ 660,000
	Planned Revenue (HBM)	
HR3PR	Blocks of Flats External Decoration, Repair and Improvement	£ 2,800,000
HR3PR	Acquired House External Decoration, Repair and Improvement	£ 285,000
	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
HBES - Head of Building Engineering Services

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
HRA Capital Budget - Head of Building Maintenance 2021/2022

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
	BM Response Capital			
ZH4BMC	Asbestos Removal	HBM	£ 2,000,000	£ 2,000,000
ZH4BMC	Disabled Facilities Grants	HBM	£ 1,300,000	£ 1,300,000
ZH4BMC	New Bathroom	HBM	£ 1,600,000	£ 1,600,000
ZH4BMC	New Kitchen	HBM	£ 4,000,000	£ 4,000,000
ZH4BMC	New Over Bath Shower	HBM	£ 1,100,000	£ 1,100,000
ZH4BMC	M&E Plant Service Provider Upgrades	HBM	£ 200,000	£ 200,000
ZH4BMC	New Heating Installations	HBM	£ 2,800,000	£ 2,800,000
	TOTAL		£ 13,000,000	£ 13,000,000
	BM Capital Schemes			
ZH4111	Environmental Improvements	HBM	£ 500,000	£ 500,000
ZH4121	Fire Upgrade Works	HBM	£ 750,000	Nil
ZH4121	Emergency Lighting	HBM	£ 1,000,000	Nil
NEW CODE	Sprinklers	HBM	£ 1,250,000	£ 3,000,000
ZH4149	Individual Property Refurbishments	HBM	£ 700,000	£ 700,000
ZH4149	Acquired Property Improvement/ Refurbishment	HBM	£ 200,000	£ 200,000
ZH4155	Roof Replacements	HBM	£ 500,000	£ 500,000
ZH4161	Fire Doors	HBM	£ 1,250,000	£ 3,000,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	HBM	£ 1,000,000	£ 500,000
ZH4173	West Leigh Window Replacement	HBM	£ 200,000	£ 2,200,000
ZH4184	Dunsmore Phase One External Refurbishment inc replace roof	HBM	£ 600,000	£ 350,000
ZH4191	Eastern Road - Replacement Screens	HBM	£ 200,000	Nil
NEW CODE	Hawthorn Crescent - External Refurbishmentb inc replace roof	HBM	£ 800,000	£ 1,250,000
NEW CODE	Cheryble & Weller - External Refurbishment inc replace balcony	HBM	£ 350,000	Nil
ZH5551	Replacement External Panels	HBM	£ 850,000	£ 1,450,000
ZH4185	Buckland Area Regeneration Works	HBM	£ 200,000	£ 50,000
ZH4186	System Build Properties Improvements	HBM	£ 100,000	£ 50,000
	TOTAL		£ 10,450,000	£ 13,750,000
	TOTAL BUILDING MAINTENANCE HRA CAPITAL PROGRAMME	HBM	£ 23,450,000	£ 26,750,000

HBM - Head of Building Maintenance

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
HRA Capital Budget - Head of Building Engineering Services
2021/2022

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
BES Capital Schemes				
ZH4048	Lighting Improvements	HBES	£ 500,000	£ 500,000
ZH400N	Passenger Lift Installations & Refurbishments	HBES	£ 1,250,000	£ 1,000,000
ZH400L	Mechanical & Electrical Main & Secondary Distribution	HBES	£ 400,000	£ 400,000
ZH400L	Mechanical & Electrical BMS & Boiler Upgrade	HBES	£ 200,000	Nil
ZH400L	Mechanical & Electrical Fire Detection & AOV Upgrade	HBES	£ 450,000	Nil
ZH4101	Tipton House & Edgbaston House Electrical Heating Upgrade	HBES	£ 600,000	£ 1,200,000
ZH4181	Warden Control System Upgrade Phase Two	HBES	£ 800,000	£ 750,000
ZH4188	Street Lights on Housing Land	HBES	£ 100,000	£ 100,000
ZH4189	Energy Efficiency Schemes	HBES	£ 500,000	£ 500,000
TOTAL BUILDING ENGINEERING HRA CAPITAL PROGRAMME			£ 4,800,000	£ 4,450,000

