

# Delivering Better Homes for Luton

Communal works programme for council owned blocks

2024 to 2029



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# Important notes to schemes

## Restrictions

The schemes listed in this programme aim to be as accurate as possible at the time of publication.

**However, due to the necessity to be flexible in our investment programme it may be necessary to move, accelerate or defer schemes as appropriate.**

Therefore, when referring to this document please bear the following in mind;

1. The schemes listed in this document are indicative only.
2. The listings do not attempt to prioritise the works programme, merely to highlight the areas affected.
3. The schemes listed in this document form part of an overall 'rolling programme' which means that some works may move forward to the start of the new financial year.
4. The schemes in this document can be considered in terms of a medium term programme and not strictly within the financial years indicated.
5. Schemes will take into account factors such as previous replacements and current condition when assessing if individual properties are subject to any work. Therefore, not all properties in the roads listed will qualify for replacement works.
6. The programme will be reviewed periodically, therefore programme dates may change, this could be as a result of a stock condition survey, servicing, inspections and risk assessments or if new information comes to light.

## Updates and revisions

As work progresses throughout the year it is intended to update this programme and publish on an annual basis to be reflective of the actual schemes in place.

## Schemes shown in this document

The investment plan of the council includes for a vast programme of works, which is too large to display in this publication.

This document summarises schemes which, through experience attract the most interest with customers.

# Section 1:

## List of streets in scheme areas

Street and block	Heating	Balconies	Boundary walls	Main entrance doors	Windows	Fascias soffits and gutters	Roof and chimney	Walkway	Wall Finish and decorations	Internal communal fire doors	Flooring	Landlord lighting
Abbots Court 1-10 [C]												2025/26
Abbotswood Parade 6-11 [C]						2024/25		2024/25	2024/25			
Abigail Close 21-46 [C]	2025/26		2025/26	2027/28					2026/27			2027/28
Abigail Court 47-80 [C]	2025/26		2025/26	2027/28								2027/28
Acworth Court 1-148 [C]									2024/25			
Acworth Crescent 129-143 [O]									2025/26			
Acworth Crescent 2-8 [E]						2025/26			2025/26			
Acworth Crescent 46-52 [E]									2025/26			
Albemarle Close 13-16 [C]												
Albion Court 3-8 [C]												
Arrow Close 104-115 [C]			2025/26				2028/29		2028/29	2024/25		2025/26
Arrow Close 116-127 [C]		2024/25	2025/26						2025/26	2024/25		2025/26
Arrow Close 70-81 [C]			2025/26									
Arrow Close 82-103 [C]			2025/26							2024/25		2025/26
Ash Road 113-129 [O]					2025/26				2026/27	2024/25	2025/26	
Ash Road 95-111 [O]					2025/26					2024/25	2025/26	2025/26
Aspley Close 13-16 [C]			2024/25	2024/25	2027/28		2029/30					2025/26
Aspley Close 1-4 [C]					2027/28		2029/30					
Aspley Close 5-8 [C]					2027/28		2029/30					
Aspley Close 9-12 [C]							2029/30					
Axe Close 17-20 [C]			2024/25									
Axe Close 21-24 [C]			2024/25									
Axe Close 27-34 [C]			2024/25									
Axe Close 9-16 [C]			2024/25	2024/25					2028/29			
Bailey Hill Court 1-15 [C]		2024/25	2024/25						2024/25			2024/25
Baldock Close 18-24 [E]					2029/30							
Barley Lane 10-24 [E]												
Belsize Road 1-7 [O]							2024/25					
Berkeley Path 40-55 [C]									2026/27			
Berkeley Path 56-62 [C]									2026/27			
Bert Collins Court 2-31 [C]	2032/33											
Bethune Close 1-37 [C]	2025/26	2025/26			2027/28					2024/25	2028/29	
Birdsfoot Lane 125-135 [O]				2027/28		2026/27	2027/28		2028/29	2026/27		2027/28
Birdsfoot Lane 137-147 [O]				2027/28		2026/27	2027/28		2028/29	2026/27		2027/28
Birdsfoot Lane 161-171 [O]				2027/28			2027/28		2028/29	2026/27		2027/28
Birdsfoot Lane 173-183 [O]				2027/28			2027/28		2028/29	2026/27		2027/28
Birdsfoot Lane 261-277 [O]						2026/27	2027/28		2028/29			
Brays Court 1-20 [C]	2034/34				2026/27						2026/27	
Bretts Mead Court 1-6 [C]		2024/25					2028/29		2024/25			
Bretts Mead Court 7-12 [C]							2028/29		2024/25			

