



South
Cambridgeshire
District Council

Five-Year Housing Maintenance Plan 2010/11-2014/15

March 2010



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INTRODUCTION

The Challenge

The Council is committed to maintaining the properties that it owns in a good condition and as far as possible to matching tenants' expectations and future aspirations. However, following the results of the tenants' ballot and the decision to retain the stock in Council ownership, it has been necessary to review future budgets and programmes of work in line with forecast reductions in resource availability.

The stock condition survey in late 2006 provided an indication of required works together with associated costs to ensure our housing meets the Decent Homes Standard. Further survey work since then has added to the overall assessment of the housing stock, and has confirmed the levels of expenditure required to meet the Standard. This has also allowed the Council to target expenditure towards those properties most in need of work to bring the various elements up to standard. Reductions in budget levels mean that this targeting of resources will become more focussed in future years, with only essential works being carried out.

A reduced improvement programme will also impact on the revenue repairs budget as more and more items are repaired rather than replaced. Over the coming years it is likely that tenants' satisfaction with the service will suffer as a result of these cut backs.

The Purpose

The purpose of the Housing Maintenance Plan (HMP) is to bring together all the activities of the Property Services team into one document. This is a *statement of intent* which sets out our commitment to maintaining and improving the Council's housing stock over the next five years. The plan provides a useful single point of reference for those who may wish to know: *what, when, where, and how much* in respect to the Council's housing maintenance programme.

This HMP provides information on how maintenance is prioritised, along with information on the teams dedicated to delivering the programme. Also provided are specification and budgetary details broken down in to each of the planned project areas.

Five Year Strategy

A stock condition survey was conducted in October/November 2006; this formed the basis for the first year of the plan. This information has been loaded into the Council's Asset Management system, Keystone, and is continually being reviewed and supplemented to form the basis of the updated five-year plan. Further validation works are planned for 2010//2011.

Based on current forecast the Council intends to spend around £15.86 million over the next 5 years on housing improvements. This is significantly less than the £45 million proposed in the stock condition survey and represents a significant reduction in recent spend profile of previous years.

The Decent Homes Standard

The Government has made a commitment to ensure that all social housing meets a minimum standard of decency by the end of 2010. The Decent Homes Standard prescribes a set of minimum attributes relating to thermal comfort, reasonably modern facilities, and a reasonable state of repair of our domestic properties. Because of the targeted approach to expenditure that we have now adopted, we are on track to achieve this. However, once this has been achieved, the Council must look forward to maintaining and even exceeding the standard with diminishing resources. This will be in addition to any aspirations that might come to light as a result of the

recent postal survey undertaken by the Council in December 2009.

Tenant Participation

In order to produce the original plan, we have worked with a number of representatives from the Tenant Participation Group, all of who have made significant contributions to the compilation of this document. Other forms of tenant involvement in shaping the service include contract monitoring, and selection of contractors. The Council has recently undertaken a postal survey of all its tenants in order to identify the expectations and aspirations of those who live in our properties. This will provide valuable information on what is important to our tenants as well as providing us with details of how best to make use of the skills of those who have expressed an interest in becoming more involved in the management of the stock. It will also allow us to communicate with our tenants in a way that best suits them, and will hopefully broaden the scope of our tenant involvement activities. Further work with tenants is planned for 2010/11.

Making the links

Our corporate aims are:

- Being a listening council, providing first class services accessible to all
- Ensuring that South Cambridgeshire continues to be a safe and healthy place for you and your family
- Making South Cambridgeshire a place in which residents can feel proud to live
- Assisting provision for local jobs for you and your family
- Providing a voice for rural life

The successful delivery of our Housing Maintenance Plan will help us to achieve our aims, as we have clearly set out our intention to deliver a first class service and are helping to make South Cambridgeshire a place where tenants feel proud to live.

Maintenance Categories

There are three distinct aspects of maintenance that are covered in this plan:

Maintenance and Improvements (Capital) where the emphasis is on planned preventative maintenance. To be truly effective, we require a detailed knowledge of the life expectancy of the various elements of our properties so that programmes can be planned in advance to replace items at the end of their useful life. Surveys are being undertaken by our staff to determine the condition and life expectancy of a number of key elements. This information is being loaded into the Keystone Asset Management system, and will be used to formulate programmes in the future.

Cyclical Maintenance and improvements (Revenue) - The life expectancy, efficiency, and performance of many of the elements of our properties are greatly enhanced by our regular maintenance programmes e.g. regular servicing of heating and external painting.

Responsive Repairs (Revenue) - The key result to this aspect of maintenance is providing a swift and effective responsive service, with the emphasis on getting the job completed on the first visit. However, pressure on this area of work will inevitably increase because of reductions in Capital improvements expenditure.

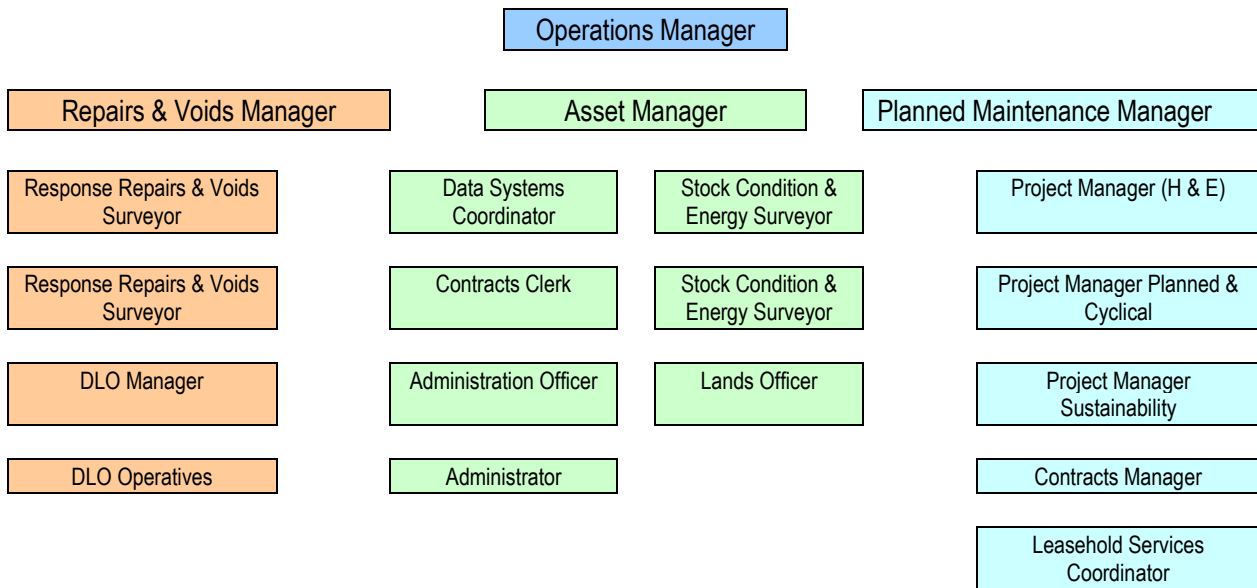
Within these categories there are a number of areas where the Council has a statutory responsibility to ensure the safety of its residents. This covers area such as gas safety, asbestos management and fire risk assessment. These are key items that must be prioritised within the categories of work that we do, and every effort is made to ensure that we minimise any risk to residents.

With reducing resources, it will be necessary to target very carefully how we use what we have. It is therefore essential that we focus only on work that actually needs doing, particularly in the case of emergency work and out of hours call outs. We must also ensure that the number of abortive calls that are made is kept to an absolute minimum so that tradesmen are not sent on wasted journeys. We would therefore ask for the cooperation of all tenants in considering very carefully the reason for reporting their repairs. Please be as clear and specific about what the problem is, as this helps to make sure that the right tradesman is sent. The Council intends to make sure that the right repair is carried out as quickly as possible, and being provided with accurate information ensures that this is the case.

Conclusion

The formulation of the plan is the result of extensive investigation, the gathering of information from a wide range of sources, and consultation with interested parties. The result is a clear statement of intent, and a focused approach to ensuring our housing stock remains in reasonable condition. We face a tough challenge over the next five years to keep the housing stock in reasonable condition in the face of significantly reducing budgets, but we have every intention of maintaining and improving standards where possible within those resources.

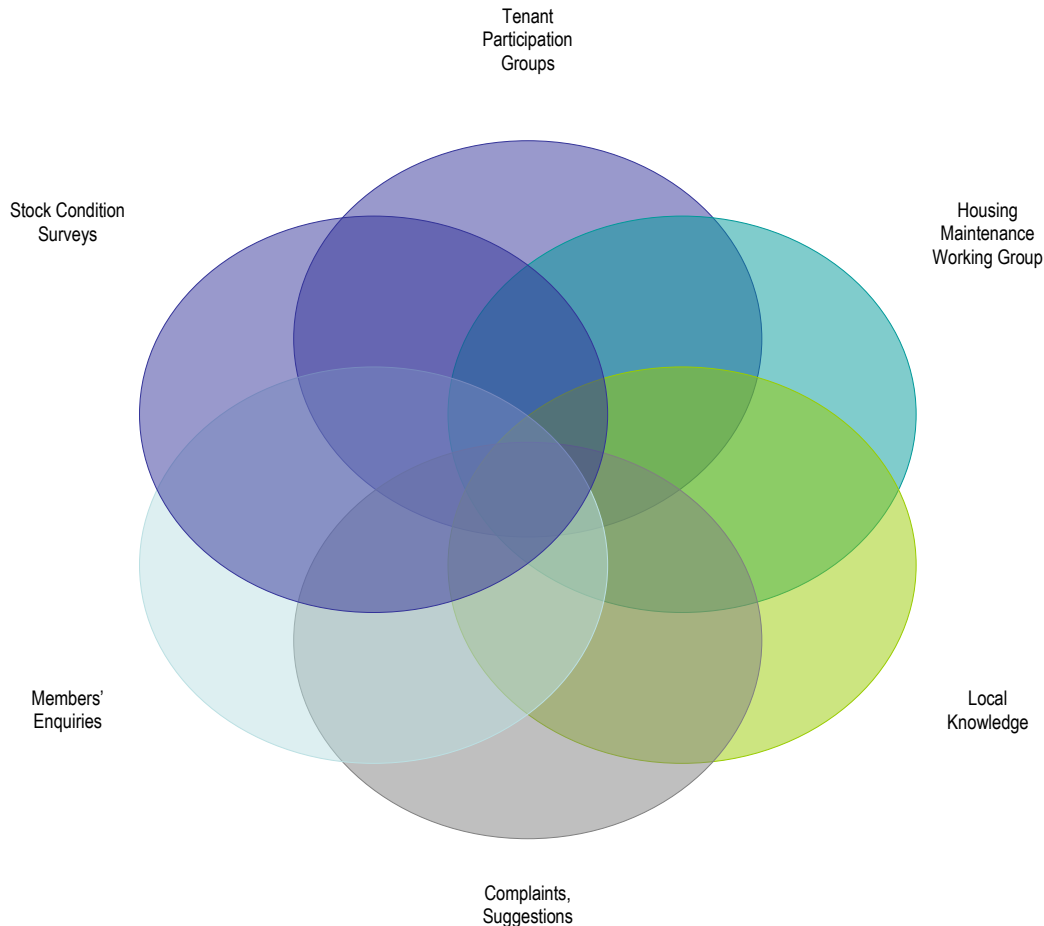
ORGANISATIONAL CHART



THE DEVELOPMENT OF THE PLAN

THE STAKEHOLDERS

In order to ensure that all stakeholders have a say in the maintenance plan, views and suggestions are gathered from a wide range of sources (see diagram)



Consultation on the Housing Maintenance Plan

The work of the Housing Maintenance Working Group has been central to the development of this HMP, with Tenants, Officers and Members working together to ensure this document reflects the views and priorities of the team as a whole.

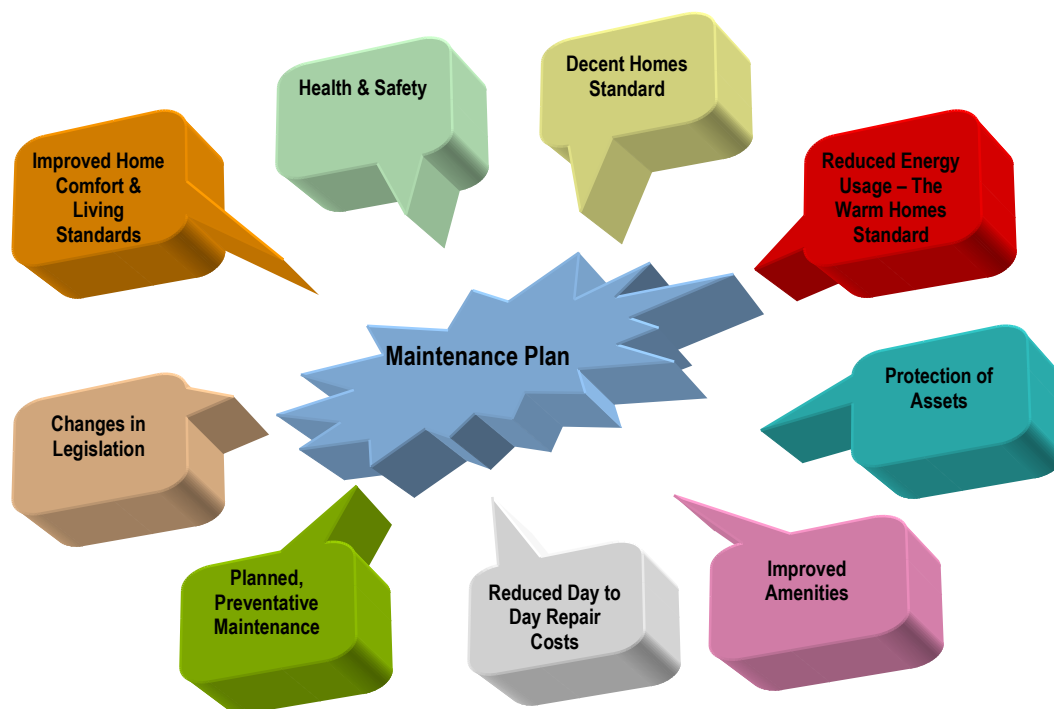
The Working group considered and agreed maintenance needs and priorities, project specifications and the format of this document. Although the current plan is a roll forward from previous years, changes in the levels of stock information, together with other changes in the delivery of services will mean that more extensive consultation will take place during 2010. This will also be influenced by the need to consider service delivery beyond the Decent Homes deadline in December 2010.

Other stakeholders have influenced the programmes together with the information for the 2006 stock condition survey and historical information now loaded into the Keystone Asset Management System.

THE FACTORS

Everyone has their own ideas about what the Council should concentrate its resources on. Sometimes it may not seem obvious why certain programmed works are carried out and other works, which on the face of it may seem more important, appear lower down the list of priorities. The Council has to consider a range of factors to help it prioritise; the ethos is to have a controlled, logical, and proactive approach to maintenance, rather than reacting to each crisis as it occurs.

The factors considered when formulating the programme are shown in the following diagram:



The factors that shape the Housing Maintenance Plan

The emphasis is on planned preventative maintenance; in essence this means replacing or repairing items before they reach a state of disrepair or obsolescence, therefore minimising disruption and inconvenience to tenants.

Of course, when something does breakdown unexpectedly, the emphasis will be on ensuring the procedures are in place to deliver a quick response to remedy the situation.

DECENT HOMES STANDARD

A decent home, as described by Central Government, is one that is wind and weather tight, warm and has modern facilities. In order for a social landlord to achieve this aim any individual dwelling must meet the following criteria:

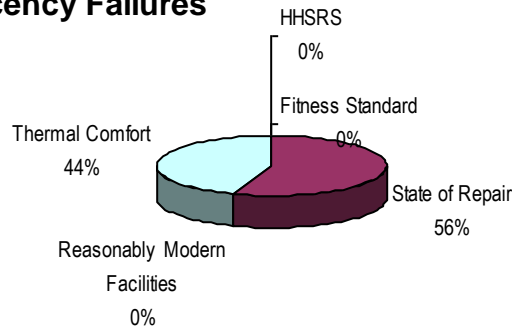
- a) It meets the current fitness standard (HHSRS)
- b) It is a reasonable state of repair
- c) It has reasonably modern facilities and services
- d) It provides a reasonable degree of thermal comfort

In September 2006 the Council commissioned Savills Commercial Ltd. to conduct a condition survey on 24.5% of its housing stock. Part of their remit was to produce a decent homes analysis. The survey was conducted throughout October and November of 2006, and the Savills report includes the following assessment:

“Approximately 25% (1499 dwellings) of the housing stock is currently non-decent in accordance with the criteria. This percentage compares with a national average failure rate of circa 43%. In addition between the date of survey and 2010, 1,945 (33%) dwellings within the housing stock are classified as potentially non-decent, if no investment is made. The potential non-decent figure will include properties that may already be non-decent, but are projected to fail on other aspects of the decent homes criteria in later years...”

...We have identified a programme of work up to 2010 that will make all of these properties decent.”

