

No.	Address/Programme	Programme element	Project Description	Justification	2012/13
1	Browning Court	Heating Schemes	Replacement of communal boilers	Boilers have reached the end of their economic life and replacement is required to ensure continued supply of efficient and	In year programme at approval stage
2	Bayonne Road Estate	Heating Schemes	Replacement of communal boilers		In year programme at approval stage
3	Sheltered Housing Schemes	Heating Schemes	Replacement of communal boilers		#REF!
4	Planned boiler replacements	Heating Schemes	Replacement of individual boilers	Phased programme to replace ageing boilers	Phased ongoing programme
5	Boiler Monitoring Systems	Heating Schemes	Phased Installation of boiler monitoring systems	Phased programme; will allow remote monitoring of district heating systems and provide early notification of faults	Phased ongoing programme
6	Frithville Gardens Estate	Windows/roofs, fabric repair	Window Replacement & associated works	Whilst windows meet decent homes standard, replacement is desirable to improve energy efficiency and sound	Phased ongoing programme
7	Bearcroft House	Windows/roofs, fabric repair	Window Replacement & associated works		In year programme at approval stage
8	Sheltered Housing Schemes	Windows/roofs, fabric repair	Window Replacement & associated works		In year programme at approval stage
9	Controlled Access upgrades	Controlled Access	Controlled access upgrades/new installations	Systems past recommended life; parts obsolete, increasingly difficult to maintain. New systems to blocks without facility	Phased ongoing programme
10	Becklow Gardens	Planned Maintenance	External & communal repairs & redecoration		In year programme at approval stage
11	Sheltered Housing	Planned Maintenance	External & communal repairs & redecoration		In year programme at approval stage
12	Clem Attlee Estate medium-rise blocks	Planned Maintenance	External & communal repairs & redecoration		Phased 2 year programme
13	Campbell House, Denham House, Mitchell House, White City Est	Planned Maintenance	External & communal repairs & redecoration	Works required to maintain external fabric and common parts of blocks and and estates; 12/13 programme includes blocks which were not included in decent homes programme and where external works are overdue.	Phased 2 year programme
14	Riverside Gardens Estate (Blocks S,T,U,A,B,C,D,E)	Planned Maintenance	External & communal repairs & redecoration		Phased 2 year programme
15	Baird House, Durban House, White City Est	Planned Maintenance	External & communal repairs & redecoration		Phased 2 year programme
16	Ellenborough House, Lawrence Close, Mackenzie Close, White City Est	Planned Maintenance	External & communal repairs & redecoration		Phased 2 year programme
17	Paddenswick Court	Planned Maintenance	External & communal repairs & redecoration		In year programme at approval stage
18	College Court	Planned Maintenance	External & communal repairs & redecoration		Design Fees for 13/14, works subject to approval of 13/14 capital program
19	Street Properties PPM (top-up to currently approved)	Planned Maintenance	External & communal repairs & redecoration	Works to maintain external fabric and common parts. Specifically circa 2,800 street properties not included in decent homes programme. A detailed 3-year programme is being formed	Phased 3 year programme
20	Water tanks	Water Tanks	Water tank replacement	Statutory requirement to prevent the spread of legionella within water storage systems	Phased ongoing programme
21	Booster Pumps	Water Pressure Boosters	Installation of water pressure boosters	Risk of inadequate water supply due to reduced mains water pressure	Phased ongoing programme
22	Lancaster Court	Landlord's electrical	Replacement risers and distribution boards	Installations exceed recommended life	In year programme at approval stage
23	Elevator Monitoring Unit installations	Lifts	Phased installation of lift monitoring systems	Will allow remote monitoring of lifts and provide early notification of faults	Phased ongoing programme
24	CCTV	CCTV	Second phase of estate cctv extension/upgrade	Required to address security and asb issues on prioritised estates	Phased ongoing programme
25	Disabled Adaptations	Disabled adaptations	Disabled adaptations	Element of statutory requirement	Phased ongoing programme
26	Fire Safety Improvements	Fire Safety	Fire safety improvements	Continuation of programme to address recommendations of risk assessments	Phased ongoing programme