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Street and block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/ Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Brook Street 103-117 [O]					2024/25				2027/28			
Brook Street 119-141 [O]					2024/25				2027/28			
Brook Street 143-157 [O]					2024/25				2027/28			
Brook Street 15-21 [O]					2024/25				2027/28			
Brook Street 159-173 [O]					2024/25				2027/28			
Brook Street 23-37 [O]				2027/28	2024/25				2027/28	2026/27		2027/28
Brook Street 39-61 [O]					2024/25				2027/28			
Brook Street 60-68 [E]					2024/25				2027/28			
Brook Street 63-77 [O]					2024/25				2027/28			
Brook Street 79-93 [O]				2027/28	2024/25				2027/28	2026/27		2027/28
Brook Street 95-101 [O]					2024/25				2027/28			
Buckle Close 13-35 [O]									2027/28	2024/25		2025/26
Butterworth Path 29-36 [C]									2026/27			
Butterworth Path 42-47 [C]									2026/27			
Butterworth Path 48-53 [C]									2026/27			
Butterworth Path 55-56 [C]									2026/27			
Butterworth Path 60-67 [C]									2026/27			
Butterworth Path 71-72 [C]									2026/27			
Butterworth Path 73-80 [C]									2026/27			
Cardigan Court 13-18 [C]												
Cardigan Court 21-29 [C]												
Cardigan Court 5-8 [C]												
Carfax Close 12-17 [C]					2027/28							
Carfax Close 18-21 [C]					2027/28							
Catherall Road 8-18 [E]												
Centenary Court 1-34 [C]	2034/35				2026/27							
Chequer Street 30-53 [C]												
Chobham Walk 31-41 [O]												
Chobham Walk 43-53 [O]										2024/25		
Chobham Walk 55-65 [O]												
Chobham Walk 67-77 [O]										2024/25		
Clydesdale Road 102-112 [E]									2027/28			
Clydesdale Road 18-28 [E]									2027/28			
Clydesdale Road 30-40 [E]									2027/28			
Clydesdale Road 45-55 [O]									2027/28			
Clydesdale Road 58-68 [E]									2027/28			2025/26
Clydesdale Road 70-76 [E]									2027/28			
Clydesdale Road 78-84 [E]									2027/28			
Clydesdale Road 86-96 [E]									2027/28			
Cobden Street 72-78 [E]												