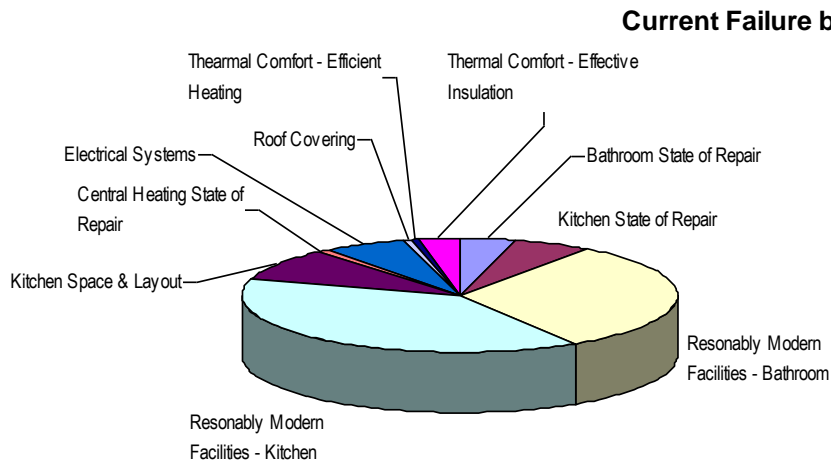
Analysis of Decency Failures



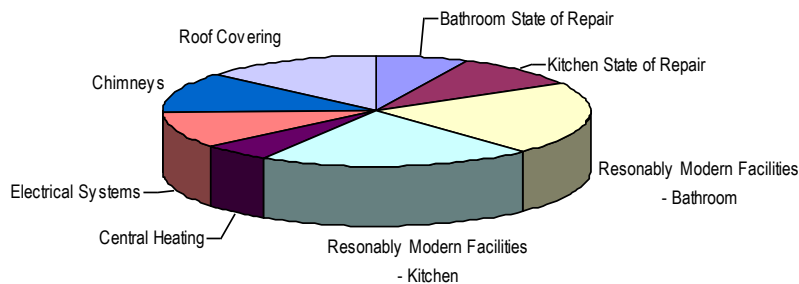
The cost of achieving the Decent homes Standard by the deadline of 2010 was estimated as £8,938,735, which at that time was considered affordable by the Council.

The areas of Decent Homes work that attract the highest costs are kitchens, bathrooms, central heating boilers and heating distribution systems. The remainder of the work is spread amongst rewiring, re-roofing, doors and windows.

The following illustrates a summary of the failing properties across each of the main criteria:



Potential Failure by Element



Works carried out since the survey

Since the stock condition survey was completed in 2006, the Property Services team has implemented the Keystone Asset Management system. Information from the stock condition survey has been fed into the system, together with up to date information gained from individual condition surveys carried out by staff, and historical data taken from contract files and the Housing Management system (Orchard).

As a result of this, the percentage of non-decent homes has reduced to **3.40%** of the stock, or approximately **181** dwellings. The main areas of failure for these dwellings are the state of repair of bathrooms and kitchens, electrical systems, thermal comfort through inadequate heating and insulation, and the lack of reasonably modern facilities. Some properties fail on more than one area.

ENERGY EFFICIENCY

The energy efficiency of the housing stock is calculated using the Government's recommended Standard Assessment Procedure (SAP2005). This calculates the energy efficiency of a dwelling on a scale of 1 to 100, based on annual energy usage and cost for space and water heating, the level of insulation, and the thermal properties of the structural elements that make up the dwelling. The higher the SAP rating, the more energy efficient the dwelling is, and consequently, energy costs for space and water heating should be lower.

Currently, the rating stands at **60** following the change in measurement methodology to SAP2005.

Energy conservation has always been one of the major considerations when carrying out maintenance improvements to the housing stock. This Council has been very successful in recent years in reducing energy usage and improving the efficiency of the housing stock through a major programme of installing highly efficient gas condensing boilers. These not only contribute towards reducing CO2 emissions but also significantly reduce gas bills to help keep people out of fuel poverty.

The Government has recently announced plans for a Warm Homes Standard for social landlords, aiming to introduce insulation measures, low or zero carbon heating systems and renewable energy technologies, together with measures to adapt to climate change. This will result in real benefits for tenants, with potential savings in energy bills of up to £300 per year, which could help many tenants out of fuel poverty.

In future years, more sustainable heating systems will be installed, particularly in areas where gas is not available and the cost of traditional alternatives such as oil, electric heating or solid fuel is becoming prohibitive. Trials have been undertaken using Ground and Air Source Heat Pumps, solar energy and small scale wind energy in order to assess their effectiveness and suitability for future installation.

The energy conservation programme sets out to reduce energy consumption and carbon dioxide emissions in the following ways:

- All new gas heating systems installed have highly efficient condensing boilers and modern energy efficient controls, providing savings for tenants and the environment.
- Funding is identified in the rewiring programme to continue with the installation of low energy lighting to communal areas and the fitting of optical light sensors.
- All properties will be fitted with energy efficient double glazed windows.
- In order to improve the energy efficiency of properties with solid walls, a programme of external or internal insulation will be developed.
- Where it is identified that loft insulation is either lacking or significantly less than it should be, this will be increased to 300mm.
- Tenants will be encouraged to fit low energy light bulbs when replacing bulbs inside the properties.

SOUTH CAMBRIDGESHIRE DIRECT LABOUR ORGANISATION

South Cambridgeshire District Council's Direct Labour Organisation (DLO) provides a range of repair and maintenance services for the Council. Its core activity is the provision of a responsive repairs service for two of the three areas that make up the district. The DLO also carries out planned and cyclical maintenance work.

The DLO has a well-trained and dedicated workforce working from a fully serviced depot on the outskirts of Waterbeach near Cambridge. It prides itself on the delivery of a high quality service with high levels of client and customer satisfaction achieving a consistent 98% satisfaction rate. The team have built up a solid reputation over many years and has a vast amount of experience contained within the workforce enhanced by a low turnover rate of staff.

ASSET MANAGEMENT

The Asset Management Section provides a valuable service ensuring that all orders raised are monitored, and pre-inspections are logged where necessary. They coordinate the customer services role for property services, dealing with invoices, councillor enquires, customer queries and complaints. In addition, they manage the Keystone Asset Management system and the Elmhurst Energy Rating system, keeping them up to date and entering new survey information, including completion certification for gas and electrical installations. Part of their role is to prepare and report on the service's Key Performance Indicators and update the Council's Orchard Housing Management system.

THE HOUSING MAINTENANCE PLAN (HMP)

The programme of works

All works programmes in this document are subject to Members' approval of the appropriate budgets.

The works in this document are organised by category such as windows, kitchen or bathroom refurbishment, roofing etc. The work is usually identified on a street-by-street basis and then prioritised and grouped into suitably sized programmes. A Project Manager is appointed and tenants are advised of their inclusion in the programme, which is put out to tender or quotation as appropriate. Once the contract has been awarded to a contractor, the lead officer will oversee the project and ensure the works are carried out on time, to an acceptable standard and within budget.

Partnering

The Council is committed to long term partnering agreements for delivery of its housing maintenance works. A Decent Homes contract was let at the end of 2007 for delivery of the kitchen and bathroom refurbishment programmes. Other partnering contracts including roofing and cyclical maintenance have also been procured in recent years. In 2009, a joint procurement exercise was undertaken with Cambridge City Council for a new gas servicing and repair contract.

Tenants Consultation and Choice

Tenants will be consulted wherever possible in respect of all proposed schemes/works, and their own preferences taken into consideration.

A lead officer will be appointed to oversee all projects. Letters will be sent to all homes included in the programme advising tenants of the nature of the work, including the likely dates of surveys and contract period. Tenants will be given a contact name of the Council Officer supervising the work.

Tenants will be given the name of the contractor and at least 14 days notice, where possible, of the commencement of the works.

In the case of new central heating systems tenants will be given full operational guidance and instructions on how to operate the system.

Wherever possible tenants will be invited to meet the contractor prior to the works commencing. These are usually in the form of an open meeting hosted by a member of the maintenance team.

Where applicable, tenants will be consulted on choice of layout, colour, type of installation etc. Choices may be limited due to Health and Safety issues, technical considerations, practicalities and cost implications.

If work is to be undertaken in homes where elderly tenants live then assistance with moving furniture/possessions will be provided in able to facilitate internal improvements.

PLANNED MAINTENANCE & IMPROVEMENTS (Capital)

The Planned Maintenance and Improvements team is made up of the Planned Maintenance Manager, the Contracts Manager and three Project Managers. They are responsible for ensuring that the planned maintenance and improvement programmes are undertaken and completed on time and within the allocated budgets. In addition, the Leasehold Services Coordinator deals with property sales and manages leasehold properties on a day to day basis.

1. CHANGE OF TENANCY (CAPITAL)

Aim

This allocation is used where an empty (void) property needs major improvement works over and above the usual works required through normal wear and tear. The key challenge is to programme the works in quickly to minimise the void turnaround time.

Service Levels

- Technical inspection to be completed and orders raised within 24 hours of inspection
- All major works to make the property habitable to be completed prior to letting.
- Any minor repairs to be completed within five days of the new tenancy commencing.
- Any non essential major works completed within three months of new tenancy
- To issue decoration vouchers as appropriate.
- To take all reasonable precautions to reduce additional expenditure caused by vandalism or frost damage.

Void Standard

A final inspection will be carried out to each room in the property to ensure windows, doors, floors, walls, ceilings, electrical sockets and fittings are satisfactory.

Change of Tenancy

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£500,000	£465,000	£465,000	£465,000	£465,000

2. MINOR WORKS (CAPITAL)

Aim

This allocation will normally be used to assist in the implementation of various one-off projects, which arise from day to day maintenance throughout the year. Examples of these minor repairs include defective damp-proof courses, repairs to guttering, minor re-pointing of brickwork, timber repairs, water main replacement, etc.

Works are normally identified by housing staff and referred to Property Services. The criteria being that the work are too expensive or too specialised to be carried out from the responsive maintenance allocation.

Service Levels

The delivery of works included within this programme will inevitably be affected by the urgency and the nature of projects identified. However, certain service levels will be met.

- The works will be fully defined, agreed, a cost analysis prepared and budgetary allocation made prior to implementation of any works.
- Tenants will be informed prior to the work being carried out, and where appropriate consulted beforehand to establish their views on the action recommended.
- Fixed programme times will be given.
- The Project Manager will be identified

Minor Works

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£10,000	£10,000	£10,000	£10,000	£10,000

Minor Works (Capital)

3. REWIRING

Aim

Electrical wiring has to be renewed both for maintenance and safety reasons. Because of the increase in the number of sockets required to accommodate the growing number of additional domestic appliances commonly used, many existing systems cannot cope with this level of usage.

Electrical regulations are updated regularly in an effort to ensure safer installations. These regulations are not retrospective, but like any responsible landlord, we have a duty to make sure that all of our residents are safe in their homes.

In keeping with our commitment to energy conservation, low energy light fittings are installed in communal areas in conjunction with optical lighting sensors to reduce the use of energy.

Service Level

Every effort is made to minimise the disruption of what is inevitably a major intrusion into people's homes. Generally, rewiring of any property will be completed within two working days.

Specification

In order to minimise the amount of disruption to tenants the use of surface mounted trunking where appropriate is permitted. Rewirable fuses will be replaced by miniature circuit breakers.

Mains switches will be supplemented by an earth leakage circuit breaker (ELCB). Inadequate earth bonding will be replaced by 16 mm² bonding to cold water mains and gas outlet supply pipes, and supplementary continuity bonding installed to central heating, metal sink units, baths, showers, grab rails and radiators in bathrooms, and the supply to water heaters.

The number of socket outlets will be increased where appropriate to: -

Room	No. Socket Outlets
Hall	One Double Socket
Living Room	Four Double Fused Sockets
Kitchen	Four Double Sockets, 2 Spur Points
Kitchen	One Cooker Point
Dining Room	Three Double sockets
Landing	One Single Socket
Airing Cupboard	One Fused Spur
Bedroom/s	Three Double Sockets
External	One Security Light (as necessary)
Smoke Detectors (Hard-wired)	Two (hall & landing)

Elderly and disabled persons' dwellings will have sockets mounted at waist height where required.

With the use of surface mounted trunking the amount of damage is minimised, but some damage to decoration is unavoidable. The contractor will provide dustsheets to cover all furniture and carpets, but tenants will be asked to remove fragile items to a place of safety. Even with the use of dustsheets, large quantities of dust will be generated, which cannot readily be contained.

At the close of work each day, a safe temporary supply for power and lighting will be arranged. Disruption of supply during the course of works will be kept to a minimum.

On completion of rewiring an assessment of damage caused to the internal decorations of the property will be carried out and an offer of decoration vouchers will be made where applicable.

Communal Lighting

Low energy exterior lighting for housing areas including garage blocks will be considered for installation, improving or upgrading as appropriate.

Rewiring

Budget Year	2010/11	2011/12	2012/13	2013/14	2014/15
Total Budget	£150,000	£150,000	£150,000	£150,000	£150,000

Estimated Unit Costs have been increased by approximately 2.5% each year to allow for inflation.

Street	Village	Planned Date	Number of Units	Estimated Unit cost	Estimated Total Cost
Bartons Close	Balsham	2010	7	£1,400	£9,800
Dolls Close	Balsham	2010	7	£1,400	£9,800
High Street	Balsham	2010	1	£1,400	£1,400
Mays Avenue	Balsham	2010	5	£1,400	£7,000
Princes Close	Balsham	2010	2	£1,400	£2,800
West Wickham Road	Balsham	2010	3	£1,400	£4,200
Orchard Close	Girton	2010	10	£1,400	£14,000
Pates Close	Haslingfield	2010	2	£1,400	£2,800
Cottenham Road	Histon	2010	3	£1,400	£4,200
Greenleas	Histon	2010	1	£1,400	£1,400
Hereward Close	Impington	2010	16	£1,400	£22,400
St Andrews Way	Impington	2010	2	£1,400	£2,800
Royston Road	Litlington	2010	1	£1,400	£1,400
Cambridge Road	Milton	2010	3	£1,400	£4,200
The Green Road	Sawston	2010	2	£1,400	£2,800
Henry Morris Road	Sawston	2010	1	£1,400	£1,400
Lynton Way	Sawston	2010	3	£1,400	£4,200
Maple Avenue	Sawston	2010	15	£1,400	£21,000
Park Road	Sawston	2010	4	£1,400	£5,600
Plantation Road	Sawston	2010	3	£1,400	£4,200
Saffron Road	Sawston	2010	1	£1,400	£1,400
Sunderlands Avenue	Sawston	2010	1	£1,400	£1,400
The Chestnuts	Stapleford	2010	1	£1,400	£1,400
Russell End	Steeple Morden	2010	1	£1,400	£1,400
Cambridge Road	Waterbeach	2010	1	£1,400	£1,400
Chapel Close	Waterbeach	2010	2	£1,400	£2,800
Coronation Close	Waterbeach	2010	1	£1,400	£1,400
Jubilee Close	Waterbeach	2010	2	£1,400	£2,800
Horseshoe Lane	Weston Colville	2010	2	£1,400	£2,800
Orchard Terrace	Whittlesford	2010	2	£1,400	£2,800
Haden Way	Willingham	2010	1	£1,400	£1,400
Osborn Close	Willingham	2010	1	£1,400	£1,400
			107		£149,800

Rewiring

Street	Village	Planned Date	Number of Units	Estimated Unit cost	Estimated Total Cost
Rowlands Close	Foxton	2011	7	£1,435	£10,045
Chaplins Close	Fulbourn	2011	3	£1,435	£4,305
Avenells Way	Gamlingay	2011	9	£1,435	£12,915
Chaston Road	Great Shelford	2011	3	£1,435	£4,305
De Freville Road	Great Shelford	2011	1	£1,435	£1,435
Grain Close	Great Shelford	2011	2	£1,435	£2,870
Church Lane	Guilden Morden	2011	2	£1,435	£2,870
Fox Hill	Guilden Morden	2011	1	£1,435	£1,435
The Pastures	Hardwick	2011	2	£1,435	£2,870
Queens Close	Harston	2011	1	£1,435	£1,435
Crabtree Croft	Linton	2011	3	£1,435	£4,305
Church End	Arrington	2011	1	£1,435	£1,435
Clifden Close	Arrington	2011	1	£1,435	£1,435
Ermine Way	Arrington	2011	1	£1,435	£1,435
Robin Close	Barhill	2011	5	£1,435	£7,175
Wimpole Road	Barton	2011	1	£1,435	£1,435
Church Road	Carlton	2011	1	£1,435	£1,435
Norwood Bartlow Road	Castle Camps	2011	1	£1,435	£1,435
Claydon Close	Castle Camps	2011	12	£1,435	£17,220
Silverdale Avenue	Coton	2011	1	£1,435	£1,435
Horningsea Road	Fen Ditton	2011	4	£1,435	£5,740
Musgrave Way	Fen Ditton	2011	4	£1,435	£5,740
Wrights Close	Fen Ditton	2011	1	£1,435	£1,435
Nutters Close	Grantchester	2011	3	£1,435	£4,305
Hall Lane	Great & Little Chishill	2011	1	£1,435	£1,435
Heydon Road	Great & Little Chishill	2011	2	£1,435	£2,870
Wallers Close	Great & Little Chishill	2011	2	£1,435	£2,870
Audley Way	Horseheath	2011	1	£1,435	£1,435
Icknield Close	Ickleton	2011	6	£1,435	£8,610
Bramley Avenue	Melbourn	2011	7	£1,435	£10,045
Fordham Way	Melbourn	2011	2	£1,435	£2,870
Medcalfe Way	Melbourn	2011	7	£1,435	£10,045
Orchard Road	Melbourn	2011	1	£1,435	£1,435
Bell Close	Meldreth	2011	1	£1,435	£1,435
Sheppard Way	Teversham	2011	3	£1,435	£4,305
Whitgift Road	Teversham	2011	2	£1,435	£2,870
			105		£150,675
Street	Village	Planned Date	Number of Units	Estimated Unit cost	Estimated Total Cost
The Causeway	Bassingbourn	2012	5	£1,471	£7,354
The Fillance	Bassingbourn	2012	5	£1,471	£7,354
Knutsford Road	Bassingbourn	2012	7	£1,471	£10,296
The Limes	Bassingbourn	2012	7	£1,471	£10,296
Mill Lane	Bassingbourn	2012	1	£1,471	£1,471
North End	Bassingbourn	2012	2	£1,471	£2,942
Park Close	Bassingbourn	2012	1	£1,471	£1,471
Park View	Bassingbourn	2012	4	£1,471	£5,884
Coolidge Gardens	Cottenham	2012	9	£1,471	£13,238
Lambs Lane	Cottenham	2012	2	£1,471	£2,942