Overall HRA Capital Budget 2021/2022

Cost Centre	HRA Capital Programme Heading	Held By	2021/22	2022/23
ZH4107	Major Asset Improvements	ADB	£ 650,000	
	HNB Professional Fees	ADB	£ 2,200,000	
TOTAL BUILDING MAINTENANCE HRA CAPITAL PROGRAMME			£ 23,450,000	£ 26,750,000
TOTAL BUILDING ENGINEERING HRA CAPITAL PROGRAMME			£ 4,800,000	£ 4,450,000
TOTAL HRA CAPITAL PROGRAMME			£ 31,100,000	

HBM - Head of Building Maintenance
HBES - Head of Building Engineering Services
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 BM 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 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 BM 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	HBES	£ 800,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 600,000	£ 600,000
ZH400N	Passenger Lift Installations & Refurbishments	HBES	£ 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	HBES	£ 250,000	£ 250,000	£ 250,000	£ 250,000	£ 300,000	£ 300,000	£ 300,000
ZH4178	Edgbaston House Electrical Heating Upgrade	HBES	£ 800,000	£ 600,000	£ 250,000	Nil	Nil	Nil	Nil
ZH4179	Tipton House Electrical Heating Upgrade	HBES	£ 800,000	£ 600,000	£ 250,000	Nil	Nil	Nil	Nil
ZH4181	Warden Control System Upgrade	HBES	£ 500,000	£ 1,000,000	£ 750,000	£ 250,000	Nil	Nil	Nil
ZH4187	CHP Installations	HBES	Nil	Nil	£ 750,000	£ 1,000,000	£ 500,000	£ 500,000	£ 500,000
ZH4188	Street Lights on Housing Land	HBES	£ 200,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000
ZH4189	Energy Efficiency Schemes	HBES	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 1,000,000	£ 1,000,000	£ 1,000,000
	TOTAL BES 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

HBES - Head of Building Engineering Services



MAINTENANCE & IMPROVEMENTS

BUILDING MAINTENANCE PROJECTS

PROGRAMME 2021/22

**Buckland Area
Planned Maintenance 2021/22**



BUCKLAND FRA SITE 1

Planned Maintenance scheme on site, due to complete in 2021/22

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 2021/22**



BUCKLAND PATH

Planned Maintenance scheme on site, due to complete in 2021/22

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)	

LESSORS SITE 1

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence on site in 2022/23

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

Type of Assets	
Block of Flats	6
Flats	8
Maisonettes	32
Leaseholders	16
Total Dwellings included in Site	40

Addresses Included	
SEYMOUR CLOSE (1-7 & 23-25 ODDS)	
SEYMOUR CLOSE (63-69 & 79-81 ODDS)	
SEYMOUR CLOSE (71-77 & 83-85 ODDS)	
SEYMOUR CLOSE (87-93 & 103-109 ODDS)	
SEYMOUR CLOSE (9-15 & 27-29 ODDS)	
SEYMOUR CLOSE (95-101 & 111-117 ODDS)	

**Buckland Area
Planned Maintenance 2021/22**



BUCKLAND EMERGENCY LIGHTING SITE 3

Planned Maintenance scheme being evaluated, due to commence on site in 2021/22

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	21
Flats	94
Maisonettes	93
Leaseholders	31
Total Dwellings included in Site	187

Addresses Included	
CONSORT HOUSE (1-9)	
DOMBEY COURT (1-12)	
DUKE CRESCENT (8-30 EVENS)	
GLADSTONE PLACE (1-5)	
GLADYS AVENUE (7-7A)	
KINGSTON ROAD (169A-175C ODDS)	
KINGSTON ROAD (75-79 ODDS)	
MAYO CLOSE (14-48 EVENS)	
MEYRICK HOUSE (1-10)	
NORTHBROOK CLOSE (1-29 ODDS)	
ST NICHOLAS FLATS (1-6)	
SULTAN ROAD (120-128 & 142-150 EVENS)	
SULTAN ROAD (130-140 & 152-162 EVENS)	
SULTAN ROAD (164-174 & 184-194 EVENS)	
SULTAN ROAD (176-182 & 196-202 EVENS)	
TEMPLE COURT (1-4)	
TWYFORD AVENUE (248-248A)	
TWYFORD AVENUE (305-305A)	
WASHINGTON ROAD (101-111 ODDS)	
WASHINGTON ROAD (113-121 & 123-131 ODDS)	
WATTS ROAD (2-20 EVENS)	