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Street and block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/ Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Colwell Court 62-124 [E]	2034/34			2026/27							2025/26	
Copenhagen Close 1-29 [C]			2024/25						2028/29			
Copenhagen Close 60-65 [C]			2024/25						2028/29			
Copenhagen Close 78-81 [C]			2024/25									
Cornel Court 1-4 [C]												
Cornel Court 5-8 [C]												
Croft Road 1-2 [C]												
Cussen Place 18-22 [E]												
Delphine Close 13-18 [C]												
Delphine Close 1-6 [C]												
Delphine Close 7-12 [C]		2028/29	2024/25	2026/27					2024/25			
Denham Close 13-18 [C]			2025/26				2030/31					
Denham Close 29-34 [C]			2025/26				2030/31					
Denham Close 46-51 [C]			2025/26				2030/31					
Denham Close 5-10 [C]			2025/26				2030/31					
Denham Close 55-60 [C]			2025/26				2030/31					
Denham Close 71-76 [C]			2025/26				2030/31					
Denham Close 79-84 [C]			2025/26				2030/31					
Denham Close 92-97 [C]			2025/26	2026/27			2030/31			2026/27		
Dewsbury Road 10-16 [E]												
Dewsbury Road 126-132 [E]				2026/27					2024/25			
Dewsbury Road 133-143 [O]									2024/25			
Dewsbury Road 134-144 [E]									2024/25			
Dewsbury Road 145-151 [O]									2024/25			
Dewsbury Road 146-152 [C]				2026/27					2024/25			
Dewsbury Road 154-160 [E]									2024/25			
Dewsbury Road 162-172 [E]									2024/25			
Dewsbury Road 174-180 [E]			2027/28	2026/27	2024/25				2024/25			
Dewsbury Road 26-32 [E]									2024/25			
Dewsbury Road 2-8 [E]									2024/25			
Dewsbury Road 34-40 [E]				2026/27	2024/25				2024/25	2026/27		
Dewsbury Road 89-95 [O]									2024/25			
Dewsbury Road 97-107 [O]									2024/25			
Dorset Court 1-148 [C]									2025/26			
Drayton Road 110-116 [E]				2025/26	2029/30		2025/26		2028/29			2025/26
Drayton Road 18-28 [E]					2029/30		2025/26		2028/29			
Drayton Road 30-40 [E]		2025/26		2025/26	2029/30		2025/26		2028/29	2024/25		2025/26
Drayton Road 42-52 [E]					2029/30		2025/26		2028/29			
Drayton Road 78-84 [E]					2029/30		2025/26		2028/29			
Drayton Road 86-96 [E]					2029/30		2025/26		2028/29			2026/27
Drayton Road 98-108 [E]					2029/30		2025/26		2028/29			2026/27

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Street/Block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/ Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Dumfries Court 1-6 [C]			2027/28				2029/30		2028/29	2024/25		
Dumfries Court 7-12 [C]			2027/28				2029/30		2028/29	2024/25		
Dumfries Street 5-27 [O]							2029/30		2028/29			
Dumfries Street 65-71 [O]							2029/30		2028/29			
Duncombe Close 11-16 [C]							2027/28					
Duncombe Close 1-4 [C]							2027/28					
Duncombe Close 17-22 [C]							2027/28					
Duncombe Close 23-28 [C]							2027/28					
Duncombe Close 5-10 [C]							2027/28					
Eaton Green Road 31-38 [C]												
Eighth Avenue 106-112 [E]					2024/25	2025/26	2025/26					
Elgar Path 33-38 [C]									2026/27			
Elgar Path 40-52 [C]									2026/27			
Elgar Path 53-60 [C]									2026/27			
Elizabeth Street 15-25 [O]												
Elizabeth Street 22-44 [E]												
Elmfield Court 1-10 [C]												
Erin Close 23-26 [C]												
Erin Court 17-20 [C]												
Erin Court 1-8 [C]												
Erin Court 9-16 [C]												
Essex Close 104-109 [C]									2026/27			
Essex Close 110-115 [C]									2026/27			
Essex Close 116-121 [C]									2026/27	2025/26		
Essex Close 122-127 [C]									2026/27			
Essex Close 69-74 [C]									2026/27	2025/26		
Essex Close 75-79 [C]									2026/27	2025/26		
Essex Close 80-85 [C]									2026/27	2025/26		
Essex Close 86-91 [C]									2026/27	2025/26		
Essex Close 92-97 [C]									2026/27			
Essex Close 98-103 [C]									2026/27	2025/26		
Essex Court 1-68 [C]	2024/25								2026/27			
Farley Court 1-4 [C]												
Farley Court 5-10 [C]												
Felmersham Court 3-35 [C]	2034/34											
Fitzwarin Close 16-28 [E]							2025/26					
Fitzwarin Close 30-36 [E]							2025/26					
Fitzwarin Close 38-44 [E]							2025/26					
Five Springs 11-148 [C]												
Flint Close 25-32 [C]			2024/25									