Rewiring

Oakington Road	Cottenham	2012	1	£1,471	£1,471
Orchard Close	Cottenham	2012	2	£1,471	£2,942
Rampton Road	Cottenham	2012	1	£1,471	£1,471
Stevens Close	Cottenham	2012	4	£1,471	£5,884
Victory Way	Cottenham	2012	10	£1,471	£14,709
Clopton Close	Croydon	2012	1	£1,471	£1,471
Blakeland Hill	Duxford	2012	9	£1,471	£13,238
Carter Close	Duxford	2012	3	£1,471	£4,413
Highfield Close	Duxford	2012	2	£1,471	£2,942
Ickleton Road	Duxford	2012	3	£1,471	£4,413
Laceys Way	Duxford	2012	10	£1,471	£14,709
Markby Close	Duxford	2012	3	£1,471	£4,413
Rectory Road	Duxford	2012	5	£1,471	£7,354
Church Close	Little Abington	2012	3	£1,471	£4,413
Church Lane	Little Abington	2012	2	£1,471	£2,942
			102		£150,029
Street	Village	Planned Date	Number of Units	Estimated Unit cost	Estimated Total Cost
Glebe Road	Barrington	2013	4	£1,508	£6,031
Malthouse Way	Barrington	2013	6	£1,508	£9,046
The Plantation	Fen Drayton	2013	1	£1,508	£1,508
Magna Close	Great Abington	2013	2	£1,508	£3,015
Mortlock Gardens	Great Abington	2013	1	£1,508	£1,508
Manor Close	Little Wilbraham	2013	1	£1,508	£1,508
Orchard Close	Little Wilbraham	2013	2	£1,508	£3,015
Blenheim Close	Shepreth	2013	1	£1,508	£1,508
Meldreth Road	Shepreth	2013	5	£1,508	£7,538
Station Road	Shepreth	2013	1	£1,508	£1,508
Chapel Lane	Fowlmere	2013	1	£1,508	£1,508
Dovehouse Close	Fowlmere	2013	3	£1,508	£4,523
Pipers Close	Fowlmere	2013	3	£1,508	£4,523
Westfield Road	Fowlmere	2013	2	£1,508	£3,015
Fowlmere Road	Foxton	2013	3	£1,508	£4,523
Hillfield	Foxton	2013	6	£1,508	£9,046
Illingworth Way	Foxton	2013	2	£1,508	£3,015
Rowlands Close	Foxton	2013	2	£1,508	£3,015
Station Road	Foxton	2013	1	£1,508	£1,508
All Saints Road	Fulbourn	2013	6	£1,508	£9,046
Fromont Close	Fulbourn	2013	2	£1,508	£3,015
Grandridge Close	Fulbourn	2013	1	£1,508	£1,508
Haggis Gap	Fulbourn	2013	2	£1,508	£3,015
St Vigors Road	Fulbourn	2013	1	£1,508	£1,508
Shelford Road	Fulbourn	2013	2	£1,508	£3,015
Blythe Way	Gamlingay	2013	4	£1,508	£6,031
East Lane	Gamlingay	2013	2	£1,508	£3,015
Grays Road	Gamlingay	2013	2	£1,508	£3,015
Manor Road	Gamlingay	2013	2	£1,508	£3,015
Murfitt Way	Gamlingay	2013	6	£1,508	£9,046
North Lane	Gamlingay	2013	1	£1,508	£1,508
Stocks Lane	Gamlingay	2013	2	£1,508	£3,015
Waresley Road	Gamlingay	2013	3	£1,508	£4,523
Girton Road	Girton	2013	1	£1,508	£1,508
St Vincents Close	Girton	2013	9	£1,508	£13,569
Woody Green	Girton	2013	1	£1,508	£1,508

Rewiring

Primrose Walk	Little Gransden	2013	1	£1,508	£1,508
Nutters Close	Grantchester	2013	2	£1,508	£3,015
Church Street	Harston	2013	2	£1,508	£3,015
			99		£149,257
Street	Village	Planned Date	Number of Units	Estimated Unit cost	Estimated Total Cost
Buff Lane	Hatley	2014	1	£1,545	£1,545
Hatley St George	Hatley	2014	1	£1,545	£1,545
High Close	Heydon	2014	2	£1,545	£3,091
Beech Row	Hildersham	2014	3	£1,545	£4,636
Meadowlands	Hildersham	2014	1	£1,545	£1,545
Abbots Way	Horningsea	2014	1	£1,545	£1,545
High Street	Horningsea	2014	1	£1,545	£1,545
Priory Road	Horningsea	2014	1	£1,545	£1,545
Alington Terrace	Horseheath	2014	5	£1,545	£7,727
Bakersfield Cottages	Horseheath	2014	1	£1,545	£1,545
West Wickham Road	Horseheath	2014	1	£1,545	£1,545
Birds Close	Ickleton	2014	3	£1,545	£4,636
Coploe Road	Ickleton	2014	1	£1,545	£1,545
Icknield Close	Ickleton	2014	1	£1,545	£1,545
The Dole	Impington	2014	1	£1,545	£1,545
Hereward Close	Impington	2014	12	£1,545	£18,544
Homefield Close	Impington	2014	5	£1,545	£7,727
Beche Way	Landbeach	2014	2	£1,545	£3,091
Green End	Landbeach	2014	2	£1,545	£3,091
Waterbeach Road	Landbeach	2014	1	£1,545	£1,545
Back Road	Linton	2014	5	£1,545	£7,727
Balsham Road	Linton	2014	17	£1,545	£26,271
Bartlow Road	Linton	2014	3	£1,545	£4,636
Chalklands	Linton	2014	9	£1,545	£13,908
Crabtree Croft	Linton	2014	2	£1,545	£3,091
Flaxfields	Linton	2014	1	£1,545	£1,545
Hillway	Linton	2014	3	£1,545	£4,636
Palmers Close	Linton	2014	1	£1,545	£1,545
Rivey Close	Linton	2014	5	£1,545	£7,727
Rivey Way	Linton	2014	1	£1,545	£1,545
Tower View	Linton	2014	2	£1,545	£3,091
Whealers Way	Little Eversden	2014	2	£1,545	£3,091
			97		£149,898

4. CENTRAL HEATING REPLACEMENT

Aim

The aim of the programme is to ensure that all properties have efficient and economical central heating systems. All of our housing stock now has some form of central heating, but it is necessary to continue to replace older systems that are more difficult to maintain and where parts are becoming obsolete.

Criteria used to select Schemes

- The installation is coming to the end of its life or where parts are becoming obsolete.
- Installations with high or potentially high day to day repair costs.
- Installing systems, which provide additional thermal comfort and are more economical to run.

Contract Period

Installation of central heating systems shall be programmed to take no more than three working days in any property.

Specification

Typically the installation will comprise of a central heating boiler feeding a fully pumped system with radiators and cylinders controlled by room and cylinder thermostats linked to a programmed timer with the following design temperatures: -

Design Temperatures:

18° Kitchen	Single or Double
18° Bedroom	Panel Radiator
22° Lounge/Dining Room	Where applicable
22° Bathroom	
18° Hall	

With an external air temperature of –1°C.

Where possible room sealed condensing gas boilers will be used. Conventional flued gas appliances will not be fitted unless unavoidable. Thermostatic Radiator Valves (TRV) will be fitted to all radiators except the radiator that is situated in the same room as the thermostat. All systems will comply with part “L” of the building regulations.

The contract will include the making good to areas disturbed by the works. Appropriate amendments will be made to the specification for medical priority installations. Where there is no gas mains service either oil fired heating or electric storage heaters will be fitted.

Consideration will be given in future years to replacing these forms of heating with sustainable heat sources, such as air source heat pumps, solar panels, wind turbines or solar voltaic panels.

The list shown below is indicative of the intended programme of replacement for the next five years. However, it is subject to change because of the need to provide resources to deal with breakdowns where new boilers are required. A contingency sum is included in each year towards this cost, but if the number of breakdowns is high, then the programme may change.

Central Heating Replacement

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/15
Total Budget	£550,000	£550,000	£550,000	£550,000	£550,000

Estimated Unit Costs have been increased by approximately 2.5% each year to allow for inflation

Budget 2010 £550,000 Warm Air Units

Road	Village	Number of Units	Estimated Unit cost	Estimated Total Cost
Coolidge Gardens	Cottenham	1	£4,300	£4,300
Stevens Close	Cottenham	2	£4,300	£8,600
Fromont Close	Fulbourn	1	£4,300	£4,300
Grandridge Close	Fulbourn	1	£4,300	£4,300
Chaston Road	Great Shelford	2	£4,300	£8,600
Hereward Close	Impington	1	£4,300	£4,300
Homefield Close	Impington	1	£4,300	£4,300
St Andrews Way	Impington	1	£4,300	£4,300
Chalklands	Linton	2	£4,300	£8,600
Bramley Avenue	Melbourn	2	£4,300	£8,600
Hinkins Close	Melbourn	4	£4,300	£17,200
John Impey Way	Melbourn	1	£4,300	£4,300
Belbin Way	Sawston	1	£4,300	£4,300
Chapelfield Way	Sawston	1	£4,300	£4,300
Maple Avenue	Sawston	1	£4,300	£4,300
New Road	Sawston	2	£4,300	£8,600
Coxs Close	Stapleford	1	£4,300	£4,300
Haden Way	Willingham	2	£4,300	£8,600
		27		£116,100

Back Boiler Units

Road	Village	Number of Units	Estimated Unit cost	Estimated Total Cost
Station Road	Oakington	1	£4,300	£4,300
Stocks Lane	Gamlingay	3	£4,300	£12,900
Cambridge Road	Milton	1	£4,300	£4,300
Back Road	Linton	2	£4,300	£8,600
Eversden Road	Harlton	2	£4,300	£8,600
Musgrave Way	Fen Ditton	1	£4,300	£4,300
Millfield	Cottenham	1	£4,300	£4,300
Stonehill Road	Great Shelford	1	£4,300	£4,300
Mill Road	Impington	1	£4,300	£4,300
Medcalfe Way	Melbourn	1	£4,300	£4,300
New Road	Sawston	3	£4,300	£12,900
Balsham Road	Linton	2	£4,300	£8,600
Cinques Road	Gamlingay	2	£4,300	£8,600
Moorfield Road	Duxford	1	£4,300	£4,300
Horningsea Road	Fen Ditton	3	£4,300	£12,900
New Road	Haslingfield	3	£4,300	£12,900
High Street	Longstanton	3	£4,300	£12,900
Dodford Lane	Girton	1	£4,300	£4,300
Cambridge Road	Oakington	3	£4,300	£12,900
Pieces Terrace	Waterbeach	3	£4,300	£12,900

Gog Magog Way	Stapleford	3	£4,300	£12,900
Davey Crescent	Great Shelford	2	£4,300	£8,600
Waterbeach Road	Landbeach	1	£4,300	£4,300
Meldreth Road	Shepreth	1	£4,300	£4,300
Millfield	Willingham	1	£4,300	£4,300
Coles Lane	Oakington	1	£4,300	£4,300
North Lane	Gamlingay	1	£4,300	£4,300
Town Close	Sawston	2	£4,300	£8,600
Cootes Lane	Fen Drayton	1	£4,300	£4,300
Newton Road	Whittlesford	2	£4,300	£8,600
Ditton Lane	Fen Ditton	4	£4,300	£17,200
The Orchard	Fen Drayton	3	£4,300	£12,900
Oakington Road	Cottenham	2	£4,300	£8,600
Church Lane	Girton	1	£4,300	£4,300
Bartlow Road	Linton	1	£4,300	£4,300
Main Street	Hardwick	6	£4,300	£25,800
Bury Road	Stapleford	3	£4,300	£12,900
Fowlmere Road	Foxton	2	£4,300	£8,600
Croft Lane	Oakington	1	£4,300	£4,300
Boxworth End	Swavesey	1	£4,300	£4,300
Macaulay Avenue	Great Shelford	10	£4,300	£43,000
Orchard Road	Great Shelford	2	£4,300	£8,600
Coploe Road	Ickleton	1	£4,300	£4,300
St Andrews Way	Impington	1	£4,300	£4,300
New Road	Over	2	£4,300	£8,600
St Vincents Close	Girton	7	£4,300	£30,100
		124		£430,000
			Total	£546,100

Budget 2011 **£550,000**
Back Boiler Units

Road	Village	Number of Units	Estimated Unit cost	Estimated Total Cost
Waresley Road	Gamlingay	2	£4,400	£8,800
Sunderlands Avenue	Sawston	1	£4,400	£4,400
Earith Road	Willingham	1	£4,400	£4,400
Hereward Close	Impington	1	£4,400	£4,400
Evans Way	Sawston	8	£4,400	£35,200
Whitton Close	Swavesey	2	£4,400	£8,800
Reubens Road	Landbeach	1	£4,400	£4,400
Vicarage Avenue	Sawston	1	£4,400	£4,400
Haden Way	Willingham	1	£4,400	£4,400
Hayfield Avenue	Sawston	2	£4,400	£8,800
Benet Close	Milton	4	£4,400	£17,600
Coolidge Gardens	Cottenham	11	£4,400	£48,400
Victory Way	Cottenham	4	£4,400	£17,600
Blakeland Hill	Duxford	1	£4,400	£4,400
Rectory Road	Duxford	1	£4,400	£4,400
Wrights Close	Fen Ditton	1	£4,400	£4,400
Hillfield	Foxton	3	£4,400	£13,200
Dutter End	Gamlingay	1	£4,400	£4,400
Grays Road	Gamlingay	1	£4,400	£4,400
Murfitt Way	Gamlingay	1	£4,400	£4,400
Manor Crescent	Hardwick	1	£4,400	£4,400
Queens Close	Harston	3	£4,400	£13,200

Chestnut Close	Haslingfield	1	£4,400	£4,400
High Street	Haslingfield	1	£4,400	£4,400
High Street	Hauxton	1	£4,400	£4,400
Kay Hitch Way	Histon	9	£4,400	£39,600
Orchard Road	Histon	2	£4,400	£8,800
Park Lane	Histon	1	£4,400	£4,400
St Audreys Close	Histon	1	£4,400	£4,400
Birds Close	Ickleton	1	£4,400	£4,400
Chalklands	Linton	3	£4,400	£13,200
Tower View	Linton	4	£4,400	£17,600
Beech Close	Little Shelford	3	£4,400	£13,200
Beeton Close	Melbourn	4	£4,400	£17,600
Clear Crescent	Melbourn	4	£4,400	£17,600
Palmers Way	Melbourn	1	£4,400	£4,400
Elin Way	Meldreth	1	£4,400	£4,400
Howard Road	Meldreth	1	£4,400	£4,400
Queens Way	Oakington	2	£4,400	£8,800
Churchfield Avenue	Sawston	1	£4,400	£4,400
Henry Morris Road	Sawston	2	£4,400	£8,800
Huntingdon Road	Sawston	1	£4,400	£4,400
Martindale Way	Sawston	2	£4,400	£8,800
Plantation Road	Sawston	6	£4,400	£26,400
Saffron Road	Sawston	2	£4,400	£8,800
Sainfoin Close	Sawston	1	£4,400	£4,400
Westmoor Avenue	Sawston	5	£4,400	£22,000
Middle Watch	Swavesey	1	£4,400	£4,400
Thistle Green	Swavesey	3	£4,400	£13,200
Cherry Hinton Road	Teversham	1	£4,400	£4,400
Spurgeons Close	Teversham	1	£4,400	£4,400
Coronation Close	Waterbeach	1	£4,400	£4,400
Hartley Close	Waterbeach	4	£4,400	£17,600
Hill Farm Road	Whittlesford	1	£4,400	£4,400
Lordship Close	Willingham	1	£4,400	£4,400
		125		£550,000

Budget 2012 **£550,000**
Back Boiler Units

Road	Village	Number of Units	Estimated Unit cost	Estimated Total Cost
Orchard Close	Girton	8	£4,500	£36,000
Blythe Way	Gamlingay	1	£4,500	£4,500
		9		£40,500

Wall Boilers

Road	Village	Number of Units	Estimated Unit cost	Estimated Total Cost
Franklin Gardens	Cottenham	12	£4,500	£54,000
Rampton Road	Cottenham	1	£4,500	£4,500
Blakeland Hill	Duxford	1	£4,500	£4,500
Laceys Way	Duxford	2	£4,500	£9,000
Ditton Lane	Fen Ditton	1	£4,500	£4,500
The Orchard	Fen Drayton	1	£4,500	£4,500
Fowlmere Road	Foxton	1	£4,500	£4,500
Fromont Close	Fulbourn	1	£4,500	£4,500
St Vigors Road	Fulbourn	1	£4,500	£4,500
East Lane	Gamlingay	2	£4,500	£9,000