**Buckland Area
Planned Maintenance 2021/22**



CHEERYBLE HOUSE & WELLER HOUSE

Planned Maintenance scheme being evaluated, due to commence on site in 2021/22

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

Type of Assets	
Block of Flats	2
Studio Flats	22
Maisonettes	12
Leaseholders	3
Total Dwellings included in Site	34

Addresses Included	
CHEERYBLE HOUSE (1-17)	
WELLER HOUSE (1-17)	

GRAFTON STREET & ESTELLA ROAD

Planned Maintenance scheme being evaluated, works due to commence in 2022/23

Type of Work	
External Panels Replacement	

Type of Assets	
Block of Flats	10
Flats	308
Leaseholders	2
Total Dwellings included in Site	308

Addresses Included	
GRAFTON STREET (BLOCK A 2-70 EVENS)	
GRAFTON STREET (BLOCK B 72-126 EVENS)	
GRAFTON STREET (BLOCK C 128-182 EVENS)	
GRAFTON STREET (BLOCK D 184-238 EVENS)	
ESTELLA ROAD (BLOCK E 1-35)	
ESTELLA ROAD (BLOCK F 36-63)	
ESTELLA ROAD (BLOCK G 64-105)	
ESTELLA ROAD (BLOCK H 106-133)	
ESTELLA ROAD (BLOCK I 134-161)	
ESTELLA ROAD (BLOCK J 162-189)	

**Buckland Area
Planned Maintenance 2021/22**



WESTMINSTER PLACE & WINGFIELD STREET

Planned Maintenance scheme being evaluated, due to commence on site in 2021/22

Type of Work	
External Panels Replacement	

Type of Assets	
Block of Flats	2
Flats	114
Leaseholders	3
Total Dwellings included in Site	114

Addresses Included	
WESTMINSTER PLACE (1-78)	
WINGFIELD STREET (1-71 ODDS)	

KILMISTON CLOSE

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence on site in 2022/23

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	3
Maisonette	34
Leaseholders	7
Total Dwellings included in Site	34

Addresses Included	
KILMISTON CLOSE (1-5 & 22-26)	
KILMISTON CLOSE (6-11 & 27-32)	
KILMISTON CLOSE (16-21 & 33-38)	

BUCKLAND ACQUIRED HOUSES

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence on site in 2022/23

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Acquired Houses	20
Total Dwellings included in Site	20

Addresses Included	
Buckland Area Houses	

**Buckland Area
Planned Maintenance 2021/22**



JOHN MARSHALL COURT

Planned Maintenance scheme evaluated, works to be undertaken in 2021/22

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)	

BUCKLAND EMERGENCY LIGHTING SITE 2

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

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Block of Flats	18
Flats	27
Maisonettes	97
Leaseholders	35
Total Dwellings included in Site	124

Addresses Included	
ARNAUD CLOSE (10-16 & 22-24 EVENS)	
ARNAUD CLOSE (26-32 & 42-44 EVENS)	
ARNAUD CLOSE (27-43 ODDS)	
ARNAUD CLOSE (2-8 & 18-20 EVENS)	
ARNAUD CLOSE (34-40 & 46-48 EVENS)	
ARNAUD CLOSE (5-21 ODDS)	
SEYMOUR CLOSE (16-22 & 28-34 EVENS)	
SEYMOUR CLOSE (1-7 & 23-25 ODDS)	
SEYMOUR CLOSE (62-68 & 78-80 EVENS)	
SEYMOUR CLOSE (63-69 & 79-81 ODDS)	
SEYMOUR CLOSE (70-76 & 82-84 EVENS)	
SEYMOUR CLOSE (71-77 & 83-85 ODDS)	
SEYMOUR CLOSE (8-14 & 24-26 EVENS)	
SEYMOUR CLOSE (86-92 & 102-108 EVENS)	
SEYMOUR CLOSE (87-93 & 103-109 ODDS)	
SEYMOUR CLOSE (9-15 & 27-29 ODDS)	
SEYMOUR CLOSE (94-100 & 110-116 EVENS)	
SEYMOUR CLOSE (95-101 & 111-117 ODDS)	