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Street and block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/ Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Friars Court 1-6 [C]							2029/30					
Friars Court 7-12 [C]							2029/30					
Friesian Close 1-4 [C]							2030/31		2028/29			
Friesian Close 17-20 [C]							2030/31		2028/29			
Friesian Close 25-28 [C]							2030/31		2028/29			
Friesian Close 5-10 [C]							2030/31					
Glaisdale 2-52 [E]			2025/26		2027/28				2028/29			
Godfreys Court 1-6 [C]							2028/29					
Godfreys Court 7-12 [C]							2028/29					
Green Court 1-148 [C]											2025/26	
Haddon Road 3-63 [C]						2024/25	2030/31					
Harry Scott Court 2-33 [C]	2031/32					2024/25						
Hartop Court 1-4 [C]												
Harvest Close 16-21 [C]												2026/27
Harvest Close 5-8 [C]				2025/26			2027/28					2026/27
Harvest Close 9-12 [C]							2027/28					
Hastings Street 51-97 [O]			2027/28				2028/29		2028/29	2025/26		
Hastings Street 99-121 [O]							2028/29		2028/29	2025/26		
Hawthorn Avenue 43a-43b					2027/28							2028/29
Helmsley Close 6-9 [C]												
Hereford Road 44-50 [E]												
Heswall Court 1-148 [C]												
Hibbert Street 10-16 [E]												
Hibbert Street 32-38 [E]												
Hickman Court 1-35 [C]	2026/27					2027/28	2026/27				2027/28	
Hillary Close 2-20 [C]					2026/27							
Jersey Road 1-7 [O]												
Jersey Road 2-8 [E]				2025/26								2026/27
Jubilee Street 38-44 [E]												
Kelvin Close 16-21 [C]							2027/28					
Kelvin Close 3-8 [C]		2025/26					2027/28		2024/25	2025/26		2024/25
Kelvin Close 9-14 [C]							2027/28					
Kingsland Court 1-148 [C]												
Kingsland Road 64-74 [E]										2025/26		
Kingsland Road 76-86 [E]										2025/26		
Lea Bank 11-148 [C]												
Leagrave High St 450-456 [E]												
Leghorn Crescent 1-4 [C]												
Levendale 1-11 [O]					2027/28							
Lewsey Park Court	2028/29						2028/29					
Leyburne Road 1-7 [O]							2028/29					
Leyburne Road 17-23 [O]							2028/29					
Leyburne Road 25-31 [O]							2028/29					
Leyburne Road 9-15 [O]												
Liverpool Road 33-43 [O]												
Lollard Close 13-16 [C]			2024/25			2028/29	2027/28					
Lullington Close 1-79 [O]							2027/28					
Lullington Close 18-100 [E]							2029/30		2027/28			
Lyneham Road 26-32 [E]							2029/30		2027/28			
Lyneham Road 34-40 [E]							2029/30		2027/28			
Lyneham Road 42-48 [E]			2025/26				2029/30		2027/28			
Lyneham Road 50-56 [E]		2025/26					2029/30		2027/28			
Lyneham Road 58-64 [E]							2029/30		2027/28			
Lyneham Road 66-72 [E]		2025/26										

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Street/Block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/ Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Morris Close 32-37 [C]			2025/26				2030/31		2027/28			
Morris Close 3-8 [C]			2025/26				2030/31		2027/28			
Morris Close 41-46 [C]			2025/26				2030/31		2027/28			
Morris Close 58-63 [C]			2025/26				2030/31		2027/28			
Morris Close 64-69 [C]			2025/26				2030/31		2027/28			
Morris Close 77-82 [C]			2025/26				2030/31		2027/28			
Morris Close 98-103 [C]												
Mossdale Court 1-146 [C]			2024/25									
Moulton Rise 100-106 [E]			2024/25									
Moulton Rise 108-114 [E]			2024/25									
Moulton Rise 116-122 [E]			2024/25									
Moulton Rise 68-74 [E]			2024/25									
Moulton Rise 76-82 [E]			2024/25									
Moulton Rise 84-90 [E]			2024/25									
Moulton Rise 92-98 [E]												
Muswell Close 12-15 [C]							2025/26		2027/28			
Nursery Cottages 39-45 [O]			2024/25				2026/27		2027/28			
Olympic Close 104-108 [E]			2024/25				2026/27		2027/28			
Olympic Close 111-115 [O]			2024/25				2026/27		2027/28			
Olympic Close 129-133 [O]			2024/25				2026/27		2027/28			
Olympic Close 1-5 [O]			2024/25				2026/27		2027/28			
Olympic Close 55-61 [O]			2024/25				2026/27		2027/28			
Olympic Close 63-69 [O]			2024/25				2026/27		2027/28			
Olympic Close 64-68 [E]			2024/25				2026/27		2027/28			
Olympic Close 71-77 [O]			2024/25				2026/27		2027/28			
Olympic Close 74-84 [E]			2024/25				2026/27		2027/28			
Olympic Close 8-54 [E]		2024/25	2024/25				2026/27		2027/28	2025/26		
Olympic Close 86-96 [E]									2026/27			
Osborne Court 1-4 [C]									2026/27			
Osborne Court 5-8 [C]			2024/25				2026/27		2024/25			2024/25
Park Mead 11-14 [C]				2025/26			2026/27		2024/25	2025/26		
Park Mead 1-4 [C]			2024/25				2026/27		2024/25			2024/25
Park Mead 5-10 [C]										2025/26		
Pastures Court 1-17 [C]	2029/30											
Penhill 11-148 [C]												
Percheron Drive 7-17 [O]							2030/31		2025/26			
Pond Close 11-14 [C]							2030/31		2025/26			
Pond Close 1-6 [C]							2030/31		2025/26			
Pond Close 19-24 [C]							2030/31					