Central Heating Replacement

Grays Road	Gamlingay	4	£4,500	£18,000
Dodford Lane	Girton	1	£4,500	£4,500
Giffords Close	Girton	1	£4,500	£4,500
St Vincents Close	Girton	3	£4,500	£13,500
Granhams Close	Great Shelford	1	£4,500	£4,500
Macaulay Avenue	Great Shelford	2	£4,500	£9,000
Haslingfield Road	Harlton	1	£4,500	£4,500
Meadow Way	Harston	2	£4,500	£9,000
Queens Close	Harston	2	£4,500	£9,000
Chestnut Close	Haslingfield	1	£4,500	£4,500
North End Road	Hinxton	1	£4,500	£4,500
Cottenham Road	Histon	1	£4,500	£4,500
Greenleas	Histon	6	£4,500	£27,000
Kay Hitch Way	Histon	4	£4,500	£18,000
Orchard Road	Histon	1	£4,500	£4,500
St Audreys Close	Histon	1	£4,500	£4,500
Coploe Road	Ickleton	1	£4,500	£4,500
Homefield Close	Impington	8	£4,500	£36,000
Beche Way	Landbeach	3	£4,500	£13,500
Bartlow Road	Linton	1	£4,500	£4,500
Chalklands	Linton	2	£4,500	£9,000
Palmers Close	Linton	1	£4,500	£4,500
Rivey Close	Linton	1	£4,500	£4,500
Whittlesford Road	Little Shelford	1	£4,500	£4,500
Haddows Close	Longstanton	1	£4,500	£4,500
Hattons Road	Longstanton	1	£4,500	£4,500
Clear Crescent	Melbourn	1	£4,500	£4,500
Fordham Way	Melbourn	2	£4,500	£9,000
Haggers Close	Melbourn	1	£4,500	£4,500
Medcalfe Way	Melbourn	2	£4,500	£9,000
Norgetts Lane	Melbourn	1	£4,500	£4,500
Orchard Road	Melbourn	2	£4,500	£9,000
Orchard Way	Melbourn	1	£4,500	£4,500
Palmers Way	Melbourn	1	£4,500	£4,500
Portway	Melbourn	1	£4,500	£4,500
Water Lane	Melbourn	2	£4,500	£9,000
Elin Way	Meldreth	1	£4,500	£4,500
Whitcroft Road	Meldreth	1	£4,500	£4,500
Cambridge Road	Milton	1	£4,500	£4,500
Glover Street	Over	1	£4,500	£4,500
Brewery Road	Pampisford	1	£4,500	£4,500
Babraham Road	Sawston	1	£4,500	£4,500
Bowers Terrace	Sawston	1	£4,500	£4,500
Plantation Road	Sawston	3	£4,500	£13,500
The Green Road	Sawston	2	£4,500	£9,000
Town Close	Sawston	1	£4,500	£4,500
Thistle Green	Swavesey	3	£4,500	£13,500
Whitton Close	Swavesey	1	£4,500	£4,500
Marshalls Close	Teversham	1	£4,500	£4,500
Cambridge Road	Waterbeach	1	£4,500	£4,500
Pieces Terrace	Waterbeach	2	£4,500	£9,000
Millfield	Willingham	3	£4,500	£13,500
		113		£508,500
			Total	£549,000

**Budget 2013
Wall Boilers**

£550,000

Road	Village	Number of Units	Estimated Unit cost	Estimated Total Cost
Silverdale Avenue	Coton	5	£4,600	£23,000
Whitwell Way	Coton	2	£4,600	£9,200
Coolidge Gardens	Cottenham	3	£4,600	£13,800
Franklin Gardens	Cottenham	1	£4,600	£4,600
Lambs Lane	Cottenham	1	£4,600	£4,600
Millfield	Cottenham	1	£4,600	£4,600
Orchard Close	Cottenham	2	£4,600	£9,200
Stevens Close	Cottenham	1	£4,600	£4,600
Victory Way	Cottenham	12	£4,600	£55,200
Oak Crescent	Dry Drayton	3	£4,600	£13,800
Blakeland Hill	Duxford	3	£4,600	£13,800
Ickleton Road	Duxford	4	£4,600	£18,400
Markby Close	Duxford	2	£4,600	£9,200
Ditton Lane	Fen Ditton	1	£4,600	£4,600
Musgrave Way	Fen Ditton	1	£4,600	£4,600
Fowlmere Road	Foxton	3	£4,600	£13,800
Hillfield	Foxton	3	£4,600	£13,800
Station Road	Foxton	1	£4,600	£4,600
All Saints Road	Fulbourn	5	£4,600	£23,000
Chaplins Close	Fulbourn	4	£4,600	£18,400
Haggis Gap	Fulbourn	1	£4,600	£4,600
Drove Road	Gamlingay	1	£4,600	£4,600
East Lane	Gamlingay	1	£4,600	£4,600
Grays Road	Gamlingay	4	£4,600	£18,400
Manor Road	Gamlingay	2	£4,600	£9,200
Murfitt Way	Gamlingay	5	£4,600	£23,000
North Lane	Gamlingay	4	£4,600	£18,400
Waresley Road	Gamlingay	1	£4,600	£4,600
Orchard Close	Girton	1	£4,600	£4,600
St Vincents Close	Girton	1	£4,600	£4,600
Main Street	Hardwick	3	£4,600	£13,800
Haslingfield Road	Harlton	1	£4,600	£4,600
Queens Close	Harston	7	£4,600	£32,200
High Street	Hinxton	1	£4,600	£4,600
Greenleas	Histon	4	£4,600	£18,400
Orchard Road	Histon	1	£4,600	£4,600
St Audreys Close	Histon	1	£4,600	£4,600
Hereward Close	Impington	1	£4,600	£4,600
Hillway	Linton	1	£4,600	£4,600
Rivey Way	Linton	1	£4,600	£4,600
Medcalfe Way	Melbourn	1	£4,600	£4,600
Orchard Road	Melbourn	1	£4,600	£4,600
Water Lane	Melbourn	1	£4,600	£4,600
Howard Road	Meldreth	2	£4,600	£9,200
Walking Way	Milton	1	£4,600	£4,600
Thistle Green	Swavesey	1	£4,600	£4,600
Jubilee Close	Waterbeach	6	£4,600	£27,600
Rookery Close	Waterbeach	1	£4,600	£4,600
The Lawn	Whittlesford	1	£4,600	£4,600
Haden Way	Willingham	1	£4,600	£4,600

Central Heating Replacement

Millfield	Willingham	1	£4,600	£4,600
Osborn Close	Willingham	2	£4,600	£9,200
		119		£547,400

**Budget 2014
Wall Boilers**

£550,000

Road	Village	Number of Units	Estimated Unit cost	Estimated Total Cost
Woody Green	Girton	1	£4,700	£4,700
Davey Crescent	Great Shelford	1	£4,700	£4,700
Granhams Close	Great Shelford	2	£4,700	£9,400
Macaulay Avenue	Great Shelford	19	£4,700	£89,300
Macaulay Square	Great Shelford	8	£4,700	£37,600
Chestnut Close	Haslingfield	9	£4,700	£42,300
North End Road	Hinxton	1	£4,700	£4,700
Hereward Close	Impington	9	£4,700	£42,300
The Dole	Impington	1	£4,700	£4,700
Balsham Road	Linton	3	£4,700	£14,100
Chalklands	Linton	3	£4,700	£14,100
Hillway	Linton	1	£4,700	£4,700
Palmers Close	Linton	1	£4,700	£4,700
Rivey Close	Linton	3	£4,700	£14,100
Rivey Way	Linton	1	£4,700	£4,700
Beech Close	Little Shelford	4	£4,700	£18,800
Haddows Close	Longstanton	4	£4,700	£18,800
Hattons Park	Longstanton	3	£4,700	£14,100
Hattons Road	Longstanton	1	£4,700	£4,700
Fordham Way	Melbourn	5	£4,700	£23,500
Haggers Close	Melbourn	2	£4,700	£9,400
Medcalfe Way	Melbourn	5	£4,700	£23,500
Orchard Way	Melbourn	2	£4,700	£9,400
Water Lane	Melbourn	1	£4,700	£4,700
Bell Close	Meldreth	1	£4,700	£4,700
Elin Way	Meldreth	1	£4,700	£4,700
Howard Road	Meldreth	1	£4,700	£4,700
North End	Meldreth	1	£4,700	£4,700
Whitecroft Road	Meldreth	1	£4,700	£4,700
Benet Close	Milton	1	£4,700	£4,700
Dry Drayton Road	Oakington	1	£4,700	£4,700
Queens Way	Oakington	4	£4,700	£18,800
Water Lane	Oakington	1	£4,700	£4,700
New Road	Over	1	£4,700	£4,700
Babraham Road	Sawston	2	£4,700	£9,400
Churchfield Avenue	Sawston	3	£4,700	£14,100
Dale Way	Sawston	3	£4,700	£14,100
New Road	Sawston	1	£4,700	£4,700
Sunderlands Avenue	Sawston	3	£4,700	£14,100
Whitton Close	Swavesey	1	£4,700	£4,700
Ferndale	Teversham	1	£4,700	£4,700
		117		£549,900

Central Heating Replacement

5. ENERGY CONSERVATION

Aim

To improve the energy efficiency of the Councils housing stock through our Housing Maintenance programme of works. This helps to alleviate condensation, improve thermal conditions, reduce fuel bills and reduce CO2 emissions.

Criteria

To target dwellings with low energy rating (higher heat loss)

- Improve living conditions through improved insulation
- Reduce fuel costs
- Reduce CO2 emissions
- Reduce condensation

Specification

Typically the works would include loft top-ups to 300mm, cavity fill, external cladding etc.

Energy Conservation

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£75,000	£75,000	£75,000	£75,000	£75,000

6. SECURITY

Aim

This is to provide increased security measures for tenants and to utilise this budget on security lights for the elderly. Consultation between tenants and officers will decide upon the most appropriate course of action for each property.

Security

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£3,000	£3,000	£3,000	£3,000	£3,000

7. HEALTH & SAFETY

Aim

This is normally a contingency budget for use to address any Health & Safety issues which are not covered by work undertaken through other budgets. However, in 2010, this will be utilised to undertake improvement works to the communal areas in our flats to comply with the Regulatory Reform (Fire Safety) Order 2005. This will also be used to address any future Health & Safety issues which may arise following a change in legislation, etc.

Health & Safety

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£83,000	£3,000	£3,000	£3,000	£3,000

8. ESTATE ROADS/ PATHS & FENCING

Aim

A budget for works to roads, footpaths and fences, where SCDC has a repair obligation.

Programme

The programme is drawn up from requests and administered on an ad-hoc basis.

Estate Roads/ Paths & Fences

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£30,000	£30,000	£30,000	£30,000	£30,000

9. PARKING FACILITIES

Aim

A budget to install and upgrade residents parking areas as highlighted by Tenants or local Members.

Programme

The programme is drawn up from requests and administered on an ad-hoc basis.

Parking Facilities

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£15,000	£15,000	£15,000	£15,000	£15,000

10. WINDOWS

Aim

To upgrade all properties to PVCu framed doubled glazed windows, including low emission glazing and increase security.

Energy Conservation

The benefits of double glazed windows include improved thermal comfort, reductions in heating costs, and alleviation of the effects of condensation.

Noise Insulation

Neighbourhood noise can also be significantly reduced with the installation of double glazed windows thereby helping to keep homes within the Decent Homes Standard where external noise is an issue.

Contract Period

Replacement windows to individual properties will normally be installed within two working days.

Specification

A standard specification for window systems/profiles and ironmongery has been developed. The specification for replacement windows incorporates 65mm reinforced PVCu frame sections, which are internally glazed with 24mm hermetically sealed double glazed units. Windows are secured with lockable handles, which operate, locate and secure multi-point shoot bolt locking mechanisms. Particular attention will be given to the correct fenestration to ensure ease of use where the windows are fitted in elderly persons dwellings, and where windows are situated in inaccessible positions, (above kitchen units, etc.) The contractor is required to provide the council with a ten-year guarantee in respect of defective materials and workmanship. All windows comply with part "L" of the building regulations.

Windows

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£70,000	£70,000	£70,000	£70,000	£70,000

Estimated Unit Costs have been increased by approximately 2.5% each year to allow for inflation

2010/11	Budget	£70,000	Contingency	£2,760	
Road	Village	Year Built	Number of Units	Estimated unit Cost	Estimated Total Cost
The Lane	Hauxton	1990	3	£1,640	£4,920
Stevens Close	Cottenham	1990	24	£1,640	£39,360
Church Lane	Guilden Morden	1984	7	£1,640	£11,480
Recreation Close	Milton	1987	7	£1,640	£11,480
			41		£67,240

2011/12	Budget	£70,000	Contingency	£2,800	
Road	Village	Year Built	Number of Units	Estimated unit Cost	Estimated Total Cost
High Street	Great Abington	2004	1	£1,680	£1,680
Link Road	Sawston	1986	1	£1,680	£1,680
Jubilee End	Steeple Morden	1990	2	£1,680	£3,360

Swaynes Lane	Comberton	1989	6	£1,680	£10,080
Manor Road	Gamlingay	1988	2	£1,680	£3,360
Avenells Way	Gamlingay	1989	2	£1,680	£3,360
Limes Road	Hardwick	1986	5	£1,680	£8,400
Russet Walk	Hardwick	1986	3	£1,680	£5,040
Manor Close	Harston	1989	2	£1,680	£3,360
Hinkins Close	Melbourn	1987	9	£1,680	£15,120
Hinkins Close	Melbourn	1991	7	£1,680	£11,760
			40		£67,200

2012/13	Budget	£70,000	Contingency	£2,920	
Road	Village	Year Built	Number of Units	Estimated unit Cost	Estimated Total Cost
Fordham Way	Melbourn	1986	3	£1,720	£5,160
Bramley Avenue	Melbourn	1987	4	£1,720	£6,880
Stanley Barnes Cottages	Fowlmere	1991	2	£1,720	£3,440
Meadowlands	Hildersham	1989	2	£1,720	£3,440
Church Close	Little Abington	1986	10	£1,720	£17,200
The Broadway	Oakington	1987	12	£1,720	£20,640
Hayter Close	West Wrattling	1985	6	£1,720	£10,320
			39		£67,080

2013/14	Budget	£70,000	Contingency	£3,120	
Road	Village	Year Built	Number of Units	Estimated unit Cost	Estimated Total Cost
Claydon Close	Castle Camps	1988	9	£1,760	£15,840
Brickhills	Willingham	1987	26	£1,760	£45,760
Metcalfe Lane	Over	2000	3	£1,760	£5,280
			38		£66,880

2014/15	Budget	£70,000	Contingency	£3,400	
Road	Village	Year Built	Number of Units	Estimated unit Cost	Estimated Total Cost
Chapelfield Way	Sawston	1986	16	£1,800	£28,800
The Limes	Bassingbourn	1985	18	£1,800	£32,400
Park View	Bassingbourn	1988	2	£1,800	£3,600
High Street	Bassingbourn	1986	1	£1,800	£1,800
			37		£66,600

11. ROOF REPLACEMENT

Aim

The programme is aimed at targeting properties with major leaks, where the roof covering currently does not include under-felt, and the tiles/slates have cracked or slipped. Areas of flat roofing are also to be included where the coverings have a limited life span.

Energy Conservation

The condition and thickness of the existing loft insulation will be inspected and where necessary the opportunity will be taken to increase the depth of loft insulation to 285mm. To comply with the requirements of the current building regulations, a fire stop will be installed where necessary to party walls.

Criteria for Selecting Schemes

- Structurally unsound or leaking roofs
- Roof covering with little or no under-felt.
- Roofs with cracked roof tiles/slates.
- To target older properties, which may require considerable attention or incur high maintenance costs.

Specification

The specification will be based on a pre-tender survey. Where existing tiles/slates are in a sound and serviceable condition they will be re-used. Where the existing fascia and soffit boards are of timber or asbestos construction, the opportunity will be taken to replace these in PVCu, together with PVCu guttering and down-pipes.

Roofing

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£80,000	£80,000	£80,000	£80,000	£80,000

Estimated Unit Costs have been increased by approximately 2.5% each year to allow for inflation

2010/11		Budget	£80,000	Contingency	£1,075
Road	Village	Number of Properties	Estimated Unit Cost	Estimated Total Cost	
Park Street	Dry Drayton	1	£7,175	£7,175	
Royston Road	Litlington	3	£7,175	£21,525	
Over Road	Willingham	3	£7,175	£21,525	
Bridge Street	Whaddon	4	£7,175	£28,700	
		11		£78,925	

2011/12		Budget	£80,000	Contingency	£6,499
Road	Village	Number of Properties	Estimated Unit Cost	Estimated Total Cost	
Water Lane	Melbourn	6	£7,350	£44,100	
Fowlmere Road	Thriplow	4	£7,350	£29,400	
		10		£73,501	

2012/13		Budget	£80,000	Contingency	£4,654
Road	Village	Number of Properties	Estimated Unit Cost	Estimated Total Cost	
Station Road	Foxton	8	£7,535	£60,276	
Marshalls Close	Teversham	2	£7,535	£15,069	
		10		£75,346	

2013/14		Budget	£80,000	Contingency	£2,997
Road	Village	Number of Properties	Estimated Unit Cost	Estimated Total Cost	
Marshalls Close	Teversham	10	£7,700	£77,003	
		10		£77,003	

2014/15		Budget	£80,000	Contingency	£1,303
Road	Village	Number of Properties	Estimated Unit Cost	Estimated Total Cost	
Marshalls Close	Teversham	5	£7,870	£39,349	
Manor Road	Gamlingay	5	£7,870	£39,349	
		10		£78,697	

Roof Replacement

12. KITCHEN & BATHROOM REFURBISHMENT

Aim

The aim of this refurbishment programme is to identify properties that are in need of upgrading, and offer the choice of kitchen or bathroom refurbishment with consultation with the tenants to decide upon the most appropriate course of action for each property.