**Somerstown Area
Planned Maintenance 2020/21**



PLYMOUTH STREET

Planned Maintenance scheme being evaluated with works to commence in 2021/22

Type of Work	
External Decorations, Repair or Improvement	
Fencing	

Type of Assets	
Houses	3
Flats	20
Leaseholders	3
Total Dwellings included in Site	23

Addresses Included	
PLYMOUTH STREET 2, 4, 8	
HYDE PARK HOUSE (1-20)	

SOMERSTOWN EMERGENCY LIGHTING SITE 1

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

Type of Work	
Emergency Lighting (Blocks)	

Type of Assets	
Blocks of Flats	10
Flats	70
Maisonettes	36
Leaseholders	30
Total Dwellings included in Site	106

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

Somerstown Area Planned Maintenance 2020/21



DUNSMORE CLOSE - PHASE ONE

Planned Maintenance scheme being evaluated, 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	2
Flats	7
Maisonettes	32
Leaseholders	7
Total Dwellings included in Site	39

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

LOCKSWAY ROAD SHOP CONVERSION

Planned Maintenance scheme being evaluated, works to commence in 2021/22

Type of Work	
New Dwelling - Conversion	

Type of Assets	
Flats	1
Total Dwellings included in Site	1

Addresses Included	
290 LOCKSWAY ROAD (290-296 EVENS)	

**Somerstown Area
Planned Maintenance 2021/22**



LOUIS FLAGG HOUSE & FRANK MILES HOUSE

Planned Maintenance scheme being evaluated with works to commence in 2021/22

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, commencement date to be agreed

Type of Work	
New Heating	

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 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 2021/22**



EASTERN ROAD - SCREENS

Planned Maintenance scheme on site, works due to complete in 2021/22

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 2021/22**



SOMERSTOWN FRA SITE 1

Planned Maintenance scheme on site with works due to complete in 2021/22

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 evaluated with works commencing in 2021/22

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 2021/22**



LADYWOOD HOUSE AND HANDSWORTH HOUSE

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

Type of Work	
External Panels Replacement	

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)	

**Portsea Area
Planned Maintenance 2021/22**



PORTSEA EMERGENCY LIGHTING SITE 1

Planned Maintenance on site with works to complete in 2021/22

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)	

SARAH ROBINSON HOUSE

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

Type of Work	
External Panels Replacement	

Type of Assets	
Block of Flats	1
Flat	120
Leaseholder	0
Total Dwellings included in Site	120

Addresses Included	
SARAH ROBINSON HOUSE (1-120)	

**Landport Area
Planned Maintenance 2021/22**



WIMPEY COURTS DECORATION

Planned Maintenance scheme being evaluated with works to commence in 2021/22

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 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 2021/22**



THE QUAD SITE

Planned Maintenance scheme to be evaluated in 2021/22 with works to commence in 2022/23

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

Type of Assets	
Block of Flats	6
Flats	96
Leaseholders	10
Total Dwellings included in Site	96

Addresses Included	
BEDHAMPTON HOUSE (1-8)	
CLANFIELD HOUSE (1-19)	
DENMEAD HOUSE (1-23)	
HORNDEAN HOUSE (1-19)	
PETERSFIELD HOUSE (1-19)	
SOUTHWICK HOUSE (1-8)	

ESO OFFICE CONVERSION

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

Type of Work	
New Dwelling - Conversion	

Type of Assets	
Maisonette	1
Total Dwellings included in Site	1

Addresses Included	
GROUND FLOOR OFFICE LORDS COURT (33-48)	

**Landport Area
Planned Maintenance 2021/22**



LANDPORT EMERGENCY LIGHTING SITE 1

Planned Maintenance scheme on site with works to complete in 2021/22

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)	

**Leigh Park Area
Planned Maintenance 2021/22**



WEST LEIGH SITE

Planned Maintenance scheme to be evaluated 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 on site with works to complete in 2021/22

