

MAJOR WORKS

Here we highlight Major Works and Improvements 2011/12

The Council has been investing in its housing over many years and most of our homes already comply with the Government's Decent Homes Standard. By the end of 2011 we aim to maintain all of our properties at or above the standard. Each year we publish details showing all the work we are planning to undertake in the coming year.

Investment and improvement programme -

The Council has a budget of around £6m for 2011/12 to undertake major works and improvements to its dwellings and estates. This work is known as either the 'Planned Maintenance Programme' or the 'Housing Investment Programme' and you may have heard both terms used.

The programme is divided into 'Cyclical Work' and 'Improvement and Renewal Work'.

Cyclical work refers to:-

- Electrical system checks (completed on a ten-year cycle);
- External painting to all dwellings (normally a five-year cycle);
- Internal painting to the communal areas of flats (normally a six-year cycle);
- Maintenance of door entry systems (variable cycle);
- Servicing of gas boilers and gas fires, including a gas soundness test (completed annually);
- Servicing of lifts (cycle varies depending on the lift type)
- Asbestos – identification of where this exists and how it should be dealt with.

Improvement and renewal covers a range of work such as:-

- Adaptation work for tenants who have a disability;

- Conversion of bed-sit accommodation into flats;
- Energy conservation work to improve thermal insulation to housing;
- Environmental improvements to estates;
- Improved ventilation where extreme damp is a problem;
- Installation of double glazed windows and composite doors;
- Installation of improved security measures to estates;
- Refurbishment/renewal of major lift components;
- Renewal of canopies and porches;
- Renewal of the community care alarm system;
- Renewal of electrical fitments/rewiring;
- Renewal of fire prevention systems;
- Renewal of water services/drainage systems;
- Replacement of communal analogue TV aerial systems with new digital systems;
- Replacement of defective floors;
- Replacement of doors;
- Replacement of door entry systems;
- Replacement of less efficient central heating systems;
- Replacement of kitchens/bathrooms;
- Replacement of roof coverings;
- Structural repairs/improvements.

Much of this work relates to meeting the Decent Homes Standard. As far as possible we try to adhere to the published programme; however circumstances may arise during the year that requires us to change this. If this happens we will notify those affected.



CYCLICAL MAINTENANCE

External painting and decorations

Works began on the External Decorations Contract in April 2011. The streets included on this year's External programme are listed below. If your home is included in the programme we will send you a letter to explain what you can expect from the works.

Generally all previously painted or stained areas will be repainted or stained unless otherwise stated. This includes wooden or metal windows, doors and frames, items of timber around the roof area, render, communal fences and gates.

Where appropriate, tenants will be offered a choice of 6 colours as part of a pre-works survey.

Streets included in the 2011/12 cycle are as follows:

Leamington Spa

Acorn Court
 Alexandra Road
 Baker Avenue
 Berenska Drive
 Binswood Ave
 Burns Road
 Campion Terrace
 Cashmore Avenue
 Cedar Close
 Central Avenue
 Church Street
 Clapham Terrace
 Clarendon Avenue
 Clarendon Street
 Comyn Street
 Dormer Place
 Dudley Green
 Earl Street
 Edmondscote Road
 Fell Grove
 Gloucester Street
 Grandborough Court
 Gulistan Court
 Hampton Grove
 Hawthorn Road
 Heemstede Lane
 Hellidon Close
 Henry Tandey Court
 Hill Street
 Ingle Court
 Keir Close
 Keith Road
 Kinross Road
 Leicester Street
 Lillington Road
 Loxley Way

Maple Road
 Melton Road
 Napton Drive
 Newbold Place
 Newbold Street
 Newland Road
 Offa Road
 Parklands Avenue
 Payne Close
 Princes Drive
 Queen Street
 Regent Place
 River Close
 Scott Road
 Sherbourne Terrace
 Shuckburgh Grove
 Stockton Grove
 Suffolk Street
 Swan Street
 Union Road
 Vincent Street
 Viscount Close
 Wackrill Drive
 Warwick Place
 Waverley Road
 Whitacre Road

Warwick

Antelope Gardens
 Avon Street
 Browning Avenue
 Coten End
 James Court
 Essex Court
 Friars Street
 Hampton Road
 Hill Street



Lakin Rd
 Lyttelton Road
 Montague Road
 Packmore Street
 Peel Road
 Percy Road
 St Laurence Avenue
 St Michael's Road
 Saltisford Gardens
 Shelley Avenue
 Stratford Road
 Surrey Court
 Sussex Court
 Tatnall Grove
 Vine Lane
 Westgate Close

Bishop's Tachbrook

Commander Close
 Kingsley Road
 Mallory Road
 St Chad's Road

Cubbington

Cross Lane
 Price Road
 Rugby Road

Radford Semele

Semele Close

Kenilworth

Albion Street
 Finham Road
 Finham Crescent
 Guy Road
 Hibberd Court
 Herbert's Lane
 High Street
 Hyde Road
 Leycester Road
 St John's Street
 School Lane
 Waverley Road
 Hazelwood House
 Whites Row

Surveyors: Lisette Piper & Andrew Dyke Tel: 01926 456043, 01926 456036
Email: lisette.piper@warwickdc.gov.uk or andrew.dyke@warwickdc.gov.uk

Electrical system checks

The Council is legally obliged to test once every 10 years the electrical system in your home to ensure it is safe. As checks are undertaken to individual properties it is not possible to list all the addresses here. If your property is due to be tested you will receive a letter advising you.