Criteria for Selecting Schemes

Properties that are selected are those deemed the highest in need of modernisation. Most have bathrooms over 30 years old and kitchens over 20 years old with a poor layout.

All refurbishments will be upgraded to improve the layout and provide a low maintenance facility, in strict compliance with current Health and Safety Legislation.

Contract Period

Generally, the works in individual properties will be completed within five working days.

Tenants Choice

Tenants will be given a choice of three scheme options for:

- Unit door pattern/colour finishes.
- Worktop patterns/colours.
- Vinyl floor colours.

In addition there will be a choice of colour for the emulsion painting of walls.

Where practical, tenants will be able to choose layout of the kitchen providing the proposals comply with Health and Safety Legislation. Each individual layout will be discussed and agreed with tenant prior to any work starting.

The chosen contractors will agree the kitchen layouts and colour choices with tenants.

Specification (Kitchen)

- Rolled edge laminate worktop.
- 3 courses of white ceramic tiles to wall surfaces behind worktops, and full height behind cooking appliances.
- Polyflor XL sheet vinyl floor finish.
- 4 No. switched double socket outlets fitted above worktops, a cooker control unit, a fused spur for a new extractor fan and 2 non-fused spur outlets fitted above worktop supplying 2 No. unswitched socket outlets for appliances fitted below worktops.
- Gas and electric points for the cooker to current legislation.
- Waste and service pipes as necessary.
- Taps: high neck stainless steel pillar taps with lever heads where situated in elderly persons dwellings.
- Washing machine connections and waste.
- Floor construction is to be stable, free from penetrating damp, and provide a level surface.
- Make good defective plaster; replace fibreboard ceilings with plasterboard having a smooth plaster finish.
- Mechanical ventilation incorporating humidistat control where necessary to comply with current Building Regulation requirements.
- Decoration will be two coats emulsion or equivalent.

Specification (Bathroom)

The works will include the complete replacement of the bathroom suite including the bath, toilet, basin, and pedestal to the basin. The works will also include the replacement of existing floor covering and wall tiles as necessary and the redecoration of the walls and ceiling.

Components will be: - (bathroom)

Bath	Pressed Steel
Wash Hand Basin	Pedestal Mounted
W.C suite	Close Coupled or Low Level
Taps	Stainless steel basin taps with lever heads where situated in elderly persons dwellings.
Ceramic Tiles	3 courses of wall tiles to WHB and fully tiled bath area.
Flooring	Polyflor XL sheet vinyl floor finish
Ventilation	Mechanical Ventilation will be installed incorporating humidistat control to Building Regulation requirements
Soil and Vent Pipes	Replaced in PVC-u as necessary
Overflows, Waste	Replaced as necessary
Service Pipes	Insulating those in exposed positions
Pipe-work	Replaced in copper and be decorated to blend with surface finish
Decoration	Full redecoration.
Tenants Fittings	Fittings such as showers and mixers will be replaced at residents' request with no maintenance liability.

Contract Period

Generally, the works to individual properties will be completed within five working days. If the tenant requests a level access shower, the Contractor will advise the Project Manager for authorisation to carry out the alteration.

Components will be: - (Shower room)

Shower	1 metre graded floor area to suitable floor gully with deep seal trap.
Wash Hand Basin	Pedestal Mounted
W.C suite	Close Coupled or Low Level
Taps	Stainless steel basin taps with lever heads where situated in elderly persons dwellings
Ceramic Tiles	3 courses of wall tiles to WHB and tiled bath area.
Flooring	ALTRO MARINE (anti slip) floor finish
Ventilation	Mechanical Ventilation will be installed incorporating humidistat control to Building Regulation requirements
Soil and Vent Pipes	Replaced in PVC-u as necessary
Overflows, Waste	Replaced as necessary
Service Pipes	Insulating those in exposed positions
Pipe-work	Replaced in copper and be decorated to blend with surface finish
Decoration	Full redecoration.
Shower	Mira Advance 8.7kw thermostatically controlled shower.

Tenants' Choice

Layouts will be determined by available space. Bathroom suites and ceramic tiles will be white. However a choice of three colours for floor covering, and four emulsion colours for walls will be given.

Kitchen / Bathroom Refurbishment

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£1,070,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000

Estimated Unit Costs have been increased by approximately 2.5% each year to allow for inflation

2010/11 Programme Bathrooms 2010

Budget (Kitchens & Bathrooms)

£1,070,000

Road	Village	Units	Estimated Unit Cost	Estimated Total Cost
Mortlock Gardens	Great Abington	1	£2,000	£2,000
Mays Avenue	Balsham	1	£2,000	£2,000
Malthouse Way	Barrington	1	£2,000	£2,000
Knutsford Road	Bassingbourn	1	£2,000	£2,000
Church Street	Bourn	2	£2,000	£4,000
Hines Lane	Comberton	2	£2,000	£4,000
Silverdale Avenue	Coton	1	£2,000	£2,000
Oak Crescent	Dry Drayton	1	£2,000	£2,000
Laceys Way	Duxford	3	£2,000	£6,000
Wheeler's Way	Little Eversden	1	£2,000	£2,000
Pipers Close	Fowlmere	1	£2,000	£2,000
Illingworth Way	Foxton	1	£2,000	£2,000
Rowlands Close	Foxton	1	£2,000	£2,000
Chaplins Close	Fulbourn	4	£2,000	£8,000
Fromont Close	Fulbourn	1	£2,000	£2,000
Haggis Gap	Fulbourn	1	£2,000	£2,000
Manor Road	Gamlingay	1	£2,000	£2,000
Dodford Lane	Girton	1	£2,000	£2,000
Giffords Close	Girton	1	£2,000	£2,000
Orchard Close	Girton	1	£2,000	£2,000
Main Road	Little Gransden	1	£2,000	£2,000
Main Street	Hardwick	1	£2,000	£2,000
The Pastures	Hardwick	2	£2,000	£4,000
Haslingfield Road	Harlton	1	£2,000	£2,000
Meadow Way	Harston	1	£2,000	£2,000
East Hatley	Hatley	1	£2,000	£2,000
Meadowlands	Hildersham	1	£2,000	£2,000
Cottenham Road	Histon	1	£2,000	£2,000
Coploe Road	Ickleton	1	£2,000	£2,000
Homefield Close	Impington	22	£2,000	£44,000
St Andrews Way	Impington	1	£2,000	£2,000
Back Road	Linton	2	£2,000	£4,000
Chalklands	Linton	1	£2,000	£2,000
Crabtree Croft	Linton	8	£2,000	£16,000
Flaxfields	Linton	1	£2,000	£2,000
Hillway	Linton	2	£2,000	£4,000
Tower View	Linton	1	£2,000	£2,000
Chapel Close	Litlington	1	£2,000	£2,000
Clear Crescent	Melbourn	1	£2,000	£2,000
Fordham Way	Melbourn	1	£2,000	£2,000
Haggers Close	Melbourn	2	£2,000	£4,000
Medcalfe Way	Melbourn	5	£2,000	£10,000

Kitchen & Bathroom Refurbishment

Kitchen & Bathroom Refurbishment

Norgetts Lane	Melbourn	1	£2,000	£2,000
Ogden Close	Melbourn	6	£2,000	£12,000
Orchard Road	Melbourn	1	£2,000	£2,000
Orchard Way	Melbourn	1	£2,000	£2,000
Palmers Way	Melbourn	1	£2,000	£2,000
Vicarage Close	Melbourn	5	£2,000	£10,000
Bell Close	Meldreth	1	£2,000	£2,000
Elin Way	Meldreth	2	£2,000	£4,000
Walking Way	Milton	1	£2,000	£2,000
Fox Corner	Guilden Morden	1	£2,000	£2,000
New Road	Guilden Morden	1	£2,000	£2,000
Cambridge Road	Oakington	1	£2,000	£2,000
Queens Way	Oakington	1	£2,000	£2,000
The Doles	Over	1	£2,000	£2,000
Glover Street	Over	1	£2,000	£2,000
New Road	Over	1	£2,000	£2,000
Glebe Crescent	Pampisford	1	£2,000	£2,000
Chapelfield Way	Sawston	14	£2,000	£28,000
The Green Road	Sawston	2	£2,000	£4,000
Hayfield Avenue	Sawston	1	£2,000	£2,000
Martindale Way	Sawston	1	£2,000	£2,000
Plantation Road	Sawston	2	£2,000	£4,000
Saffron Road	Sawston	1	£2,000	£2,000
Grain Close	Great Shelford	2	£2,000	£4,000
Granhams Close	Great Shelford	1	£2,000	£2,000
Macaulay Avenue	Great Shelford	1	£2,000	£2,000
Macaulay Square	Great Shelford	1	£2,000	£2,000
Beech Close	Little Shelford	1	£2,000	£2,000
Hauxton Road	Little Shelford	1	£2,000	£2,000
Barrons Green	Shepreth	1	£2,000	£2,000
Meldreth Road	Shepreth	3	£2,000	£6,000
Stow Road	Stow-Cum-Quy	1	£2,000	£2,000
Wheelwright Way	Stow-Cum-Quy	1	£2,000	£2,000
Sheppard Way	Teversham	1	£2,000	£2,000
Spurgeons Close	Teversham	1	£2,000	£2,000
Sheralds Croft Lane	Thriplow	2	£2,000	£4,000
St Andrews Cottages School Lan	Toft	1	£2,000	£2,000
Jubilee Close	Waterbeach	2	£2,000	£4,000
Pieces Lane	Waterbeach	1	£2,000	£2,000
Common Road	Weston Colville	1	£2,000	£2,000
Bridge Street	Whaddon	1	£2,000	£2,000
Ridgeway Close	Whaddon	1	£2,000	£2,000
Butts Green	Whittlesford	1	£2,000	£2,000
The Lawn	Whittlesford	1	£2,000	£2,000
Lettice Martin Croft	Whittlesford	4	£2,000	£8,000
Mill Lane	Whittlesford	2	£2,000	£4,000
Orchard Terrace	Whittlesford	3	£2,000	£6,000
Earith Road	Willingham	1	£2,000	£2,000
Haden Way	Willingham	1	£2,000	£2,000
		170		£340,000

Kitchens 2010

Road	Village	Units	Estimated Unit Cost	Estimated Total Cost
Orchard Close	Cottenham	1	£5,000	£5,000
Rowlands Close	Foxton	1	£5,000	£5,000
Fromont Close	Fulbourn	3	£5,000	£15,000
Hollmans Close	Fulbourn	1	£5,000	£5,000
Grays Road	Gamlingay	1	£5,000	£5,000
Manor Road	Gamlingay	1	£5,000	£5,000
Orchard Close	Girton	1	£5,000	£5,000
St Vincents Close	Girton	1	£5,000	£5,000
Nutters Close	Grantchester	1	£5,000	£5,000
Mortlock Gardens	Great Abington	1	£5,000	£5,000
Chaston Road	Great Shelford	8	£5,000	£40,000
De Freville Road	Great Shelford	4	£5,000	£20,000
Grain Close	Great Shelford	1	£5,000	£5,000
Granhams Close	Great Shelford	4	£5,000	£20,000
Macaulay Avenue	Great Shelford	1	£5,000	£5,000
Church Close	Great Wilbraham	3	£5,000	£15,000
Church Street	Great Wilbraham	1	£5,000	£5,000
The Pastures	Hardwick	2	£5,000	£10,000
Beech Row	Hildersham	1	£5,000	£5,000
Meadowlands	Hildersham	1	£5,000	£5,000
Greenleas	Histon	1	£5,000	£5,000
Audley Way	Horseheath	1	£5,000	£5,000
Cornish Close	Horseheath	1	£5,000	£5,000
Hereward Close	Impington	4	£5,000	£20,000
Homefield Close	Impington	6	£5,000	£30,000
St Andrews Way	Impington	1	£5,000	£5,000
Back Road	Linton	1	£5,000	£5,000
Crabtree Croft	Linton	4	£5,000	£20,000
Hillway	Linton	2	£5,000	£10,000
Tower View	Linton	1	£5,000	£5,000
Primrose Walk	Little Gransden	1	£5,000	£5,000
Whittlesford Road	Little Shelford	1	£5,000	£5,000
Medcalfe Way	Melbourn	2	£5,000	£10,000
Ogden Close	Melbourn	1	£5,000	£5,000
Orchard Way	Melbourn	1	£5,000	£5,000
Palmers Way	Melbourn	2	£5,000	£10,000
Water Lane	Melbourn	1	£5,000	£5,000
Bell Close	Meldreth	1	£5,000	£5,000
Howard Road	Meldreth	1	£5,000	£5,000
Whittlesford Road	Newton	1	£5,000	£5,000
Cambridge Road	Oakington	2	£5,000	£10,000
Drings Close	Over	2	£5,000	£10,000
Glover Street	Over	1	£5,000	£5,000
New Road	Over	1	£5,000	£5,000
Queens Close	Over	1	£5,000	£5,000
Station Road	Over	1	£5,000	£5,000
The Doles	Over	1	£5,000	£5,000
Glebe Crescent	Pampisford	2	£5,000	£10,000
Chapelfield Way	Sawston	2	£5,000	£10,000
Henry Morris Road	Sawston	5	£5,000	£25,000
Plantation Road	Sawston	1	£5,000	£5,000

Town Close	Sawston	1	£5,000	£5,000
Vicarage Avenue	Sawston	1	£5,000	£5,000
Barrons Green	Shepreth	1	£5,000	£5,000
Blenheim Close	Shepreth	1	£5,000	£5,000
Meldreth Road	Shepreth	2	£5,000	£10,000
Coxs Close	Stapleford	1	£5,000	£5,000
The Chestnuts	Stapleford	2	£5,000	£10,000
Jubilee Way	Steeple Morden	1	£5,000	£5,000
Russell Close	Steeple Morden	1	£5,000	£5,000
Wheelwright Way	Stow-Cum-Quy	2	£5,000	£10,000
Boxworth End	Swavesey	1	£5,000	£5,000
Thistle Green	Swavesey	1	£5,000	£5,000
Sheppard Way	Teversham	3	£5,000	£15,000
Sheralds Croft Lane	Thriplow	1	£5,000	£5,000
Cambridge Road	Waterbeach	1	£5,000	£5,000
Jubilee Close	Waterbeach	2	£5,000	£10,000
Robson Court	Waterbeach	1	£5,000	£5,000
Six Mile Bottom Road	West Wrating	1	£5,000	£5,000
Bridge Street	Whaddon	1	£5,000	£5,000
Ridgeway Close	Whaddon	1	£5,000	£5,000
Butts Green	Whittlesford	4	£5,000	£20,000
Lettice Martin Croft	Whittlesford	3	£5,000	£15,000
Mill Lane	Whittlesford	3	£5,000	£15,000
Orchard Terrace	Whittlesford	5	£5,000	£25,000
Brickhills	Willingham	3	£5,000	£15,000
Earith Road	Willingham	1	£5,000	£5,000
Haden Way	Willingham	2	£5,000	£10,000
Rockmill End	Willingham	2	£5,000	£10,000
Wilford Furlong	Willingham	6	£5,000	£30,000
		146		£730,000

£1,070,000

2011/12 Programme	Budget	£1,150,000		
Road	Village	Units	Estimated Unit Cost	Estimated Total Cost
Clifden Close	Arrington	1	£5,125	£5,125
Ermine Way	Arrington	1	£5,125	£5,125
Bartons Close	Balsham	7	£5,125	£35,875
Mays Avenue	Balsham	1	£5,125	£5,125
Robin Close	Barhill	2	£5,125	£10,250
Malthouse Way	Barrington	11	£5,125	£56,375
Knutsford Road	Bassingbourn	2	£5,125	£10,250
North End	Bassingbourn	2	£5,125	£10,250
Spring Lane	Bassingbourn	1	£5,125	£5,125
The Fillance	Bassingbourn	3	£5,125	£15,375
Church Street	Bourn	1	£5,125	£5,125
Hall Close	Bourn	2	£5,125	£10,250
Norwood Bartlow Road	Castle Camps	1	£5,125	£5,125
Brockholt Road	Caxton	1	£5,125	£5,125
Barton Road	Comberton	2	£5,125	£10,250
Bush Close	Comberton	1	£5,125	£5,125
Hines Lane	Comberton	1	£5,125	£5,125
Silverdale Avenue	Coton	5	£5,125	£25,625
Stevens Close	Cottenham	12	£5,125	£61,500
Victory Way	Cottenham	1	£5,125	£5,125