27	Capitalisation - major voids	Capitalisation - works	Major refurbishment of voids	Works required to maintain voids at decent standard	Phased ongoing programme
28	Capitalisation - major repairs	Capitalisation - works	Responsive/planned capital works		Phased ongoing programme
29	Capitalisation - asbestos works	Capitalisation - works	Major asbestos works	Major responsive works that cannot be reasonably deferred to planned programmes	Phased ongoing programme
30	Capitalisation - M&E	Capitalisation - works	Major works to m&e plant/equipment		Phased ongoing programme
31	Capitalisation - ad hoc boiler replacements, Gas Unit	Capitalisation - works	Responsive boiler replacements		Phased ongoing programme
32	Capitalisation - estate roads	Capitalisation - works	Resurfacing/major repair of estate roads	Essential health and safety works	Phased ongoing programme
33	Capitalisation - play equipment	Capitalisation - works	Renewal of play facilities	Essential health and safety works	Phased ongoing programme
34	Capitalisation - salaries	Capitalisation - salaries/IT	Project management costs	Required to ensure programme delivery	Phased ongoing programme
35	Capitalisation - IT projeCourts	Capitalisation - salaries/IT	IT system development	Investment required to improve service	Phased ongoing programme
36	Minor Estate Improvements	Minor Estate Improvements	Estate works/improvements to tenant facilities	Resident-led programme	Phased ongoing programme
37	Groundwork estate improvement scheme	Groundwork	Environmental works	Resident-led programme	Phased ongoing programme
38	Misc Plant & equipment	Misc plant & equipment	Replacement communal laundry appliances etc	Required to ensure appliances remain servicable	Phased ongoing programme

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39	Commercial properties	Commercial properties	Fabric repair and essential H&S works to shops	No previous programme; potential disrepair	Phased ongoing programme
40	Resident Halls	Resident Halls	Fabric repair and essential H&S works to resident halls	No previous programme; potential disrepair	Phased ongoing programme
41	Brought forward emergency works	Brought forward emergency	Unforeseen works	Emergency works or essential improvements	Phased ongoing programme
42	Energy Database	Energy database	Development of energy module for Strategic Asset Management system	Increased data requirement from Government; potential payback via access to energy grants	In year programme at approval stage
43	Communal boiler programme	Heating Schemes	Replacement of communal boilers	Continuing programme to replace life-expired boilers	Phased ongoing programme
44	Sheltered Housing	Windows/roofs, fabric repair	Window Replacement & associated works	Continuing programme to replace life-expired windows with new double-glazed units, offering energy efficient, improved	Design Fees for 13/14, works subject to approval of 13/14 capital program
45	Banim Street SH	Windows/roofs, fabric repair	Window Replacement & associated works		Design Fees for 13/14, works subject to approval of 13/14 capital program
46	Richard Knight House	Windows/roofs, fabric repair	Window Replacement & associated works		Design Fees for 13/14, works subject to approval of 13/14 capital program
47	Alice Gilliatt block P	Lifts	New lift	Provision of lift previously planned under Maystar regeneration scheme	Design Fees for 13/14, works subject to approval of 13/14 capital program
48	Barclay Close A,B,C,D	Lifts	Lift modernisation		Phased ongoing 2 year programme
49	Campbell, Denham, Mitchell Houses, White City Estate	Lifts	Lift modernisation	Continuing programme to modernise life-expired and ageing lifts and increase reliability	Phased ongoing 2 year programme
50	Ellen Wikinson House, Clem Attlee Estate	Lifts	Lift modernisation		Design Fees for 13/14, works subject to approval of 13/14 capital program
51	Ethel Rankin Court	Lifts	Lift modernisation		Design Fees for 13/14, works subject to approval of 13/14 capital program
52	Rainville Court	Lifts	Lift modernisation		Design Fees for 13/14, works subject to approval of 13/14 capital program
53	Barclay Close	Planned Maintenance	External & communal repairs & redecoration	Works required to maintain external fabric and common parts	Design Fees for 13/14, works subject to approval of 13/14 capital program
54	Creighton Close	Planned Maintenance	External & communal repairs & redecoration		Design Fees for 13/14, works subject to approval of 13/14 capital program
55	Lancaster Court	Planned Maintenance	External & communal repairs & redecoration		Design Fees for 13/14, works subject to approval of 13/14 capital program