Surveyor: Tel: 01926 456 067

Maintenance of door entry systems

These systems function satisfactorily with the minimum of maintenance (unless vandalised) and are repaired as and when required.

Surveyor: Alan Meads Tel: 01926 456 041 Email: alan.meads@warwickdc.gov.uk

Painting to the communal areas of flats

Work includes the decoration of all previously painted surfaces in communal areas.

Communal areas to be included in 2011/12 are:

Leamington Spa

1-6 Christine Ledger Sq
7-12 Christine Ledger Sq
71-76 Christine Ledger Sq
1-12 Fetherston Court
14-17 Fetherston Ct
18-21 Fetherston Ct
22-25 Fetherston Ct
26-29 Fetherston Ct
30-33 Fetherston Ct

Winston Crescent

Warwick

2-12 Boswell Grove
14-24 Boswell Gove
28-36 Boswell Grove
38-48 Boswell Grove
50-60 Boswell Grove
22-24 The Butts
2-12 Harmer Close
14-24 Harmer Close

26-36 Harmer Close

1-6 Handley Grove
7-12 Handley Grove
4-5 Lakin Court
77A/79A Lakin Rd
1-6 Stanton Walk
7-12 Stanton Walk
13-18 Stanton Walk
19-24 Stanton Walk
25-30 Stanton Walk

31-36 Stanton Walk
37-43 Stanton Walk
44-48 Stanton Walk
49-54 Stanton Walk
55-60 Stanton Walk
Lakin Court

Kenilworth and Rural

1-6 Dalehouse Flats
1-10 Finham Flats

Surveyors: Lisette Piper & Andrew Dyke Telephone number: 01926 456043, 01926 456036

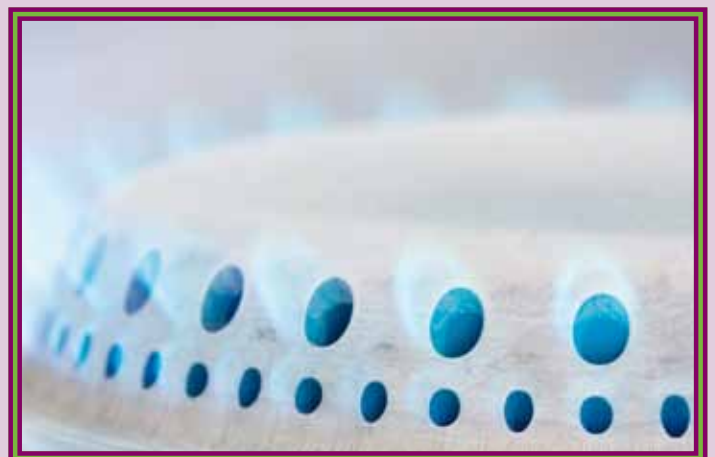
Email: lisette.piper@warwickdc.gov.uk or andrew.dyke@warwickdc.gov.uk

Servicing of gas appliances

The Council is legally obliged to carry out an annual service to the gas appliances that are installed in your home. If you believe your home has not received a service within the past 12 months please contact us now.

Surveyor: Natalie Kearns Tel: 01926 456 035

Email: natalie.kearns@warwickdc.gov.uk



Servicing of stair lifts

Stair lifts, installed into houses to assist disabled tenants, are serviced twice each year to ensure effective operation.

Surveyor: Andrew Dyke Tel: 01926 456 036 Email: andrew.dyke@warwickdc.gov.uk

Servicing of lifts

All lifts receive regular inspections by the Council's appointed specialist lift maintenance firm Deltron Lifts Ltd to ensure that they are as safe as possible and, where necessary, to identify when future major work is required.

Surveyor: Andrew Dyke Tel: 01926 456 036 Email: andrew.dyke@warwickdc.gov.uk

Refurbishment/renewal of major lift components

If any major improvements to lifts are identified through the routine servicing cycle the work will be programmed throughout the year.

**Surveyor: Andrew Dyke
Tel: 01926 456 036
Email: andrew.dyke@warwickdc.gov.uk**

Planned heating replacements

We have a programmed replacement scheme. We will be writing to tenants that are included in this programme and we will publish the list in the next Home News.

**Surveyor: Natalie Kearns
Tel: 01926 456 035
Email: natalie.kearns@warwickdc.gov.uk**

IMPROVEMENTS AND RENEWALS

Adaptation work for people with a disability

Major adaptation works are undertaken following an assessment of a person's needs by an Occupational Therapist from Warwickshire County Council's Occupational Therapy Unit. The need is assessed under the Fairer Access to Care assessment rules. After the assessment has been made by the Occupational Therapist the application is sent to Warwick District Council to plan and contract out the work.