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Street/Block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/ Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Pottery Close 40-62 [E]							2030/31					
Pottery Close 41-63 [O]			2025/26				2030/31		2025/26			
Poynters Road 372-378 [E]				2025/26			2030/31		2025/26			
Poynters Road 380-390 [E]							2030/31		2025/26			
Poynters Road 404-414 [E]			2024/25				2030/31		2025/26			
Poynters Road 416-422 [E]							2028/29		2024/25			2028/29
Pyghtle Court 1-4 [C]							2028/29		2024/25			2028/29
Pyghtle Court 5-8 [C]												
Quantock Court 28-65 [C]	2032/33						2025/26					
Raglan Close 10-20 [E]							2025/26					
Raglan Close 2-8 [E]									2026/27			2026/27
Ramsey Close 25-34 [C]							2030/31		2026/27			2026/27
Ramsey Close 5-8 [C]							2030/31		2026/27			
Ramsey Court 1-6 [C]							2030/31		2026/27			
Ramsey Court 7-10 [C]												
Red Rails Court 1-6 [C]		2024/25					2028/29		2024/25			
Red Rails Court 7-12 [C]		2024/25		2025/26			2028/29		2024/25			
Redferns Court 1-4 [C]												
Redferns Court 5-8 [C]												
Richards Court 1-4 [C]							2026/27					
Richards Court 5-8 [C]							2026/27					
Ridge Court 1-10 [C]			2027/28		2024/25							2026/27
Rochdale Court 1-43 [C]												
Roebuck Close 13-19 [O]							2028/29		2029/30			
Roebuck Close 21-27 [O]							2028/29		2029/30			
Roebuck Close 29-35 [O]							2028/29		2029/30			
Roebuck Close 37-43 [O]							2028/29		2029/30			
Ross Close 13-18 [C]		2024/25					2026/27		2024/25	2027/28		
Ross Close 1-6 [C]							2026/27		2024/25			
Ross Close 19-24 [C]							2026/27		2024/25			
Ross Close 25-30 [C]		2024/25					2026/27		2024/25	2027/28		
Ross Close 31-36 [C]							2026/27		2024/25			
Ross Close 37-42 [C]		2024/25					2026/27		2024/25	2027/28		
Ross Close 43-48 [C]							2026/27		2024/25			
Ross Close 49-51 [C]							2026/27		2024/25			
Ross Close 52-57 [C]							2026/27		2024/25			
Ross Close 58-63 [C]							2026/27		2024/25			
Ross Close 7-12 [C]		2024/25					2026/27		2024/25	2027/28		
Russell Street 64-74 [E]							30/31					

