

Programmes of work for 2009/10

The following programmes of work will commence during 2009, and will continue into mid 2010

Cyclical maintenance

External painting

All previously painted external areas to housing will have repairs carried out and are normally re-painted every five years. Streets included in the 2009/10 cycle are as follows:

Leamington Spa Binswood Street Buckley Road Chandos Court Chandos Street Charles Gardner Road Christine Ledger Square Church Terrace Clare Close Duke Street Edward Street Elizabeth Street Fallow Hill Fetherston Court King Street Mason Avenue Neville Close Radcliffe Gardens Radford Road Regent Street Rosefield Street Rugby Road Rushmore Street Shrubland Street Stamford Gardens St Johns Road St Pauls Square Strathearn Road	Tachbrook Court Tachbrook Road Tachbrook Street inc Reardon House The Approach The Crest Villiers Street Windmill Road	Lacell Close Lammas Court Lynton Close Maple Grove Millbank Oakwood Grove Pattens Road Queens Square Sanders Court Shakespeare Ave Spinney Hill Stanton Walk Tennyson Avenue Wathen Road
	Warwick Abbotts Way Arden Close Beech Grove Boswell Grove Bridge Street Chapman Court Cherry Street Chesford Crescent Coventry Road Deansway Emscote Road Exham Close Fishers Court Garden Court George Road Greville Road Guy Street Handley Grove Harmer Close Humphris Street	Whitnash St Catherines Crescent Spa View
		Bishops Tachbrook Mallory Road St Chads Road
		Radford Semele Hamilton Road

Surveyor: **Lisette Piper**
Contact Tel: **01926 456 043**
Email: lisette.piper@warwickdc.gov.uk

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**
Contact Tel: **01926 456 041**
Email: alan.meads@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: **Bhavan Jhita**
Contact Tel: **01926 456 048**
Email: bhavan.jhita@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

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 2009/10 are:

Leamington Crown Way Maxstoke Gardens Redland Road Stretton Crescent Winston Crescent	Whitnash Masters Road Murcott Road Kenilworth Dalehouse flats Finham flats	Barford Wasperton Lane Cubbington Price Road
---	---	---

Surveyor: **Andrew Dyke**
Contact Tel: **01925 456 036**
Email: 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: **Alan Meads**
Contact Tel: **01926 456 041**
Email: alan.meads@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**
Contact 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**
Contact 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**
Contact Tel: **01926 456 036**
Email: andrew.dyke@warwickdc.gov.uk

Planned heating replacements

We are targeting properties with old back boilers and floor standing boilers. Boilers will be replaced by modern efficient condensing types. Controllers, radiators and pipes will also be replaced and thermostatic valves fitted to radiators.

Emscote Road - 13 properties	Maxstoke Gardens - 10 properties
Essex Close - 6 properties	Sharpe Close - 14 properties
Finham Road & Flats - 18 properties	

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

Conversion of bed-sit accommodation into flats

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

Surveyor: **Andrew Dyke**
Contact Tel: **01925 456 036**
Email: andrew.dyke@warwickdc.gov.uk

Improvements and renewals

Asbestos

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**
Contact Tel: **01925 456 036**
Email: andrew.dyke@warwickdc.gov.uk

External cladding work to improve thermal insulation to dwellings

We have a programme to lower the heat loss of dwellings by fitting external thermal cladding. This reduces the heat lost through solid brick walls which can be a cause of condensation inside dwellings. Where this has already been installed tenants have found their homes to be warmer and their fuel bills lowered!

Surveyor: **Russell Marsden**
Contact Tel: **01926 456 038**
Email: russell.marsden@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 this year uneven concrete slabs were replaced with tarmac at Grandborough Court and Shuckburgh Grove.

Installation of double glazed windows & composite doors

Residents will have a choice of options of the style of double glazed windows fitted in their homes. Consultation will be undertaken prior to the work commencing.

Barford Mill Lane Sandy Way Wasperton Lane Bishops Tachbrook Kingsley Road	Warwick Chesford Crescent Wathen Road Peel Road Boswell Grove	Kenilworth Tannery Court Hibberd Court	Leamington Spa Bury Road Lee Road Flavel Crescent Westlea Road Berenska Drive
---	--	---	---

Surveyor: **Matt Jones**
Contact Tel: **01926 456 034**
Email: matthew.jones@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 2009/10 are still to be finalised but will include, Ashton Court, Southorn Court and Winston Crescent.

Surveyor: **Matt Jones**
Contact Tel: **01926 456 034**
Email: matthew.jones@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: **Andrew Dyke**
Contact Tel: **01926 456 036**
Email: andrew.dyke@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 the block. This is an on-going programme.

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

Replacement of communal analogue TV aerials with new digital systems

We will continue the programme to replace old analogue communal TV aerials systems with a system that can receive digital TV. The new systems will continue to receive the existing analogue service until it is withdrawn in approximately 2012.

Kenilworth
St. Johns Street

Leamington Spa
Binswood Street
Crown Way
Waterloo Street
Wellington Road flats

Warwick
Marsham Close

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

Replacement of kitchens and bathrooms

This work will involve the replacement of kitchen unit and bathroom fittings. Residents will have a choice of styles of work surfaces, doors and handles for kitchen units. We will improve the layout and functionality of kitchens where needed. Bathrooms will have new white suites consisting of hand-wash basins, baths, and toilets.

Residents who have fitted their own kitchen or bathroom can choose to be excluded from the scheme.

All kitchen and bathroom refurbishments are subject to assessment. If your property has received new kitchen units or bathroom fittings in recent years you may be excluded from the refurbishment scheme.

Hockley Heath
Aylesbury Road

Hatton
Starmer Place

Barford
Mill Lane
Sandy Way
Wasperton Lane
Wellesbourne Road

Baddesley Clinton
Rising Lane

Baginton
Bromleigh Villas
Edinburgh Villas
Rowley Road

Lapworth
Harborough Bungalows
Brome Hall Lane
The Elms, Station Lane

Stoneleigh
Dudley Terrace
Hall Close

Lowsonford
Giffard Terrace

Leek Wootton
Quarry Close
Woodcote Lane

Rowington
St Laurence Close

Little Shrewley
Fieldview
Shrewley
Shrewley Common

Beausale
Heath Terrace
School Croft

Bubbenhall
Avon Terrace
Moat Close

Surveyor: **Matt Hammond**
Contact Tel: **01926 456 033**
Email: matthew.hammond@warwickdc.gov.uk

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.

Leamington Spa
Mason Avenue

Burbury Close

Thursfield Road

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