Kitchen & Bathroom Refurbishment

Hill View	Dry Drayton	1	£5,125	£5,125
Grange Road	Duxford	1	£5,125	£5,125
Ickleton Road	Duxford	1	£5,125	£5,125
Laceys Way	Duxford	5	£5,125	£25,625
Brockley Road	Elsworth	3	£5,125	£15,375
St Neots Road	Eltisley	3	£5,125	£15,375
Musgrave Way	Fen Ditton	1	£5,125	£5,125
Dovehouse Close	Fowlmere	1	£5,125	£5,125
Pipers Close	Fowlmere	1	£5,125	£5,125
Stanley Barnes Cottages	Fowlmere	1	£5,125	£5,125
Westfield Road	Fowlmere	2	£5,125	£10,250
Fowlmere Road	Foxton	1	£5,125	£5,125
Hillfield	Foxton	1	£5,125	£5,125
Station Road	Foxton	1	£5,125	£5,125
Chaplins Close	Fulbourn	11	£5,125	£56,375
Avenells Way	Gamlingay	1	£5,125	£5,125
Blythe Way	Gamlingay	10	£5,125	£51,250
Grays Road	Gamlingay	1	£5,125	£5,125
Murfitt Way	Gamlingay	2	£5,125	£10,250
Orchard Close	Girton	1	£5,125	£5,125
St Vincents Close	Girton	1	£5,125	£5,125
Hall Lane	Great & Little Chishill	2	£5,125	£10,250
Wallers Close	Great & Little Chishill	2	£5,125	£10,250
Chaston Road	Great Shelford	16	£5,125	£82,000
Davey Crescent	Great Shelford	2	£5,125	£10,250
Grain Close	Great Shelford	3	£5,125	£15,375
Hinton Way	Great Shelford	1	£5,125	£5,125
Macaulay Avenue	Great Shelford	1	£5,125	£5,125
Church Street	Great Wilbraham	1	£5,125	£5,125
Church Lane	Guilden Morden	1	£5,125	£5,125
Meadow Way	Harston	4	£5,125	£20,500
Queens Close	Harston	3	£5,125	£15,375
Mountford Close	Hauxton	1	£5,125	£5,125
High Close	Heydon	1	£5,125	£5,125
North End Road	Hinxton	1	£5,125	£5,125
St Audreys Close	Histon	1	£5,125	£5,125
Cornish Close	Horseheath	2	£5,125	£10,250
Icknield Close	Ickleton	3	£5,125	£15,375
Hereward Close	Impington	2	£5,125	£10,250
Crabtree Croft	Linton	1	£5,125	£5,125
Palmers Close	Linton	2	£5,125	£10,250
Rivey Way	Linton	1	£5,125	£5,125
Chapel Close	Litlington	2	£5,125	£10,250
Church Close	Little Abington	1	£5,125	£5,125
Primrose Walk	Little Gransden	1	£5,125	£5,125
Orchard Close	Little Wilbraham	1	£5,125	£5,125
Fairview	Longstanton	4	£5,125	£20,500
Hattons Park	Longstanton	2	£5,125	£10,250
Hattons Road	Longstanton	1	£5,125	£5,125
The Dale	Longstanton	1	£5,125	£5,125
Fordham Way	Melbourn	2	£5,125	£10,250
Medcalfe Way	Melbourn	2	£5,125	£10,250
Vicarage Close	Melbourn	1	£5,125	£5,125
Cambridge Road	Milton	1	£5,125	£5,125

Recreation Close	Milton	1	£5,125	£5,125
Cambridge Road	Oakington	1	£5,125	£5,125
Meadowcroft Way	Orwell	2	£5,125	£10,250
Chapelfield Way	Sawston	5	£5,125	£25,625
Dale Way	Sawston	1	£5,125	£5,125
Evans Way	Sawston	3	£5,125	£15,375
Lynton Way	Sawston	1	£5,125	£5,125
Plantation Road	Sawston	2	£5,125	£10,250
Saffron Road	Sawston	2	£5,125	£10,250
The Green Road	Sawston	1	£5,125	£5,125
Uffen Way	Sawston	1	£5,125	£5,125
Westmoor Avenue	Sawston	3	£5,125	£15,375
Boxworth End	Swavesey	1	£5,125	£5,125
Thistle Green	Swavesey	1	£5,125	£5,125
Whitton Close	Swavesey	5	£5,125	£25,625
Sheppard Way	Teversham	9	£5,125	£46,125
Orchard Terrace	Whittlesford	1	£5,125	£5,125
The Lawn	Whittlesford	1	£5,125	£5,125
Haden Way	Willingham	1	£5,125	£5,125
Over Road	Willingham	1	£5,125	£5,125
Wilford Furlong	Willingham	3	£5,125	£15,375

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£1,148,000

2012/13 Programme		Budget		
		£1,150,000		
Road	Village	Units	Estimated Unit Cost	Estimated Total Cost
Robin Close	Barhill	1	£5,250	£5,250
Park Close	Bassingbourn	1	£5,250	£5,250
Spring Lane	Bassingbourn	2	£5,250	£10,500
The Causeway	Bassingbourn	7	£5,250	£36,750
Hall Close	Bourn	3	£5,250	£15,750
Claydon Close	Castle Camps	4	£5,250	£21,000
Nursery Way	Comberton	3	£5,250	£15,750
Silverdale Avenue	Coton	1	£5,250	£5,250
Orchard Close	Cottenham	1	£5,250	£5,250
Oak Crescent	Dry Drayton	1	£5,250	£5,250
Laceys Way	Duxford	2	£5,250	£10,500
Rectory Road	Duxford	1	£5,250	£5,250
Pipers Close	Fowlmere	1	£5,250	£5,250
Westfield Road	Fowlmere	1	£5,250	£5,250
Rowlands Close	Foxton	6	£5,250	£31,500
Chaplins Close	Fulbourn	1	£5,250	£5,250
Fromont Close	Fulbourn	1	£5,250	£5,250
St Vigors Road	Fulbourn	1	£5,250	£5,250
Avenells Way	Gamlingay	8	£5,250	£42,000
Blythe Way	Gamlingay	1	£5,250	£5,250
ORCHARD CLOSE	Girton	17	£5,250	£89,250
Nutters Close	Grantchester	1	£5,250	£5,250
High Street	Great Abington	1	£5,250	£5,250
Mortlock Gardens	Great Abington	3	£5,250	£15,750
Chaston Road	Great Shelford	2	£5,250	£10,500
Grain Close	Great Shelford	1	£5,250	£5,250
Granhams Close	Great Shelford	1	£5,250	£5,250
Church Close	Great Wilbraham	1	£5,250	£5,250

Kitchen & Bathroom Refurbishment

Church Street	Great Wilbraham	1	£5,250	£5,250
Church Lane	Guilden Morden	5	£5,250	£26,250
Fox Corner	Guilden Morden	1	£5,250	£5,250
Eversden Road	Harlton	1	£5,250	£5,250
Meadow Way	Harston	1	£5,250	£5,250
Fountain Lane	Haslingfield	1	£5,250	£5,250
Pates Close	Haslingfield	3	£5,250	£15,750
Coploe Road	Ickleton	1	£5,250	£5,250
Icknield Close	Ickleton	6	£5,250	£31,500
Hereward Close	Impington	14	£5,250	£73,500
Homefield Close	Impington	3	£5,250	£15,750
Crabtree Croft	Linton	7	£5,250	£36,750
Bassingbourn Road	Litlington	2	£5,250	£10,500
The Mount	Litlington	1	£5,250	£5,250
Orchard Close	Little Wilbraham	5	£5,250	£26,250
High Street	Longstanton	1	£5,250	£5,250
Bramley Avenue	Melbourn	8	£5,250	£42,000
Clear Crescent	Melbourn	3	£5,250	£15,750
Fordham Way	Melbourn	1	£5,250	£5,250
Haggers Close	Melbourn	1	£5,250	£5,250
Medcalfe Way	Melbourn	9	£5,250	£47,250
Ogden Close	Melbourn	2	£5,250	£10,500
Orchard Road	Melbourn	1	£5,250	£5,250
Howard Road	Meldreth	1	£5,250	£5,250
Whittlesford Road	Newton	1	£5,250	£5,250
Meadowcroft Way	Orwell	1	£5,250	£5,250
Glebe Crescent	Pampisford	1	£5,250	£5,250
King Street	Rampton	1	£5,250	£5,250
Hayfield Avenue	Sawston	1	£5,250	£5,250
Lynton Way	Sawston	1	£5,250	£5,250
Maple Avenue	Sawston	17	£5,250	£89,250
Martindale Way	Sawston	1	£5,250	£5,250
New Road	Sawston	1	£5,250	£5,250
Park Road	Sawston	3	£5,250	£15,750
The Green Road	Sawston	1	£5,250	£5,250
Uffen Way	Sawston	1	£5,250	£5,250
Westmoor Avenue	Sawston	2	£5,250	£10,500
Ashwell Road	Steeple Morden	1	£5,250	£5,250
Jubilee Way	Steeple Morden	1	£5,250	£5,250
Whitgift Road	Teversham	4	£5,250	£21,000
Chapel Close	Waterbeach	14	£5,250	£73,500
Denson Close	Waterbeach	3	£5,250	£15,750
Jubilee Close	Waterbeach	1	£5,250	£5,250
Robson Court	Waterbeach	1	£5,250	£5,250
Hayter Close	West Wratting	2	£5,250	£10,500
Bridge Street	Whaddon	1	£5,250	£5,250
Haden Way	Willingham	2	£5,250	£10,500
Long Lane	Willingham	1	£5,250	£5,250
Lordship Close	Willingham	1	£5,250	£5,250
Wilford Furlong	Willingham	2	£5,250	£10,500

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£1,149,750

Kitchen & Bathroom Refurbishment

2013/14 Programme		Budget			£1,150,000
Road	Village	Units	Estimated Unit Cost	Estimated Total Cost	
Clifden Close	Arrington	1	£5,400	£5,400	
Ermine Way	Arrington	1	£5,400	£5,400	
Bartons Close	Balsham	1	£5,400	£5,400	
Mays Avenue	Balsham	3	£5,400	£16,200	
Glebe Road	Barrington	1	£5,400	£5,400	
High Street	Bassingbourn	1	£5,400	£5,400	
Knutsford Road	Bassingbourn	1	£5,400	£5,400	
Limes Close	Bassingbourn	1	£5,400	£5,400	
North End	Bassingbourn	1	£5,400	£5,400	
The Causeway	Bassingbourn	1	£5,400	£5,400	
The Limes	Bassingbourn	5	£5,400	£27,000	
Hall Close	Bourn	3	£5,400	£16,200	
Hunting Grove	Boxworth	1	£5,400	£5,400	
Bush Close	Comberton	1	£5,400	£5,400	
Oakington Road	Cottenham	1	£5,400	£5,400	
Stevens Close	Cottenham	1	£5,400	£5,400	
Blakeland Hill	Duxford	1	£5,400	£5,400	
Laceys Way	Duxford	11	£5,400	£59,400	
Broad End	Elsworth	2	£5,400	£10,800	
The Plantation	Fen Drayton	1	£5,400	£5,400	
Pipers Close	Fowlmere	1	£5,400	£5,400	
Chaplins Close	Fulbourn	1	£5,400	£5,400	
Fromont Close	Fulbourn	1	£5,400	£5,400	
Haggis Gap	Fulbourn	1	£5,400	£5,400	
Blythe Way	Gamlingay	1	£5,400	£5,400	
Dutter End	Gamlingay	1	£5,400	£5,400	
Grays Road	Gamlingay	1	£5,400	£5,400	
Church Lane	Girton	1	£5,400	£5,400	
Orchard Close	Girton	1	£5,400	£5,400	
St Vincents Close	Girton	3	£5,400	£16,200	
Cromeditch Close	Grantchester	2	£5,400	£10,800	
Nutters Close	Grantchester	4	£5,400	£21,600	
Tabrum Close	Grantchester	2	£5,400	£10,800	
Magna Close	Great Abington	1	£5,400	£5,400	
Chaston Road	Great Shelford	21	£5,400	£113,400	
Macaulay Avenue	Great Shelford	2	£5,400	£10,800	
Orchard Road	Great Shelford	1	£5,400	£5,400	
Church Street	Great Wilbraham	1	£5,400	£5,400	
Cambridge Road	Hardwick	1	£5,400	£5,400	
Limes Road	Hardwick	3	£5,400	£16,200	
Russet Walk	Hardwick	2	£5,400	£10,800	
The Pastures	Hardwick	1	£5,400	£5,400	
Eversden Road	Harlton	1	£5,400	£5,400	
Chestnut Close	Haslingfield	1	£5,400	£5,400	
Meadowlands	Hildersham	1	£5,400	£5,400	
Clay Street	Histon	2	£5,400	£10,800	
Cottenham Road	Histon	1	£5,400	£5,400	
Greenleas	Histon	1	£5,400	£5,400	
Orchard Road	Histon	1	£5,400	£5,400	
St Audreys Close	Histon	1	£5,400	£5,400	
Hereward Close	Impington	8	£5,400	£43,200	

Kitchen & Bathroom Refurbishment

St Andrews Way	Impington	1	£5,400	£5,400
Beche Way	Landbeach	1	£5,400	£5,400
Balsham Road	Linton	1	£5,400	£5,400
Chalklands	Linton	1	£5,400	£5,400
Crabtree Croft	Linton	1	£5,400	£5,400
Palmers Close	Linton	1	£5,400	£5,400
Tower View	Linton	3	£5,400	£16,200
Chapel Close	Litlington	2	£5,400	£10,800
New Close	Litlington	1	£5,400	£5,400
Church Close	Little Abington	6	£5,400	£32,400
Harlton Road	Little Eversden	1	£5,400	£5,400
Beech Close	Little Shelford	1	£5,400	£5,400
Manor Close	Little Wilbraham	4	£5,400	£21,600
The Dale	Longstanton	3	£5,400	£16,200
Clear Crescent	Melbourn	2	£5,400	£10,800
Fordham Way	Melbourn	1	£5,400	£5,400
Medcalfe Way	Melbourn	2	£5,400	£10,800
Orchard Way	Melbourn	1	£5,400	£5,400
Palmers Way	Melbourn	1	£5,400	£5,400
Vicarage Close	Melbourn	1	£5,400	£5,400
Water Lane	Melbourn	1	£5,400	£5,400
Bell Close	Meldreth	1	£5,400	£5,400
Elin Way	Meldreth	1	£5,400	£5,400
Howard Road	Meldreth	1	£5,400	£5,400
West Way	Meldreth	1	£5,400	£5,400
Benet Close	Milton	1	£5,400	£5,400
Walking Way	Milton	3	£5,400	£16,200
Kidmans Close	Newton	3	£5,400	£16,200
Whittlesford Road	Newton	2	£5,400	£10,800
Hurdleditch Road	Orwell	1	£5,400	£5,400
The Doles	Over	3	£5,400	£16,200
Tower Close	Over	1	£5,400	£5,400
King Street	Rampton	1	£5,400	£5,400
Huntingdon Road	Sawston	1	£5,400	£5,400
Plantation Road	Sawston	2	£5,400	£10,800
The Green Road	Sawston	2	£5,400	£10,800
Town Close	Sawston	1	£5,400	£5,400
Brook End	Steeple Morden	1	£5,400	£5,400
Cheyney Street	Steeple Morden	1	£5,400	£5,400
Jubilee End	Steeple Morden	1	£5,400	£5,400
Russell Close	Steeple Morden	1	£5,400	£5,400
Russell End	Steeple Morden	1	£5,400	£5,400
Boxworth End	Swavesey	1	£5,400	£5,400
Thistle Green	Swavesey	11	£5,400	£59,400
Fulbourn Road	Teversham	1	£5,400	£5,400
Sheppard Way	Teversham	2	£5,400	£10,800
Cambridge Road	Waterbeach	2	£5,400	£10,800
Coronation Close	Waterbeach	1	£5,400	£5,400
Hartley Close	Waterbeach	2	£5,400	£10,800
Jubilee Close	Waterbeach	3	£5,400	£16,200
Robson Court	Waterbeach	2	£5,400	£10,800
The Village	West Wickham	1	£5,400	£5,400
Hayter Close	West Wratting	4	£5,400	£21,600
Butts Green	Whittlesford	5	£5,400	£27,000

Brickhills	Willingham	1	£5,400	£5,400
Osborn Close	Willingham	1	£5,400	£5,400
		212		£1,144,800

2014/15 Programme		Budget £1,150,000		
Road	Village	Units	Estimated Unit Cost	Estimated Total Cost
Bartons Close	Balsham	1	£5,500	£5,500
Dolls Close	Balsham	1	£5,500	£5,500
Great Close	Barton	1	£5,500	£5,500
Park Close	Bassingbourn	1	£5,500	£5,500
Park View	Bassingbourn	4	£5,500	£22,000
Spring Lane	Bassingbourn	1	£5,500	£5,500
The Causeway	Bassingbourn	1	£5,500	£5,500
The Fillance	Bassingbourn	2	£5,500	£11,000
Church Street	Bourn	1	£5,500	£5,500
Hall Close	Bourn	2	£5,500	£11,000
Riddy Lane	Bourn	1	£5,500	£5,500
Claydon Close	Castle Camps	4	£5,500	£22,000
Brockholt Road	Caxton	1	£5,500	£5,500
Bush Close	Comberton	1	£5,500	£5,500
Hines Lane	Comberton	1	£5,500	£5,500
School Lane	Conington	2	£5,500	£11,000
Coolidge Gardens	Cottenham	2	£5,500	£11,000
Franklin Gardens	Cottenham	2	£5,500	£11,000
Lambs Lane	Cottenham	1	£5,500	£5,500
Millfield	Cottenham	1	£5,500	£5,500
Stevens Close	Cottenham	1	£5,500	£5,500
Hill View	Dry Drayton	1	£5,500	£5,500
Laceys Way	Duxford	3	£5,500	£16,500
Chapel Lane	Fowlmere	1	£5,500	£5,500
Dovehouse Close	Fowlmere	1	£5,500	£5,500
Cambridge Road	Fullbourn	1	£5,500	£5,500
Grays Road	Gamlingay	2	£5,500	£11,000
Manor Road	Gamlingay	2	£5,500	£11,000
Sladwell Close	Grantchester	1	£5,500	£5,500
Tabrum Close	Grantchester	2	£5,500	£11,000
High Street	Graveley	1	£5,500	£5,500
Hall Lane	Great & Little Chishill	1	£5,500	£5,500
Chapel Road	Great Eversden	1	£5,500	£5,500
De Freville Road	Great Shelford	1	£5,500	£5,500
Grain Close	Great Shelford	1	£5,500	£5,500
Macaulay Avenue	Great Shelford	8	£5,500	£44,000
Macaulay Square	Great Shelford	3	£5,500	£16,500
Church Close	Great Wilbraham	1	£5,500	£5,500
Church Street	Great Wilbraham	1	£5,500	£5,500
Fox Hill	Guilden Morden	1	£5,500	£5,500
The Pastures	Hardwick	2	£5,500	£11,000
Eversden Road	Harlton	1	£5,500	£5,500
Queens Close	Harston	1	£5,500	£5,500
Mountford Close	Hauxton	5	£5,500	£27,500
Beech Row	Hildersham	1	£5,500	£5,500
Clay Street	Histon	1	£5,500	£5,500
Kay Hitch Way	Histon	18	£5,500	£99,000

