



Portsmouth
CITY COUNCIL

Housing, Neighbourhood and Building Services

Maintaining and Improving Our Properties

Budget Plan 2022/23

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS
A Revenue Budget Total 2022/2023

APPENDIX

Cost Centre	HRA Revenue Budget Heading	Summary 2022/23
	Building Maintenance, Servicing & Compliance (HBM)	
HR3BM	General Repairs	£ 14,000,000
HR3BM	Dwelling Electrical Inspections	£ 1,000,000
HR3BM	Small Disabled Adaptions (DP15)	£ 260,000
HR3BM	Special Decorations	£ 200,000
HR3BM	Gas Safety Inspection and Repairs	£ 3,200,000
HR3BM	Communal Electrical Inspections (EICR)	£ 650,000
HR3BM	Stairlift Servicing and Repairs	£ 115,000
HR3BM	Fire Alarm Maintenance	£ 105,000
HR3BM	Legionella Testing	£ 125,000
HR3BM	Mechanical & Electrical Servicing & Compliance	£ 450,000
HR3BM	General Void Works	£ 2,200,000
	TOTAL HR3BM :	£ 22,305,000
	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	£ 1,225,000
	TOTAL HR3PR :	£ 1,225,000
	Associated Costs (HBM)	
HR3AC	Asbestos Surveys and Sampling	£ 25,000
HR3AC	Fire Risk Assessment Surveys	£ 25,000
HR3AC	Decarbonisation Surveys/Inspections	£ 150,000
HR3AC	EPC Lodgement Fees	£ 10,000
HR3AC	Condition Surveys	£ 100,000
	TOTAL HR3AC :	£ 310,000
	TOTAL MAINTENANCE & IMPROVEMENTS REVENUE :	£ 24,500,000

HBM - Head of Building Maintenance

HBES - Head of Building Engineering Services

HRA Capital Budget - Head of Building Maintenance 2022/2023

Cost Centre	HRA Capital Programme Heading	Held By	2022/2023
	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
ZH4BMC	Mechanical & Electrical Plant Service Provider Upgrades	HBM	£ 200,000
ZH4BMC	New Heating Installations	HBM	£ 2,800,000
	TOTAL		£ 13,000,000
	HBM Capital Schemes		
ZH4111	Environmental Improvements - All Areas	HBM	£ 500,000
ZH4121	Soberton Road - Fire Upgrade Works	HBM	£ 1,100,000
ZH4194	Sprinkler Installation Programme	HBM	£ 1,500,000
ZH4149	Individual Property Refurbishments	HBM	£ 350,000
ZH4149	Acquired Property Improvements and Refurbishment	HBM	£ 1,200,000
ZH4155	Major Roof Replacements	HBM	£ 750,000
ZH4161	Fire Door Replacement Programme	HBM	£ 1,500,000
ZH4101	Louis Flagg House & Frank Miles House - Window Replacement	HBM	£ 250,000
ZH4173	West Leigh - Window Replacement	HBM	£ 1,300,000
ZH4184	Dunsmore Phase Two External Refurbishment inc replace roof	HBM	£ 1,800,000
ZH4195	Hawthorn Crescent - External Refurbishment inc replace roof	HBM	£ 200,000
ZH4195	Hawthorn Crescent - External Refurbishment Phase 2 & 3	HBM	£ 445,000
ZH4196	Cheeryble & Weller - External Refurbishment inc replace balcony	HBM	Nil
ZH5551	Replacement External Panels	HBM	£ 600,000
NEW CODE	Decarbonisation Retrofit Works	HBM	£ 600,000
ZH4197	Soberton Road - Structural Works	HBM	£ 50,000
NEW CODE	Seymour Close - EWI and External Improvements	HBM	£ 500,000
NEW CODE	Seymour and Arnaud Close - EWI and External Improvements	HBM	Nil
NEW CODE	Avocet House - External Improvements & Walkway Replacement	HBM	£ 430,000
NEW CODE	Horndean House/The Quad - External Improvements	HBM	£ 700,000
NEW CODE	London Road (521-543) - External Improvements	HBM	£ 200,000
NEW CODE	Somers Road - Roof Replacement and External Improvements	HBM	£ 120,000
NEW CODE	Kingsley Road/Godiva Lawn - External Improvements	HBM	£ 100,000
NEW CODE	The Landport Courts - Major External Improvements	HBM	£ 1,500,000
NEW CODE	St Faiths Road/Temple Street - External Improvements	HBM	Nil
NEW CODE	Ian Gibson Court / Somers Road - Major External Improvements	HBM	Nil
NEW CODE	Lennox Road North - External Improvements & Fire Safety Works	HBM	£ 125,000
	Total Building Maintenance HRA Capital Programme		£ 15,820,000