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Street/Block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Russell Street 64-74 [E]							2030/31					
Salisbury Road 67-73 [O]												
Salisbury Road 75-77 [O]												
Sanfoin Road 17-27 [O]							2025/26					
Selbourne Road 404-410 [E]												
Shaftesbury Road 41-63 [O]												
Shaftesbury Road 58-92 [E]												
Sherd Close 27-38 [C]			2024/25									
Solway Road 34-40 [E]												
Solway Road 51-57 [O]												
Spandow Court 1-67 [C]	2024/25		2024/25									
Spinney Road 13-75 [O]												
St Dominics Square 16-30 [C]						2025/26						
St Johns Court 1-6 [C]			2024/25	2025/26					2024/25			
St Johns Court 7-12 [C]			2024/25	2025/26					2024/25			
St Kilda Road 1-7 [O]					2026/27		2030/31		2028/29			
St Kilda Road 17-23 [O]					2026/27		2030/31		2028/29			2026/27
St Kilda Road 25-31 [O]					2026/27		2030/31		2028/29			
St Kilda Road 33-47 [O]					2026/27		2030/31		2028/29			
St Kilda Road 9-15 [O]					2026/27		2030/31					
Stanley Street 1-7 [O]							2030/31					
Stanley Street 48-62 [E]												
Stonesdale 1-23 [O]												
Stonesdale 29-39 [O]												
Suffolk Close 12-15 [C]							2030/31					
Suffolk Close 1-4 [C]							2030/31					2026/27
Sylam Close 2-24 [E]			2024/25				2026/27		2028/29		2025/26	
Sylam Close 26-54 [E]			2024/25				2026/27		2025/26		2025/26	
Sylam Close 82-88 [E]			2024/25				2026/27					
Thames Court 1-27 [C]												
The Crossway 19-29 [C]												
Thrales Close 33-47 [O]			2025/26									
Thricknells Close 1-17 [O]			2025/26									
Thricknells Close 19-29 [O]			2025/26									
Thricknells Close 31-37 [O]			2025/26									
Thricknells Close 39-45 [O]			2025/26									
Tower Court 1-4 [C]							2027/28					
Tower Court 5-10 [C]							2027/28					

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Townsley Close 1-12 [C]						2025/26					
Townsley Close 13-18 [C]		2025/26		2024/25		2025/26		2024/25	2025/26		2024/25
Townsley Close 19-24 [C]		2025/26		2024/25		2025/26		2024/25	2025/26		2024/25
Townsley Close 25-30 [C]						2025/26					
Townsley Close 31-36 [C]						2025/26					
Townsley Close 37-42 [C]		2025/26				2025/26		2024/25	2025/26		2024/25
Townsley Close 43-48 [C]		2025/26				2025/26		2024/25	2025/26		2024/25
Townsley Close 49-54 [C]		2025/26				2025/26		2024/25	2025/26		2024/25
Townsley Close 55-60 [C]		2025/26				2025/26		2024/25	2025/26		2024/25
Trefoil Close 1-4 [C]						2025/26					
Trent Road 17-23 [O]						2029/30					
Trent Road 30-36 [E]						2029/30					
Trent Road 57-63 [O]						2029/30					
Villa Court 1-18 [C]	2029/30				2028/29	2030/31					
Villa Road 11-45 [O]	2029/30				2028/29	2030/31					
Villa Road 32-38 [E]					2028/29	2030/31					
Waleys Close 103-119 [O]			2024/25			2030/31					
Waleys Close 61-83 [O]			2024/25			2030/31					
Waleys Close 85-101 [O]			2024/25			2030/31					
Warwick Court 1-26 [C]	2030/31					2030/31				2025/26	
Wedgewood Road 10-14 [E]						2024/25					
Wedgewood Road 33-37 [O]						2024/25					
Wedgewood Road 52-56 [E]						2024/25					
Wedgewood Road 53-57 [O]						2024/25					
Wedgewood Road 5-9 [O]						2024/25					
Wedgewood Road 68-72 [E]						2024/25					
Wedgewood Road 73-77 [O]						2024/25					
Wellington Court 1-12 [C]						2026/27					
Wellington Street 154-162 [E]						2026/27					
Wellington Street 164-168 [E]						2026/27					
Wellington Street 184-188 [E]						2026/27					
Wellington Street 202-212 [E]						2026/27			2025/26	2025/26	2027/28
Wellington Street 218-222 [E]						2026/27					
Wellington Street 232-242 [E]						2026/27					
Westerdale 2-24 [E]		2024/25						2028/29			
Westerdale 28-38 [E]											
Wetherne Link 21-27 [O]						2025/26					
Wexham Close 10-15 [C]			24/25	24/25		25/26			27/28		
Wexham Close 29-34 [C]			24/25	24/25		25/26			27/28	28/29	
Wexham Close 51-56 [C]			24/25	24/25		25/26			27/28		
Wexham Close 75-80 [C]			24/25			25/26					
Wexham Close 86-91 [C]			24/25	24/25		25/26			27/28	28/29	
Wheatfield Court 1-30 [C]	25/26		25/26		24/25						
Whipperley Court 1-6 [C]			24/25			29/30		24/25			26/27
Whipperley Court 7-10 [C]						29/30					
Whipperley Ring 202-207 [C]						29/30		25/26			28/29
Whipperley Ring 208-216 [C]						29/30		25/26			28/29
Whipperley Ring 217-222 [C]		24/25				29/30		25/26	27/28		
Whipperley Ring 223-228 [C]						29/30		25/26			28/29
Whipperley Ring 229-237 [C]						29/30		25/26			28/29
Whipperley Ring 238-243 [C]						29/30		25/26			28/29
Whipperley Ring 248-253 [C]						29/30		25/26			28/29
Whipperley Ring 254-259 [C]		24/25	27/28			29/30		25/26			
Whipperley Ring 260-265 [C]						29/30		25/26			28/29
Whipperley Ring 266-274 [C]						29/30		25/26			28/29
Whipperley Ring 275-280 [C]						29/30		25/26			28/29
Whipperley Ring 281-286 [C]		24/25				29/30		25/26	27/28		
Whipperley Ring 287-292 [C]						29/30		25/26			