Kitchen & Bathroom Refurbishment

Kitchen & Bathroom Refurbishment

Hereward Close	Impington	1	£5,500	£5,500
Homefield Close	Impington	1	£5,500	£5,500
St Andrews Way	Impington	1	£5,500	£5,500
Back Road	Linton	2	£5,500	£11,000
Balsham Road	Linton	2	£5,500	£11,000
Chalklands	Linton	1	£5,500	£5,500
Hillway	Linton	1	£5,500	£5,500
New Close	Litlington	2	£5,500	£11,000
Royston Road	Litlington	1	£5,500	£5,500
Church Lane	Little Abington	1	£5,500	£5,500
Whittlesford Road	Little Shelford	1	£5,500	£5,500
High Street	Little Wilbraham	1	£5,500	£5,500
High Street	Longstanton	1	£5,500	£5,500
Bramley Avenue	Melbourn	4	£5,500	£22,000
Hinkins Close	Melbourn	6	£5,500	£33,000
Ogden Close	Melbourn	1	£5,500	£5,500
Orchard Road	Melbourn	1	£5,500	£5,500
Orchard Way	Melbourn	1	£5,500	£5,500
Palmers Way	Melbourn	1	£5,500	£5,500
Water Lane	Melbourn	1	£5,500	£5,500
Gables Close	Meldreth	12	£5,500	£66,000
Benet Close	Milton	1	£5,500	£5,500
Recreation Close	Milton	3	£5,500	£16,500
Queens Way	Oakington	1	£5,500	£5,500
The Broadway	Oakington	10	£5,500	£55,000
Lordship Close	Orwell	10	£5,500	£55,000
Meadowcroft Way	Orwell	2	£5,500	£11,000
Chapelfield Way	Sawston	8	£5,500	£44,000
Dale Way	Sawston	1	£5,500	£5,500
Link Road	Sawston	1	£5,500	£5,500
Lynton Way	Sawston	1	£5,500	£5,500
Plantation Road	Sawston	1	£5,500	£5,500
Saffron Road	Sawston	1	£5,500	£5,500
The Green Road	Sawston	1	£5,500	£5,500
Town Close	Sawston	1	£5,500	£5,500
Blenheim Close	Shepreth	1	£5,500	£5,500
Main Street	Shudy Camps	1	£5,500	£5,500
Bury Road	Stapleford	1	£5,500	£5,500
Jubilee End	Steeple Morden	1	£5,500	£5,500
Jubilee Way	Steeple Morden	2	£5,500	£11,000
Market Street	Swavesey	1	£5,500	£5,500
Ferndale	Teversham	1	£5,500	£5,500
High Street	Toft	1	£5,500	£5,500
Cambridge Road	Waterbeach	1	£5,500	£5,500
Denson Close	Waterbeach	1	£5,500	£5,500
Pieces Lane	Waterbeach	1	£5,500	£5,500
Pieces Terrace	Waterbeach	1	£5,500	£5,500
Horseshoe Lane	Weston Colville	1	£5,500	£5,500
Brickhills	Willingham	10	£5,500	£55,000
Haden Way	Willingham	2	£5,500	£11,000
Osborn Close	Willingham	1	£5,500	£5,500
Wilford Furlong	Willingham	3	£5,500	£16,500

209

£1,149,500

13. FULL REFURBISHMENTS

Aim

A budget to undertake major repair and upgrade to void properties which are in need of extensive improvement works. An example of this is a property which may have some structural/damp problems and in addition have old loose plaster which requires replacement. This type of large-scale refurbishment will include replacing both the kitchen and/or bathroom and upgrading the electrical circuits and installing central heating.

Full Refurbishment

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£200,000	£200,000	£200,000	£200,000	£200,000

14. ASBESTOS REMOVAL

Aim

This is used to remove identified asbestos which is in a state of disrepair, has the need to be removed due to repairs or refurbishment work, or if left in situ, would be hazardous to health. An example of this could be, a redundant cupboard boiler which is lined with asbestos insulation board now exposed due to the boiler being removed.

Asbestos Removals

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£20,000	£20,000	£20,000	£20,000	£20,000

15. SPECIALIST WORKS/STRUCTURAL INSPECTIONS

Aim

To keep properties in a wind and watertight condition ensuring they are structurally stable and do not pose any danger.

Criteria

All structural repairs are referred to the Project Management Team. An inspection is booked and a course of action planned.

Service Standard

Tenants will be advised of the extent of the structural defects affecting their home and of the likely time scales involved should repairs be considered necessary.

Where repairs are necessary.

- Tenants will be advised and consulted on all aspects of the works.
- Tenants will be given at least 14 days notice of the date for the commencement of the works, together with the name of the appointed contractor and the anticipated duration of the contract. Only in extreme cases will it be necessary for residents to be moved from their properties. However, should this need arise, the Housing Estates Officer will consult with the resident.
- Tenants will be given a contact name for the Project Manager who will supervise the works.
- Tenants will be contacted during the work to ensure that the contract is running smoothly.

Specialist Works/New Foundations

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£14,000	£14,000	£14,000	£14,000	£14,000

16. WATER/DRAINAGE UPGRADES

This is used to renew and replace water mains to individual properties and renew any old and defective drainage systems for which SCDC have a repairing obligation.

Water/Drainage Upgrades

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£20,000	£20,000	£20,000	£20,000	£20,000

17. DISABLED ADAPTATIONS

Aim

To provide a means of enabling tenants to remain in their homes and provide facilities for everyday living.

Criteria

These are split into two categories, Minor adaptations or Major adaptations, and are outlined below.

Minor Adaptations

Examples of Minor Adaptations include the following:

- Grab Rails,
- Lever Taps,
- Half Steps,
- Second Banister Rails,
- Drop Down Rails,
- Wall Mounted Shower Seats,
- Re-hanging Doors to ease access.

Minor adaptations are available on request, and can be recommended by non PCT (Primary Care Trust) OT's, e.g. Brookfields, Addenbrookes, etc or local G.P's.

In addition the tenant can request them directly to the Housing Service Manager.

All Minor Adaptations must be below £900 in value. These works are ordered under the responsive maintenance contract with the relevant contractor, and are treated similarly to a response repair and given a target for completion according to the urgency of the work. This will usually be 3 or 20 days.

Major Adaptations

Examples of Major Adaptations include the following;

- Ramps,
- Level access Showers and over bath showers,
- Stair lifts,
- Bath lifts,
- Extensions to properties, for additional ground floor bathrooms/living space.
- Major adaptations are referred by O.T's from the PCT or the Child Development Centre.

The Project Manager will consider all recommendations in the first instance. If there are concerns relating to the application the first recourse will be with the OT who assessed the case to clarify any issues. When evaluating a recommendation, the Project Manager takes into consideration a range of factors, for example:

- Does it fall within the current adaptations policy and practice?
- Is there an existing pre-adapted or more suitable property available?
- Will the adaptation to the property meet the tenant's/carer's foreseeable long term needs?
- Are the adaptations reasonable and practical for the long-term use of the property and the asset management of the stock.

When adapting a property it is the Council's policy to undertake the work in such a way that the property can be relet to tenants with varied disabilities, thereby increasing its stock of adapted properties, and ensuring value for money by avoiding the removal of adaptations. It is therefore the aim of the Council to adapt properties within their existing boundaries. However, if large extensions are proposed, these will be subject to a report which is put before the Housing Portfolio Holder for consideration.

The Council does not require tenants to make a contribution to the disabled adaptations made to their homes.

New Build Properties

The Council has nomination rights to Housing Association new build adapted properties. Once a person from the Housing Register is nominated, the Housing Service Manager and Project Manager will work closely with the Housing Association and the Health Authority, producing recommendations and advising/overseeing the property/adaptation's development throughout the construction to completion. Specialist equipment may also be recommended.

Disabled Adaptations

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£575,000	£275,000	£275,000	£275,000	£275,000

18. FIRE AND EXTREME WEATHER (CAPITAL)

Experience has shown that it is good practice to have a contingency sum set aside to be used in the event of an emergency or in case of a change in legislation. With this in mind, a budget to cover Health and Safety measures is available for dealing with urgent work which cannot be fed into the Maintenance Programme in the normal way.

Fire & Extreme Weather

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£35,000	£35,000	£35,000	£35,000	£35,000

Fire & Extreme Weather (Capital)

CYCLIC MAINTENANCE & MINOR WORKS (Revenue)

1. EXTERNAL DECORATIONS

Aim

The principal aim is to ensure that all properties are painted on a seven-year cycle, and that basic external repairs are carried out in association with this. Originally, this was a five year cycle, but the extensive use of low maintenance building elements, such as PVCu windows and doors has allowed this to be extended with no detrimental effect on the properties. This means that the budgets can be reduced, and the finance re-allocated to alternative budgets. The cyclical contract is let on a five-year contract with the option for a three-year extension clause. The Contractor carries out the pre-inspection of works and agrees the extent of the works with the Project Manager. The Project Manager inspects the completed properties to ensure they have met the standard of workmanship required.

External repairs and painting programme are dealt with under one heading because of their close relationship.

Specification

The scope of the work will inevitably vary between house types, but a full specification was produced for the contract. Where components are replaced, they will as far as possible be standardised.

Work to individual dwellings should not generally take more than ten working days to complete. There may be the need for multiple visits where different contractors are involved. Any disturbance will generally be external, although tenants will be asked to leave windows open, safely secure curtains and may be asked to trim back shrubs, etc. Our aim is to ensure that all works on site are completed between April and November in any year. If this is not possible, then works will be ceased on site if the temperature drops below 6°C.

Programme

The 7-year Painting Programme is identified on the following page.

Tenants' Choice

Where appropriate tenants will be able to choose external door colours.

External Decorations (Cyclical)

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£193,000	£193,000	£193,000	£193,000	£193,000

Village	Painting Area	Painting Year	Number of Properties	Estimated Unit Cost	Estimated Total Cost
Duxford	3	2010	138	£220	£30,360
Foxton	3	2010	56	£220	£12,320
Great & Little Chishill	3	2010	22	£220	£4,840
Harston	3	2010	105	£220	£23,100
Hauxton	3	2010	20	£220	£4,400
Heydon	3	2010	6	£220	£1,320
Hinxton	3	2010	6	£220	£1,320
Ickleton	3	2010	25	£220	£5,500
Melbourn	3	2010	270	£220	£59,400
Newton	3	2010	24	£220	£5,280
Pampisford	3	2010	21	£220	£4,620
Shepreth	3	2010	38	£220	£8,360
Thriplow	3	2010	30	£220	£6,600
Whittlesford	3	2010	86	£220	£18,920
Total Properties			847		£186,340
Contingency					£6,660
Total Estimated Budget					£193,000

Village	Painting Area	Painting Year	Number of Properties	Estimated Unit Cost	Estimated Total Cost
Babraham	4	2011	4	£220	£880
Great Shelford	4	2011	287	£220	£63,140
Little Shelford	4	2011	39	£220	£8,580
Sawston	4	2011	500	£220	£110,000
Total Properties			830		£182,600
Contingency					£10,400
Total Estimated Budget					£193,000

Village	Painting Area	Painting Year	Number of Properties	Estimated Unit Cost	Estimated Total Cost
Balsham	5	2012	101	£220	£22,220
Carlton	5	2012	4	£220	£880
Castle Camps	5	2012	36	£220	£7,920
Fulbourn	5	2012	200	£220	£44,000
Great Abington	5	2012	36	£220	£7,920
Great Wilbraham	5	2012	35	£220	£7,700
Hildersham	5	2012	20	£220	£4,400
Horseheath	5	2012	22	£220	£4,840
Linton	5	2012	259	£220	£56,980
Little Abington	5	2012	31	£220	£6,820
Shudy Camps	5	2012	6	£220	£1,320
West Wickham	5	2012	14	£220	£3,080
West Wratting	5	2012	21	£220	£4,620
Weston Colville	5	2012	17	£220	£3,740
Total Properties			802		£176,440
Contingency					£16,560
Total Estimated Budget					£193,000

External Decorations

Village	Painting Area	Painting Year	Number of Properties	Estimated Unit Cost	Estimated Total Cost
Fen Ditton	6	2013	42	£220	£9,240
Histon	6	2013	182	£220	£40,040
Horningsea	6	2013	14	£220	£3,080
Landbeach	6	2013	43	£220	£9,460
Little Wilbraham	6	2013	28	£220	£6,160
Milton	6	2013	50	£220	£11,000
Oakington	6	2013	57	£220	£12,540
Rampton	6	2013	7	£220	£1,540
Stapleford	6	2013	63	£220	£13,860
Stow-Cum-Quy	6	2013	31	£220	£6,820
Teversham	6	2013	99	£220	£21,780
Waterbeach	6	2013	211	£220	£46,420
Total Properties			827		£181,940
Contingency					£11,060
Total Estimated Budget					£193,000

Village	Painting Area	Painting Year	Number of Properties	Estimated Unit Cost	Estimated Total Cost
Bar Hill	7	2014	6	£220	£1,320
Boxworth	7	2014	7	£220	£1,540
Cottenham	7	2014	265	£220	£58,300
Girton	7	2014	126	£220	£27,720
Impington	7	2014	158	£220	£34,760
Lolworth	7	2014	7	£220	£1,540
Longstanton	7	2014	88	£220	£19,360
Willingham	7	2014	183	£220	£40,260
Total Properties			840		£184,800
Contingency					£8,200
Total Estimated Budget					£193,000

Village	Painting Area	Painting Year	Number of Properties	Estimated Unit Cost	Estimated Total Cost
Barton	1	2015	42	£220	£9,240
Bourn	1	2015	79	£220	£17,380
Caxton	1	2015	19	£220	£4,180
Comberton	1	2015	112	£220	£24,640
Conington	1	2015	5	£220	£1,100
Coton	1	2015	41	£220	£9,020
Croxton	1	2015	1	£220	£220
Dry Drayton	1	2015	30	£220	£6,600
Elsworth	1	2015	26	£220	£5,720
Eltisley	1	2015	21	£220	£4,620
Fen Drayton	1	2015	28	£220	£6,160
Grantchester	1	2015	68	£220	£14,960
Graveley	1	2015	9	£220	£1,980
Hardwick	1	2015	43	£220	£9,460
Harlton	1	2015	14	£220	£3,080
Haslingfield	1	2015	55	£220	£12,100
Hatley	1	2015	6	£220	£1,320
Kingston	1	2015	7	£220	£1,540
Knapwell	1	2015	2	£220	£440

External Decorations

Madingley	1	2015	3	£220	£660
Orwell	1	2015	82	£220	£18,040
Over	1	2015	81	£220	£17,820
Papworth Everard	1	2015	27	£220	£5,940
Swavesey	1	2015	70	£220	£15,400
Toft	1	2015	25	£220	£5,500
Total Properties			896		£197,120
Contingency					-£4,120
Total Estimated Budget					£193,000

Village	Painting Area	Painting Year	Number of Properties	Estimated Unit Cost	Estimated Total Cost
Arrington	2	2016	42	£234	£9,828
Barrington	2	2016	45	£234	£10,530
Bassingbourn	2	2016	181	£234	£42,354
Croydon	2	2016	7	£234	£1,638
Fowlmere	2	2016	41	£234	£9,594
Gamlingay	2	2016	168	£234	£39,312
Great Eversden	2	2016	2	£234	£468
Guilden Morden	2	2016	42	£234	£9,828
Litlington	2	2016	57	£234	£13,338
Little Eversden	2	2016	24	£234	£5,616
Little Gransden	2	2016	12	£234	£2,808
Longstowe	2	2016	6	£234	£1,404
Meldreth	2	2016	121	£234	£28,314
Shingay-Cum-Wendy	2	2016	2	£234	£468
Steeple Morden	2	2016	46	£234	£10,764
Tadlow	2	2016	6	£234	£1,404
Whaddon	2	2016	12	£234	£2,808
Total Properties			814		£190,476
Contingency					£2,524
Total Estimated Budget					£193,000

External Decorations

2. HEATING SERVICING

Aim

The maintenance and annual servicing of all heating systems is crucial to the efficient and safe working of appliances. This is important for oil and solid fuel boilers, and is a **legal requirement** for gas-fired boilers. A team of contract engineers is employed to carry out the servicing work and every effort should be made to allow access for this work to be completed.