HBM - Head of Building Maintenance

COUNCIL HOUSE MAINTENANCE & IMPROVEMENTS

APPENDIX B

HRA Capital Budget - Head of Building Engineering Services

2022/2023

Cost Centre	HRA Capital Programme Heading	Held By	2022/2023
	BESM Capital Schemes		
ZH4048	Lighting Improvements	HBES	£ 950,000
ZH400N	Passenger Lift Installations & Refurbishments	HBES	£ 1,000,000
ZH400L	Mechanical & Electrical Main & Secondary Distribution	HBES	£ 400,000
ZH400L	Mechanical & Electrical BMS & Boiler Upgrade	HBES	£ 150,000
ZH400L	Mechanical & Electrical Fire Detection & AOV Upgrade	HBES	£ 250,000
ZH4101	Tipton House & Edgbaston House Electrical Heating Upgrade	HBES	£ 200,000
ZH4181	Warden Control System Upgrade Phase Two	HBES	£ 200,000
ZH4188	Street Lights on Housing Land	HBES	£ 100,000
ZH4189	Energy Efficiency Schemes	HBES	£ 500,000
	Total Building Engineering HRA Capital Programme		£ 3,750,000
	Overall HRA Capital Budget - 2022/23		
Cost Centre	HRA Capital Programme Heading	Held By	2022/2023
ZH4107	Major Asset Improvements	ADB	£ 250,000
	HNB Professional Fees	ADB	£ 2,350,000
	Total HRA Capital Programme		£ 35,170,000

HBES - Head of Building Engineering Services
 ADB - Assistant Director Building Services



MAINTENANCE & IMPROVEMENTS

ON-ISLAND AREAS

PROGRAMME 2022/23

**Buckland Area
Planned Maintenance 2022/23**



SEYMOUR CLOSE SITE

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

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Decarbonisation Works - External Wall Insulation	

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)	

CHEERYBLE HOUSE & WELLER HOUSE

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

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)	

**Buckland Area
Planned Maintenance 2022/23**



GRAFTON STREET & ESTELLA ROAD

Planned Maintenance scheme evaluated, due to commence on site in 2022/23

Type of Work	
External repairs	
Replacement external panels	

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)	

WESTMINSTER PLACE & WINGFIELD STREET

Planned Maintenance scheme evaluated, due to commence on site in 2022/23

Type of Work	
Replacement external panels	

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)	

**Buckland Area
Planned Maintenance 2022/23**



KILMISTON CLOSE

Planned Maintenance scheme being evaluated, due 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 HOUSE SITE 1

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

Type of Work	
External Decoration, Repair or Improvement	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Houses	16
Total Dwellings included in Site	16

Addresses Included	
KNOX ROAD	
LOWER DERBY ROAD	
TWYFORD AVENUE	

ST NICHOLAS FLATS

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

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	1
Total Dwellings included in Site	6

Addresses Included	
ST NICHOLAS FLATS (1-6)	