If you require an assessment for Aids or Adaptations you should contact an Occupational Therapist at Warwickshire County Council tel: 01926 410 410

Conversion of bed-sit accommodation into flats

Conversions are carried out as and when properties are identified and when properties become empty.

Asbestos Surveys

Surveys are carried out to identify where asbestos exists and how it should be handled. Sample re-inspections of certain properties are carried out to check for any deterioration.

Surveyor: Andrew Dyke Tel: 01926 456 036 Email: andrew.dyke@warwickdc.gov.uk

Environmental improvements to estates

We are currently considering a programme of minor environmental improvements to estates which will be finalised later in the year and details will be published in Home News. For example last year uneven concrete slabs were replaced with tarmac at Harborough Cottages and Acorn Court.



Installation of double glazed windows and composite doors

Work began on the Window and Door Replacement Contract in April 2011. The streets included on this year’s programme are listed below. If your home is included in the programme we will send you a letter with more information.

Single glazed window units will be removed and replaced with ‘A’ rated energy efficient double glazed units. External doors will be replaced if a repair is not possible. This will allow us to fit more double glazing to our properties.

Tenants will be offered window and door style options where possible.

Leamington Spa

Buckley Road (part of Rd)
Windmill Road
Valley Road

Whitnash

Hall’s Close
Warwick
The Chantry

Monks Way

St Michael’s Road
Bubbenhall
Avon Terrace

Leek Wootton

Quarry Close
Woodcote Lane

Surveyor: Bhavan Jhita Tel: 01926 456 048 Email: bhavan.jhita@warwickdc.gov.uk

Works to improve security

Installation of new security entrance doors to blocks of flats will be completed and will include an upgrade to the door entry system. Properties for 2011/12 are still to be finalised.

Contact: Repairs

Tel: 01926 412828

Email: hsgrep@warwickdc.gov.uk

Replacement of defective floors

This work involves replacing floors that have cracked and show signs of severe deterioration. In many cases the work requires tenants to be moved to temporary accommodation for the duration of the works.

Surveyor: Repairs

Tel: 01926 412 828

Email: hsgrep@warwickdc.gov.uk

Works to improve safety

Various works to improve safety and to ensure the rapid and safe evacuation of residents in the event of a fire will be carried out following a full fire risk assessment inspection of blocks. This is an on-going programme.

Replacement of roof coverings

This work involves the replacement of the existing roof covering and any necessary repairs to the roof structure. Where necessary, new guttering will be installed and, where possible, timber fascias and soffits replaced or covered with a plastic material. Work on this contract started in June 2011.

Warwick Greville Road and Chesford Crescent

Loft and Cavity Wall Insulation

This programme involves surveyors from our approved contractor, Insuheat, inspecting the levels of loft insulation and where applicable cavity wall insulation in your home. Insulation will be topped up where it is found to be insufficient.

This year it is our intention to focus on rural properties. We are developing the works programme as we speak and intend for work to start in July 2011.

Surveyor: Matt Jones

Tel: 01926 456034

Email: matthew.jones@warwickdc.gov.uk

Surveyor: Russell Marsden Tel: 01926 456 038 Email: russell.marsden@warwickdc.gov.uk





Replacement of kitchens and bathrooms

Work began on the kitchen and bathroom refurbishment contract in April 2011. The streets we intend to visit on this year's programme are listed below.

If your home is included, you will be notified by letter explaining what you can expect to happen, approximately 3 months before the work starts.

If your home is not included please bear with us, we have not forgotten about you! We try to complete as many homes as we can, giving priority to the oldest kitchens and bathrooms. If your kitchen or bathroom requires urgent maintenance please contact our repairs line on 01926 412 828.

For more information, please contact Matt Hammond 01926 456033 or Alex Walkeden 01926 456042.

Areas proposed for kitchen and bathroom replacement 2011 – 12

Leamington Spa

Keith Road
Windmill Road
Kennan Avenue
Featherstone Court
Hellidon Close
Shuckburgh Grove
Swadling Street
Whitacre Road
Westlea Road
Burbury Close

Wackrill Drive
Christine Ledger Square
Napton Drive
Payne Close
Baker Ave
Berenska Drive
Hampton Grove
Newland Rd
Alexandra Rd
Kier Close
Clarendon Square

Maxstoke Gardens
Reardon House
Warwick
Beech Grove
Chesford Crescent
Hampton Road
Greville Road
Spinney Hill
Patterns Road
Friar St
Linen St

Weston Close
Nevill Close
Queens Square
All Saints Rd
Stratford Rd
Millbank
Crompton St
Westgate Close
Kenilworth
Hyde Rd

Surveyor: Alex Walkeden Tel: 01926 456 042 Email: alex.walkeden@warwickdc.gov.uk