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Street/Block	Heating	Balconies	Boundary Walls	Main Entrance Doors	Windows	Fascias Soffits and Gutters	Roof/ Chimney	Walkway	Wall Finish	Internal Fire Doors	Flooring	Landlord Lighting
Whipperley Ring 287-292 [C]							2029/30		2025/26			
Whipperley Ring 293-298 [C]							2029/30		2025/26			
Whipperley Ring 299-304 [C]							2029/30		2025/26			
Whipperley Ring 305-310 [C]							2029/30		2025/26			
Whipperley Way 134-144 [E]							2029/30		2025/26			
Whipperley Way 143-153 [O]							2029/30		2025/26			
Whipperley Way 146-156 [E]							2029/30		2025/26			
Whipperley Way 155-165 [O]							2029/30		2025/26			
Whipperley Way 158-168 [E]							2029/30		2025/26			
Whipperley Way 167-177 [O]							2029/30		2025/26			
Whipperley Way 170-180 [E]							2029/30		2025/26			
Whipperley Way 179-189 [O]							2029/30		2025/26			
Wigmore Lane 70-72 [E]												
Windsor Court 1-12 [C]							2028/29					
Windsor Street 28-38 [E]					2024/25		2028/29		2026/27			
Windsor Street 29-51 [O]					2024/25		2028/29		2026/27			
Windsor Street 40-62 [E]					2024/25		2028/29		2026/27			
Windsor Street 53-63 [O]					2024/25		2028/29		2026/27			
Windsor Street 64-74 [E]					2024/25		2028/29		2026/27			
Wolfsburg Court 1-30 [C]	2026/27											
Wood Street 1-3 [C]												
Woodbridge Close 43-53 [O]												
Wulwards Court 1-6 [C]							2026/27		2028/29			2028/29
Wulwards Court 7-12 [C]							2026/27		2028/29			2028/29
Wycliffe Close 20-23 [C]												
Yeovil Court 1-4 [C]									2024/25			
Yeovil Road 3-9 [O]									2024/25			
Alesia Gardens			2026/27									
Brussels Way			2024/25									
Denmark Close			2025/26									
Fitzwaren Close 28-34			2026/27									
Fitzwaren Close 30-36			2026/27									
Julius Gardens			2026/27									
Littlecroft Road			2025/26									
Luxembourg Close			2026/27									
Lygeton Drive			2026/27									
Petersfield Gardens			2024/25									
Southampton Gardens			2024/25									
Repton Close			2027/28									
Verulam Gardens			2025/26									

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# Section 2:

## Description of work included

**Communal Heatings** - Communal heating replacement includes replacement of the commercial boiler, tanks, pumps and pipework. These systems are complex and specialist contractors are employed to replace them. The new heating systems are highly efficient and are future proof for Heat Pump replacements.