**Buckland Area
Planned Maintenance 2022/23**



SEYMOUR & ARNAUD CLOSE SITE

Planned Maintenance scheme to be evaluated in 2022/23 with works commencing in 2023/24

Type of Work	
External Decoration, Repair or Improvement	
Internal Stairwell & Corridor Decoration, Repair or Improvement	
Decarbonisation Works - External Wall Insulation	

Type of Assets	
Block of Flats	8
Flats	10
Maisonettes	50
Leaseholders	12
Total Dwellings included in Site	60

Addresses Included	
ARNAUD CLOSE (27-43 ODDS)	
ARNAUD CLOSE (5-21 ODDS)	
SEYMOUR CLOSE (16-22 & 28-34 EVENS)	
SEYMOUR CLOSE (62-68 & 78-80 EVENS)	
SEYMOUR CLOSE (70-76 & 82-84 EVENS)	
SEYMOUR CLOSE (8-14 & 24-26 EVENS)	
SEYMOUR CLOSE (86-92 & 102-108 EVENS)	
SEYMOUR CLOSE (94-100 & 110-116 EVENS)	

BUCKLAND ACQUIRED HOUSE SITE 2

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
External Decoration, Repair or Improvement	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Houses	15
Total Dwellings included in Site	15

Addresses Included	
BUCKLAND AREA HOUSES	

**Somerstown Area
Planned Maintenance 2022/23**



SOMERSTOWN ACQUIRED HOUSE SITE 1

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

Type of Work	
External Decoration, Repair or Improvement	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Houses	16
Total Dwellings included in Site	16

Addresses Included	
CHITTY ROAD	
COLLINS ROAD	
KASSASSIN STREET	
MONTGOMERIE ROAD	
ORCHARD ROAD	
PRINCE ALBERT ROAD	

DUNSMORE CLOSE - PH2

Planned Maintenance evaluated, due to commence in 2022/23

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Door (Dwelling Entrance)	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Block of Flats	2
Flats	7
Maisonettes	34
Leaseholders	4
Total Dwellings included in Site	41

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

**Somerstown Area
Planned Maintenance 2022/23**



AVOCET HOUSE

Planned Maintenance evaluated with works to commence in 2022/23

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)	

LOUIS FLAGG HOUSE & FRANK MILES HOUSE

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

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Windows (Dwelling) (New)	
Internal Stairwell Decoration, Repairs or Improvement (Blocks)	
Decarbonisation Works - Roof Insulation, Replacement Windows	

Type of Assets	
Block of Flats	2
Flats	8
Maisonettes	48
Leaseholders	15
Total Dwellings included in Site	56

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

SOMERS ROAD

Planned Maintenance scheme on site with works to complete in 2022/23

Type of Work	
Flat Roofing (New)	
External Decoration, Repair or Improvement	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Block of Flats	1
Flats	3
Maisonettes	9
Leaseholders	3
Total Dwellings included in Site	12

Addresses Included	
SOMERS ROAD (19-41 ODDS)	

**Somerstown Area
Planned Maintenance 2022/23**



LENNOX ROAD NORTH

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

Type of Work	
Fire Safety Works	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	1
Flats	3
Leaseholders	0
Total Dwellings included in Site	3

Addresses Included	
THE CASEMENTS, 23 LENNOX ROAD	

SOMERSTOWN ACQUIRED HOUSE SITE 2

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
External Decoration, Repair or Improvement	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Houses	15
Total Dwellings included in Site	15

Addresses Included	
SOMERSTOWN AREA HOUSES	

IAN GIBSON COURT / SOMERS ROAD

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
External Decoration, Repair or Improvement	
Windows (Dwelling) (New)	
Decarbonisation Works - Window Replacement	

Type of Assets	
Block of Flats	2
Flats	60
Leaseholders	0
Total Dwellings included in Site	60

Addresses Included	
IAN GIBSON COURT (1-45)	
SOMERS ROAD (168-196 EVENS)	