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Houses	2
Total Dwellings included in Site	2

Addresses Included	
SERPENTINE ROAD HOUSES	

**Leigh Park Area
Planned Maintenance 2021/22**



SOBERTON ROAD SITE

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

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 being evaluated 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 2021/22**



LEIGH PARK FRA SITE 3

Planned Maintenance scheme on site with works due to complete in 2021/22

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)	

LEIGH PARK STRUCTURAL WORKS

Planned Maintenance scheme to be evaluated with works to start in 2021/22

Type of Work	
Structural Repair	

Type of Assets	
Block of Flata	2
Flats	40
Leaseholders	4
Total Dwellings included in Site	40

Addresses Included	
EDINBURGH (1-39 ODDS)	
RODNEY (81-119 ODDS)	

**Leigh Park Area
Planned Maintenance 2021/22**



LEIGH PARK FRA SITE 4

Planned Maintenance scheme on site, works to complete in 2021/22

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 2021/22**



HAWTHORN CRESCENT PHASE THREE

Planned Maintenance scheme being evaluated with works commencing in 2021/22

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 being evaluated with works to commence in 2021/22

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)	

Paulsgrove Area Planned Maintenance 2021/22



HAWTHORN CRESCENT

Planned Maintenance scheme evaluated with works commencing in 2021/22

Type of Work	
External Panels Replacement	

Type of Assets	
Block of Flats	1
Maisonettes	36
Leaseholders	7
Total Dwellings included in Site	36

Addresses Included	
HAWTHORN CRESCENT (475-545 ODDS)	

LONDON ROAD

Planned Maintenance scheme being evaluated with works commencing 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 Flat	6
Maisonettes	6
Leaseholders	4
Total Dwellings included in Site	12

Addresses Included	
LONDON ROAD (521-543 ODDS)	

ALLAWAY AVENUE

Planned Maintenance scheme evaluated with works due to commence in 2021/22

Type of Work	
Internal Property Refurbishment	

Type of Assets	
Flat	2
Total Dwellings included in Site	2

Addresses Included	
ALLAWAY AVENUE 223 & 225	

**Wecock Farm Area
Planned Maintenance 2021/22**



EAGLE AVENUE

Planned Maintenance scheme evaluated with works commencing in 2021/22

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 2021/22

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

Sprinkler Installation Programme

2021/22 - 2023/24

Sprinkler Installations



Portsmouth
CITY COUNCIL

Sprinkler Installation 2021/22

Sprinkler installation schemes to commence in 2021/22

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

Addresses Included
LADYWOOD HOUSE
HANDSWORTH HOUSE

Sprinkler Installation 2022/23

Sprinkler installation schemes to commence in 2022/23

Type of Assets	
Blocks of Flats	2
Flats	194
Leaseholders	2
Carparks	4
Total Dwellings included in Site	468

Addresses Included
MILL GATE HOUSE (1-76)
SARAH ROBINSON HOUSE (1-120)
GRAFTON STREET
ESTELLA ROAD
WESTMINSTER PLACE
WINGFIELD STREET

Sprinkler Installations



Portsmouth
CITY COUNCIL

Sprinkler Installation 2023/24

Sprinkler installation schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	4
Flats	542
Leaseholders	2
Total Dwellings included in Site	544

Addresses Included
NICKLEBY HOUSE (1-136)
BARKIS HOUSE (1-136)
TIPTON HOUSE
EGBASTON HOUSE

Sprinkler Installation 2024/25

Sprinkler installation schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	2
Flats	174
Leaseholders	2
Total Dwellings included in Site	176

Addresses Included
COPPERFIELD HOUSE (1-88)
PICKWICK HOUSE (1-88)



MAINTENANCE & IMPROVEMENTS

Fire Door Programme

2021/22 - 2024/25

Fire Door Replacement



Fire Door Replacement 2021/22

Fire door replacement schemes to commence in 2021/22

Type of Assets	
Blocks of Flats	3
Flats	147
Leaseholders	0
Total Dwellings included in Site	147

Addresses Included
HALE COURT (1-80)
ST JOHNS COURT (1-44)
THORROWGOOD HOUSE (1-25)