**Balconies** - These are shared balconies. The extent of work is determined by a survey. If works are required, they could consist of concrete repairs, replacement of balcony façade, and replacement of railings or just redecorating.

**Boundary Walls** - Some boundary walls maybe completely removed and the area made good if they serve no real purpose and are in a poor condition. Other boundary walls may benefit from a dwarf wall and others a timber fence or even bollards especially around carparks.

**Main Entrance Doors** - Main entrance doors to the block will be replaced with robust hardwood or metal doors. If a door entry system does not exist then that will be included as part of the works.

**Windows** - Window replacements are carried out to the whole block including those in communal areas. If they haven't been replaced before. The flats will have triple glazed windows installed.

**Fascia and Gutters** - The works consists of removal of existing cast iron, plastic or asbestos gutters, fascias, soffits, and replacing with new PVC components. The downpipe will have a metal guard to prevent grass gutters damaging the downpipes. Sometimes gutters may be replaced at the same time as the roofing programme if they are in poor condition and vice versa.

**Roofs and Chimneys** - Surveys will take place to ascertain the condition of the roofs and chimney stack to see if it would benefit from either a complete replacement. Where possible, we will seek to reduce the height of the chimney as long as this does not affect neighbours or other gas appliances. As part of the roofing programme, gutters are replaced and roof insulation is topped up for increased thermal comfort and energy efficiency.

**Walkways** - Existing floor finish and waterproofing will be removed and replaced with similar or better performing system. This could include a liquid applied waterproof membrane or asphalt with promenade tiles to protect the roof membrane.

**Wall Finishes and Decorations** - Wall finishes will include internal and external walls. Surveys will determine the extent of works required. The internals are generally decorated and externals will be cleaned. If the block still has timber components like fascia's and soffits then they will be painted. Existing plastic gutters and windows are cleaned at the same time.

**Internal Doors** - Communal doors within blocks where they exist will be replaced with Fire Doors

**Landlord lighting** - The works include new LED light fittings and cabling and consumer units. The cabling will be contained in metal conduits. New lighting will include emergency lighting systems.

**Estate Works** - This work is mainly external works in and around the block. The works could include footpaths, access roads, carpark, external lighting, boundary treatment and binstores. The work could include replacement of components or redecoration or repairs

# Section 3:

## Contact resources

During programmes of work we aim to keep all stakeholders up to date with the progress of the schemes, and we are currently examining better ways of achieving this to ensure that there is effective communication about important works affecting the town.

The following lists aims to provide a concise guide to the relevant contact points for the schemes listed in this document:

### Project Officers:

**Boundary Walls** - [Mrs. J. Rose](#) – 546217

**Main Entrance Doors and Lighting** - [Mrs. A. Innes](#) – 546216

[Mr. M. Green](#) – 546245

**Fire Doors** - [Mr. A. Kahir](#) – 546208

**Communal Heating** - [Mr. D. Smith](#) – 546238

**Roofing and Chimneys, Windows, Decorations, Flooring** - [Mr. J. Wildman](#) – 546891

**Gutters** - [Mr. S. Mohammed](#) – 546916

**Walkways and Balconies** - [Miss S. Gilman](#) – 546906

### Admin Support:

**Systems, Performance and Finance** - [Mr. R. Frampton](#) – 546855

### Management:

**Housing Asset Manager** - [Mr. A. Kahir](#) – 546208

**Building Services Manager** - [Mr. M. Griggs](#) – 546826

**Senior Surveyor** - [Mrs. J. Rose](#) – 546217

**Senior Project Manager** - [Mrs. R. Williams](#) – 546893

**Head of Building and Technical Services** - [Mr. R. Frampton](#) – 546855



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