**Somerstown Area
Planned Maintenance 2022/23**



KINGSLEY ROAD / GODIVA LAWN

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	2
Flats	12
Leaseholders	8
Total Dwellings included in Site	12

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

LADYWOOD HOUSE AND HANDSWORTH HOUSE

Planned Maintenance scheme on site, due to complete in 2022/23

Type of Work	
External repairs	
Replacement external 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)	

**Portsea Area
Planned Maintenance 2022/23**



SARAH ROBINSON HOUSE

Planned Maintenance scheme on site, works due to complete in 2022/23

Type of Work
External repairs
Replacement external panels

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

Addresses Included
SARAH ROBINSON (1-120)

Landport Area Planned Maintenance 2022/23



WIMPEY COURTS DECORATION

Planned Maintenance scheme evaluated, due to commence on site in 2022/23

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)	

LANDPORT ACQUIRED HOUSE SITE 1

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
External Decoration, Repair or Improvement	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Houses	15
Total Dwellings included in Site	15

Addresses Included	
LANDPORT AREA HOUSES	

**Landport Area
Planned Maintenance 2022/23**



HORNDEAN HOUSE / THE QUAD

Planned Maintenance scheme being evaluated, due 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)	

LAKE ROAD

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

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

Type of Assets	
Block of Flats	1
Flats	12
Leaseholders	0
Total Dwellings included in Site	12

Addresses Included	
LAKE ROAD (60-82 EVENS)	



MAINTENANCE & IMPROVEMENTS

OFF-ISLAND AREAS

PROGRAMME 2022/23

Leigh Park Area Planned Maintenance 2022/23



WEST LEIGH SITE

Planned Maintenance scheme evaluated, due commence on site in 2022/23

Type of Work
Flat Roofing (New)
External Decoration, Repair or Improvement
Internal Stairwell & Corridor Decoration, Repair or Improvement
Window (Dwelling) (New)
Emergency Lighting (Blocks)
Decarbonisation Works - Roof Insulation, Replacement Windows, External Wall Insulation

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)

SOBERTON ROAD SITE

Planned Maintenance scheme evaluated, due to commence on site in 2022/23

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)

**Leigh Park Area
Planned Maintenance 2022/23**



TWEED COURT ROOF

Planned Maintenance scheme on site, works due to complete in 2022/23

Type of Work	
Flat Roofing (New)	
Decarbonisation Works - Roof Insulation, PV installation	

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

Addresses Included	
TWEED COURT (1-45)	

STRATFIELD GARDENS

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
Flat Roofing (New)	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Block of Flats	1
Flats	8
Leaseholders	1
Total Dwellings included in Site	8

Addresses Included	
STRATFIELD GARDENS (2-16 EVENS)	

**Leigh Park Area
Planned Maintenance 2022/23**



ATHENA AVENUE

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
Fencing (New)	

Type of Assets	
Block of Flats	8
Flats	68
Leaseholders	17
Total Dwellings included in Site	68

Addresses Included	
ATHENA AVENUE (26-33)	
ATHENA AVENUE (42-50)	
ATHENA AVENUE (51-60)	
ATHENA AVENUE (61-66)	
ATHENA AVENUE (67-78)	
ATHENA AVENUE (79-87)	
ATHENA AVENUE (88-93)	
ATHENA AVENUE (34-41)	

**Paulsgrove Area
Planned Maintenance 2022/23**



HAWTHORN CRESCENT PH1

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

Type of Work	
External Decoration, Repair or Improvement	
Emergency Lighting (Blocks)	
Flat Roofing (New)	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Block of Flats	2
Flats	4
Maisonettes	24
Leaseholders	7
Total Dwellings included in Site	28

Addresses Included	
HAWTHORN CRESCENT (266-296 EVENS)	
HAWTHORN CRESCENT (298-320 EVENS)	