Fire Door Replacement 2022/23

Fire door replacement schemes to commence in 2022/23

Type of Assets	
Blocks of Flats	6
Flats	496
Leaseholders	2
Total Dwellings included in Site	496

Addresses Included
ESCUR (1-47 ODDS)
THE RIDINGS (109-155 ODDS)
COPPERFIELD HOUSE (1-88)
PICKWICK HOUSE (1-88)
NICKLEBY HOUSE (1-136)
BARKIS HOUSE (1-136)

Fire Door Replacement



Portsmouth
CITY COUNCIL

Fire Door Replacement 2023/24

Fire door replacement schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	4
Flats	485
Leaseholders	1
Total Dwellings included in Site	485

Addresses Included
MILL GATE HOUSE (1-76)
SARAH ROBINSON HOUSE
LADYWOOD HOUSE
HANDSWORTH HOUSE

Fire Door Replacement 2024/25

Fire door replacement schemes to commence in 2021/22

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

Addresses Included
TIPTON HOUSE
EDGBASTON HOUSE



MAINTENANCE & IMPROVEMENTS

Mechanical & Electrical Works

PROGRAMME 2021/22

Mechanical & Electrical Works

Planned Maintenance 2021/22



LIFT REFURBISHMENT & IMPROVEMENT

Planned Maintenance to improve and upgrade passenger lifts in 2021/2022

PICKWICK HOUSE
PERTH HOUSE
SYDNEY HOUSE
MELBOURNE HOUSE
THORROWGOOD HOUSE
PHASE TWO LIFT MONITORING INSTALLATION (81 SEPARATE LIFTS)

ELECTRICAL UPGRADES

Planned Maintenance upgrades to mains and secondary distribution (M&E Project team)

SARAH ROBINSON HOUSE
MILL GATE HOUSE
TIPTON HOUSE
EDGBASTON HOUSE

FIRE DETECTION & AOVs

Planned Maintenance to fire detection & AOV Controls (M&E Projects team)

MILL GATE HOUSE
BARKIS HOUSE
NICKLEBY HOUSE
TIPTON HOUSE
EDGBASTON HOUSE
PICKWICK HOUSE
COPPERFIELD HOUSE
SARAH ROBINSON HOUSE
STAMSHAW FAMILY HUB
BUCKLAND COMMUNITY CENTRE

BMS & BOILER UPGRADES

Planned Maintenance BMS Upgrades and Boiler Replacement (M&E Projects Team)

HIGHBURY COMMUNITY CENTRE
JOHN POUNDS CENTRE
PORTSEA ADVENTURE PLAYGROUND
STAMSHAW ADVENTURE PLAYGROUND
SOMERSTOWN FAMILY HUB

Mechanical & Electrical Works

Planned Maintenance 2021/22



MECHANICAL & ELECTRICAL UPGRADES VARIOUS

Planned Maintenance upgrades (M&E Repairs Team)

MILL GATE HOUSE (Extractors)
LORDS COURT (Dry Riser Valves)
WIMPOLE COURT (Dry Riser Valves)
KING ALBERT COURT (Dry Riser Valves)
CROWN COURT (Dry riser Valves)
CHARLES DICKENS ENERGY CENTRE (Detection System)
IAN GIBSON COURT (Pumps)
COMMUNAL WATER SERVICE (Various Blocks Survey & Replace As Required)

Energy Team

Planned Maintenance 2021/22



SOLAR PV AND BATTERY INSTALLS

Solar PV and Battery Install Projects to commence in 2021/2022

Addresses Include
BRESLER HOUSE (1-56)
JOHN MARSHALL COURT (1-49)
IAN GIBSON COURT (1-45)
ELSIE FUDGE HOUSE (1-46)
NICHOLSON GARDENS (1-41)
LYNDHURST HOUSE (15-38)
ARTHUR DANN COURT (1-50)

BATTERY STORAGE ONLY INSTALLS

Battery Storage only Install Projects to commence in 2021/2022

Addresses Include
WAKEFIELD COURT (1-46)
LANDPORT AREA HOUSING OFFICE
WECOCK FARM HOUSING OFFICE