HAWTHORN CRESCENT PH2

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

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

Type of Assets	
Block of Flats	3
Flats	46
Maisonettes	24
Leaseholders	14
Total Dwellings included in Site	70

Addresses Included	
HAWTHORN CRESCENT (321-367 ODDS)	
HAWTHORN CRESCENT (322-388 EVENS)	
HAWTHORN CRESCENT (369-391 ODDS)	

**Paulsgrove Area
Planned Maintenance 2022/23**



HAWTHORN CRESCENT PH3

Planned Maintenance scheme to be evaluated in 2022/23 with work to commence in

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

Type of Assets	
Block of Flats	4
Flats	18
Maisonettes	38
Leaseholders	21
Total Dwellings included in Site	56

Addresses Included	
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, due to commence in 2022/23

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	1
Flats	2
Leaseholders	0
Total Dwellings included in Site	2

Addresses Included	
MAGDALA ROAD (31-31A)	

Paulsgrove Area Planned Maintenance 2022/23



HAWTHORN CRESCENT

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

Type of Work	
External repairs	
Replacement external panels	

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, due 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	1
Studio Flat	6
Maisonettes	6
Leaseholders	4
Total Dwellings included in Site	12

Addresses Included
LONDON ROAD (521-543 ODDS)

NORTHERN PARADE & PHOENIX SQUARE

Planned Maintenance scheme on site, due to commence 2022/23

Type of Work	
External Decoration, Repair or Improvement	
Internal Refurbishment	
New Dwelling - Conversion	

Type of Assets	
Block of Flats	1
Flats	2
Leaseholders	0
Total Dwellings included in Site	2

Addresses Included
NORTHERN PARADE 184A & PHOENIX SQUARE 1

**Paulsgrove Area
Planned Maintenance 2022/23**



ALMONDSBURY ROAD

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

Type of Work	
External Decoration, Repair or Improvement	

Type of Assets	
Block of Flats	5
Flats	48
Leaseholders	3
Total Dwellings included in Site	48

Addresses Included	
ALMONDSBURY HOUSE (1-6)	
MILBURY HOUSE (1-6)	
OAKLANDS HOUSE (1-12)	
PARKFIELD HOUSE (1-12)	
THORNBURY HOUSE (1-12)	

Wecock Farm Area Planned Maintenance 2022/23



WECOCK FARM ROOFS

Planned Maintenance scheme to be evaluated in 2022/23 with works to commence in 2023/24

Type of Work	
Flat Roofing (New)	
Decarbonisation Works - Roof Insulation	

Type of Assets	
Block of Flats	4
Flats	97
Leaseholders	5
Total Dwellings included in Site	97

Addresses Included	
THRUSH WALK (8-31)	
THRUSH WALK (32-55)	
CHAFFINCH GREEN (77-107)	
PARKFIELD HOUSE (1-12)	



MAINTENANCE & IMPROVEMENTS

Sprinkler Installation Programme

2022/23 - 2024/25

Sprinkler Installations



Sprinkler Installation 2022/23

Sprinkler installation schemes to commence in 2022/23

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

Addresses Included	
LADYWOOD HOUSE (1-136)	
HANDSWORTH HOUSE (1-153)	
MILL GATE HOUSE (1-76)	
SARAH ROBINSON HOUSE (1-120)	

Sprinkler Installation 2023/24

Sprinkler installation schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	4
Flats	448
Leaseholders	1
Total Dwellings included in Site	448

Addresses Included	
COPPERFIELD HOUSE (1-88)	
PICKWICK HOUSE (1-88)	
NICKLEBY HOUSE (1-136)	
BARKIS HOUSE (1-136)	

Sprinkler Installation 2024/25

Sprinkler installation schemes to commence in 2024/25

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

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



MAINTENANCE & IMPROVEMENTS

Fire Door Programme

2022/23 - 2024/25

Fire Door Replacement



Fire Door Replacement 2022/23

Fire door replacement schemes to commence in 2022/23

Type of Assets	
Blocks of Flats	8
Flats	600
Leaseholders	1
Total Dwellings included in Site	600

Addresses Included
HALE COURT (1-80)
ESCUR CLOSE (1-47 ODDS)
THE RIDINGS (109-155 ODDS)
THORROWGOOD HOUSE (1-25)
COPPERFIELD HOUSE (1-88)
PICKWICK HOUSE (1-88)
NICKLEBY HOUSE (1-136)
BARKIS HOUSE (1-136)

Fire Door Replacement 2023/24

Fire door replacement schemes to commence in 2023/24

Type of Assets	
Blocks of Flats	5
Flats	528
Leaseholders	1
Total Dwellings included in Site	528

Addresses Included
ST JOHNS COURT (1-44)
MILL GATE HOUSE (1-76)
SARAH ROBINSON HOUSE (1-120)
LADYWOOD HOUSE (1-136)
HANDSWORTH HOUSE (1-153)

Fire Door Replacement 2024/25

Fire door replacement schemes to commence in 2024/25

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

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



MAINTENANCE & IMPROVEMENTS

Mechanical & Electrical Works

PROGRAMME 2022/23

Mechanical & Electrical Works Planned Maintenance 2022/23



LIGHTING IMPROVEMENTS - DECARBONISATION WORKS

BUCKLAND BLOCK of FLATS
NICKLEBY HOUSE (1-136)
BARKIS HOUSE (1-136)
BLACKWOOD HOUSE (1-26)
BRISBANE HOUSE (1-30)

LANDPORT BLOCK of FLATS
PERTH HOUSE (1-34)
MELBOURNE HOUSE (1-22)
DARWIN HOUSE (1-45)

LIFT REFURBISHMENT AND IMPROVEMENTS

BUCKLAND BLOCK of FLATS
COPPERFIELD HOUSE (1-88)
ESTELLA ROAD (1-189)
GRAFTON STREET (2-238 EVENS)

SOMERSTOWN BLOCK of FLATS
HANDSWORTH HOUSE (1-153)
GROSVENOR HOUSE (1-54)
ROSLYN HOUSE (1-54)

PAULSGROVE
HAWTHORN CRESCENT

ELECTRICAL UPGRADES - DECARBONISATION WORKS

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

LANDPORT
DARWIN HOUSE (1-45)

Mechanical & Electrical Works

Planned Maintenance 2022/23



FIRE DETECTION AND CONTROLS

BUCKLAND
CHARLES DICKENS ENERGY CENTRE
ST JOHN'S COURT (1-44)
NICKLEBY HOUSE (1-136)
COPPERFIELD HOUSE (1-88)
PICKWICK HOUSE (1-88)
BARKIS HOUSE (1-136)

LEIGH PARK
ELSIE FUDGE HOUSE (1-46)
WAKEFIELD COURT (1-46)

PAULSGROVE
PAULSGROVE COMMUNITY CENTRE

SOMERSTOWN
LADYWOOD HOUSE (1-136)
IAN GIBSON COURT (1-45)
WYN SUTCLIFFE COURT (1-21)
SOMERSTOW FAMILY HUB

BUILDING MANAGEMENT SYSTEMS & BOILER UPGRADES - DECARBONISATION WORKS

SOMERSTOWN
SOMERSTOWN CENTRAL

PORTSEA
MILL GATE HOUSE (1-76)

ALL AREAS
BOOSTER PUMP REPLACEMENTS

Mechanical & Electrical Works

Planned Maintenance 2022/23



WARDEN CALL

SOMERSTOWN
WYN SUTCLIFFE COURT (1-21)

PAULSGROVE
BRESLER HOUSE (1-56)
AUSTIN COURT (1-32)

BUCKLAND
THORROWGOOD HOUSE (1-25)
JOHN MARSHALL COURT (1-49)
PICKWICK HOUSE (1-88)
BARKIS HOUSE (1-136)