The servicing report raised by the engineer gives us details about each installation, and greatly assists in the planning for future replacements or updating of existing systems. If a system is not maintained, it will lose efficiency, become unsafe and have its expected life shortened. It will also increase the cost of heating your home. It is therefore in everyone's interest to ensure that systems are serviced at least once a year.

South Cambridgeshire District Council is committed to its Tenants' safety and welfare. Therefore every effort is made to comply with the legal obligations

The Gas Safety (Installations & Use) Regulations 1998 place duties on landlords to ensure that all gas installations pipework, gas appliances and flue systems owned by the landlord are maintained in a safe condition.

To conform to these regulations and to endorse this commitment, South Cambridgeshire District Council puts great emphasis on the servicing and maintenance of all gas installations and appliances owned by the council

In order to achieve this, South Cambridgeshire District Council as the landlord, must ensure that installation pipework, appliances and where applicable their flues, are checked for safety at intervals of not more than twelve months

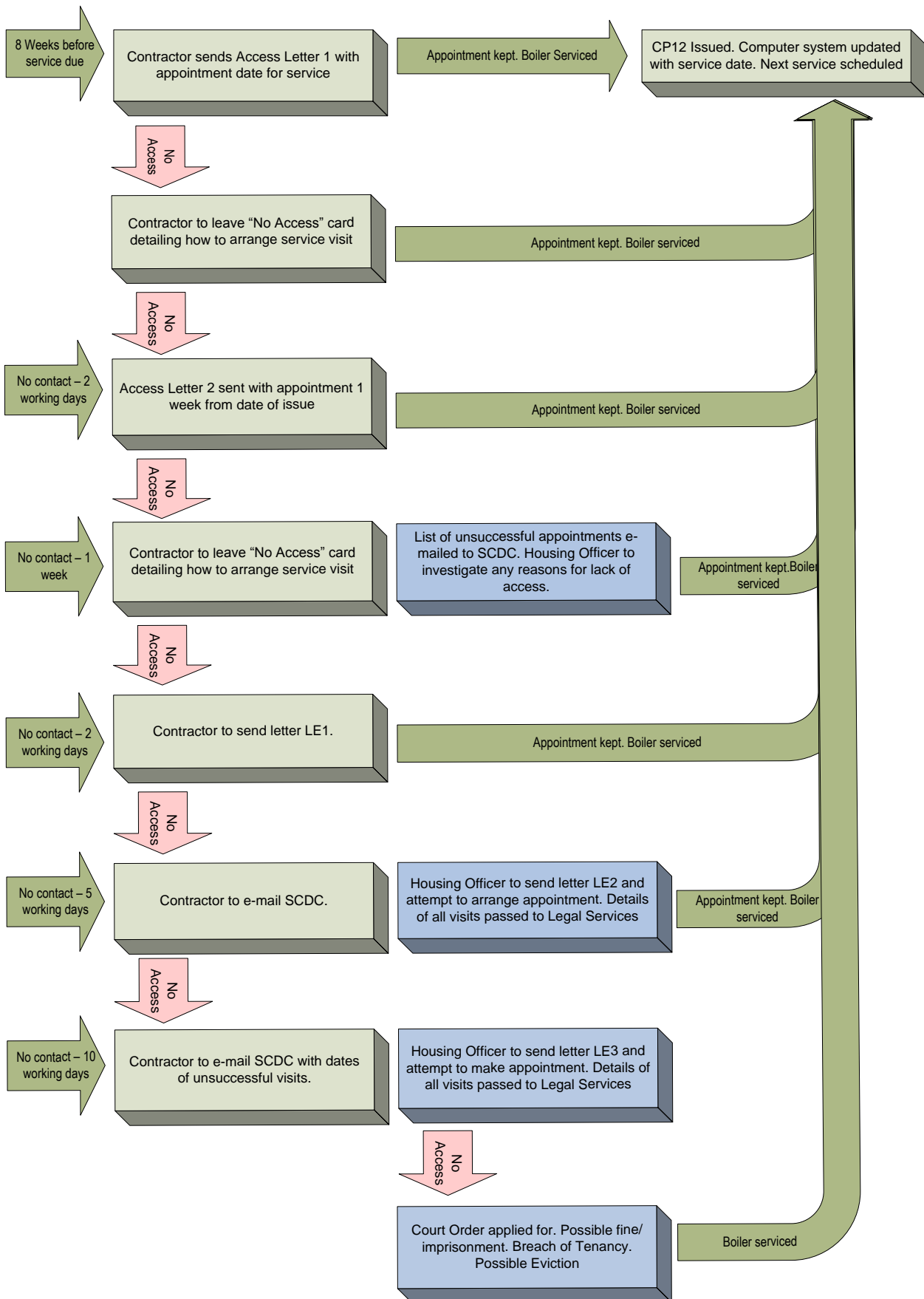
The landlord's gas contractors are provided with a schedule of addresses to enable them to carry out this work within the required time scale

Where gaining access proves to be a problem, South Cambridgeshire District Council has introduced a "No Access Procedure" as shown in the following flow diagram.

Heating Services

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£400,000	£400,000	£400,000	£400,000	£400,000

No Access Flow diagram



3. ASBESTOS INSPECTIONS

Asbestos fibres were used in many building materials until the mid 1980's and therefore exist in many of our domestic properties. Whilst asbestos remains **undisturbed, there is no danger** to health and it is unnecessary to take any specific safety measures.

In a domestic home, blue, brown and white asbestos may be found in: -

- Insulation lagging on pipe work, boilers and on ducts.
- Wall partitions, fire doors and ceiling tiles.
- Roof soffits, gutters and rainwater pipes.
- Water tanks.
- Decorative plaster finishes.
- Bath panels.
- Artexed ceilings.
- Floor tiles.

Aim

Our duty as a Registered Social Landlord regarding this hazardous material is to offer the best customer care we can and to comply with the Control of Asbestos Waste Regulations 2002. In order to achieve this we intend to: -

- Pro-actively seek materials containing asbestos products as part of an on-going programme.
- Maintain an up to date Asbestos Register to identify which properties include asbestos materials.
- Determine the current condition of the asbestos material.
- Use labels to identify where materials contain asbestos.
- Correctly dispose of asbestos deemed to require removal.

The benefit of a long-term asbestos management programme is to protect our customers from the dangers of damaged asbestos and to minimise disruption during refurbishment programmes or day-to-day repairs.

The yearly budget allow for an amount to be identified whilst carrying out other works.

We aim to provide re-assurance that the council is committed to health and safety and to reduce unexpected discoveries of asbestos in the future.

Asbestos Inspections

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£40,000	£40,000	£40,000	£40,000	£40,000

4. MINOR WORKS (REVENUE)

This budget is used for specialist works including: -

- Pest control
- Repair litigation
- Works awaiting sale
- Compensation for tenants
- Cyclical water/drainage
- Right to repair

Minor Works

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£25,000	£25,000	£25,000	£25,000	£25,000

5. FIRE & EXTREME WEATHER (REVENUE)

It is good practice to have a contingency sum set aside to be used in the event of an emergency or a change in legislation. With this in mind, a budget to cover Health and Safety measures is available for dealing with urgent work, which cannot be fed into the Maintenance Programme in the normal way.

Fire & Extreme Weather

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Total Budget	£15,000	£15,000	£15,000	£15,000	£20,000

REACTIVE MAINTENANCE (Revenue)

1. RESPONSIVE REPAIRS

Introduction

The Responsive Repairs service is responsible for the day-to-day maintenance and empty home repairs of the Council's housing stock comprising of just under 5800 properties, both general needs and sheltered housing accommodation.

The Response team

The client-side responsive repairs team currently made up of two Project Managers and the Repairs Operations Manager. They are responsible for carrying out void inspections, pre and post repair inspections and overseeing minor works projects.

Performance Monitoring

- Satisfaction Questionnaires are left for tenants to fill in and return after every completed job.
- Weekly reports are generated on the number of outstanding jobs in each of the priority category.
- Completion by the due date for responsive and void repairs is monitored.
- Checks are also made as to the level of recalls on jobs.
- A percentage of jobs are post inspected and a regular 'blitz' on post inspections is carried out on an ad-hoc basis.
- The completion of pre, interim, and post inspections by Project Managers is monitored.

Priority Categories

- O – out of hours – 4 hours
- U – Emergency – 3 hours (reported within office hours)
- 1 - Priority 1 – one working day
- 3 - Priority 3 – three working days
- X – 10 day priority – ten working days
- N – Non-urgent – 23 Working days (3 days to issue, 20 days for the contractor to complete).

Responsive Repairs Budgets

Budget Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Voids	£550,000	£550,000	£550,000	£550,000	£550,000
Kitchen/Bathroom Repairs	£302,000	£302,000	£302,000	£302,000	£302,000
Electrical	£200,000	£200,000	£200,000	£200,000	£200,000
Heating Repairs	£260,000	£260,000	£260,000	£260,000	£260,000
Maintenance of Disabled Adaptations	£15,000	£15,000	£15,000	£15,000	£15,000
Other Internal Works	£200,000	£200,000	£200,000	£200,000	£200,000
External Property Works	£300,000	£300,000	£300,000	£300,000	£300,000
Minor Works	£1,800	£1,800	£1,800	£1,800	£1,800
Drainage, Paths, Fences	£140,000	£140,000	£140,000	£140,000	£140,000
Garage, Parking	£20,000	£20,000	£20,000	£20,000	£20,000
Total	£1,988,800	£1,988,800	£1,988,800	£1,988,800	£1,988,800

2. VOID REPAIRS

Aim

To ensure properties are relet quickly and efficiently in a good state of repair and cleanliness.

Service Levels

- Technical inspections are to be completed and orders raised within 24 hours of receipt of keys.
- All essential repairs to be completed prior to letting.
- Any minor repairs to be completed within five days of the new tenancy commencing.
- To issue vouchers rather than redecorating when required.
- To take all reasonable precautions to reduce additional expenditure caused by vandalism or frost damage.

Void Standard

To closely monitor progress of the works throughout the void period. Other than the traditional work required such as lock changes, electric/gas checks and wet clean outs, this standard will give a room by room overall guide to work which will bring all void properties up to a lettable standard.

There will be common inspections to each room in the property such as windows, doors, floors, walls, ceilings, electrical sockets and fittings. Each one of these elements will be noted within each individual room.

3. DECORATION VOUCHERS

Due to the nature of some of the programmed works, it is inevitable that some disturbance or unavoidable damage will be caused to tenants' home decoration. If this happens, decoration vouchers will be issued as a way of contributing towards the cost of redecoration. Where decoration causes genuine difficulties for a tenant, the Council may facilitate decoration works to be carried out by Council contractors; these will be agreed at the discretion of the Project Manager.

Decoration vouchers will be issued only for the making good of the affected area e.g. chimney breast only when a back boiler has been removed. A standard amount will be calculated and a voucher issued within fourteen days of the completion of work at that dwelling.

Vouchers are provided to assist with the purchasing of materials for redecoration and repairs after works. Their use has become increasingly common, principally on the grounds that it is a more cost effective way of 'making good' after repairs have been carried out.

Except in the case of major internal works, there is a presumption towards making good rather than complete redecoration.

Vouchers are presently issued under two headings: -

- Contract compensation (e.g. after rewire, central heating installation) etc.
- Change of tenancy (e.g. void property) from the voids budget.

The vouchers are issued at the discretion of the Project Manager who supervise the works. When making this decision they take into account the current Tenants circumstances and the ability to undertake redecoration works.

Aim

To minimise the cost of internal decoration, both in void properties and as a result of other programmed works, whilst facilitating and encouraging tenant's choice and participation.

Service Level

At present when properties are void a decoration voucher is issued to the value of:

- House £75.00
- Bungalow £50.00

If full central heating is installed and old fires and/or warm air units/grilles are removed, then a decoration allowance of £75.00 will be issued. Vouchers will be issued as soon as possible after completion of the works.

PROPOSED SPEND FOR THE NEXT FIVE YEARS	Allocation 2009/10	Allocation 2010/11	Allocation 2011/12	Allocation 2012/13	Allocation 2013/14	Allocation 2014/15
Capital						
Change of Tenancy - Capital	500,000	500,000	465,000	465,000	465,000	465,000
Minor Works - Capital	1,000	10,000	10,000	10,000	10,000	10,000
Rewiring	200,000	150,000	150,000	150,000	150,000	150,000
Heating Installation	440,000	550,000	550,000	550,000	550,000	550,000
Energy Conservation	100,000	75,000	75,000	75,000	75,000	75,000
Non-Traditional Refurbishments	90,000	0	0	0	0	0
Security	5,000	3,000	3,000	3,000	3,000	3,000
Health & Safety	5,000	83,000	3,000	3,000	3,000	3,000
Estate Roads, Paths & Fencing	25,000	15,000	15,000	15,000	15,000	15,000
Paths and Fences-Capital	30,000	15,000	15,000	15,000	15,000	15,000
Parking Facilities	35,000	15,000	15,000	15,000	15,000	15,000
Window Replacement	75,000	70,000	70,000	70,000	70,000	70,000
Re-Roofing	135,000	80,000	80,000	80,000	80,000	80,000
Kitchen & Bathroom Refurbishment	1,700,000	1,070,000	1,150,000	1,150,000	1,150,000	1,150,000
Full Refurbishments	480,000	200,000	200,000	200,000	200,000	200,000
Asbestos Removal	30,000	20,000	20,000	20,000	20,000	20,000
Specialist Works	5,000	4,000	4,000	4,000	4,000	4,000
New Foundations	30,000	10,000	10,000	10,000	10,000	10,000
Water/Drainage Upgrades	30,000	20,000	20,000	20,000	20,000	20,000
Disabled Adaptations	800,000	575,000	275,000	275,000	275,000	275,000
Fire and Extreme Weather	25,000	35,000	35,000	35,000	35,000	35,000
Total - Maintenance and Improvements - Capital	4,741,000	3,500,000	3,165,000	3,165,000	3,165,000	3,165,000

Cyclical						
Internal Paintwork	5,000	0	0	0	0	0
Cyclical Works - Revenue	280,000	193,000	193,000	193,000	193,000	193,000
Heating Service Contracts	410,000	400,000	400,000	400,000	400,000	400,000
Thermostat & Electrical Surveys	150,000	60,000	60,000	60,000	60,000	60,000
Asbestos Surveys	50,000	40,000	40,000	40,000	40,000	40,000
Welfare Gardens	19,000	0	0	0	0	0
Minor Works (Cyclical)	23,000	25,000	25,000	25,000	25,000	25,000
Specialist Investigations	5,000	0	0	0	0	0
Fire & Extreme Weather	55,000	15,000	15,000	15,000	15,000	15,000
Total - Maintenance & Improvements - Cyclical	997,000	733,000	733,000	733,000	733,000	733,000

Revenue						
Change of Tenancy - Revenue	600,000	550,000	550,000	550,000	550,000	550,000
Kitchen and Bathroom Repairs	340,000	302,000	302,000	302,000	302,000	302,000
Electrical	200,000	200,000	200,000	200,000	200,000	200,000
Heating Repairs	270,000	260,000	260,000	260,000	260,000	260,000
Maintenance of Disabled Adaptations	20,000	15,000	15,000	15,000	15,000	15,000
Other Internal Works	200,000	200,000	200,000	200,000	200,000	200,000
External Property Works	350,000	300,000	300,000	300,000	300,000	300,000
Drainage, Paths, Fences etc	130,000	140,000	140,000	140,000	140,000	140,000
Minor Works (Revenue)	1,800	1,800	1,800	1,800	1,800	1,800
Garages, Parking etc	20,000	20,000	20,000	20,000	20,000	20,000
Total - Responsive Repairs	2,131,800	1,988,800	1,988,800	1,988,800	1,988,800	1,988,800
Total - Cyclical & Responsive	3,128,800	2,721,800	2,721,800	2,721,800	2,721,800	2,721,800
Housing Maintenance Total	7,869,800	6,221,800	5,886,800	5,886,800	5,886,800	5,886,800

PROGRAMMED MAINTENANCE AT A GLANCE 2009/14

A "Village by Village" programme of works planned for the next 5 years

Central Heating Installation	CH
External Repairs & Decoration	EX
Kitchen or Bathroom Refurbishment	KB
Rewiring	RE
Roof Replacement	RR
Window Replacement	W

Village	2010	2011	2012	2013	2014
Arrington		RE KB		KB	
Babraham		EX			
Balsham	RE KB	KB	EX	KB	KB
Barhill		RE KB	KB		EX
Barrington	KB	KB		RE KB	
Barton		RE			KB
Bassingbourn	KB	KB	RE KB	KB	W KB
Bourn	KB	KB	KB	KB	KB
Boxworth				KB	EX
Carlton		RE	EX		
Castle Camps		RE KB	EX KB	W	KB
Caxton		KB			KB
Comberton	KB	W KB	KB	KB KB	KB
Conington					KB
Coton	KB	RE KB	KB	CH	
Cottenham	CH W KB	CH KB	RE CH KB	CH KB	EX KB
Croxton					
Croydon			RE		
Dry Drayton	RR KB	KB	KB	CH	KB
Duxford	CH KB	CH KB	RE CH KB	CH KB	KB
Elsworth		KB		KB	
Eltisley		KB			
Fen Ditton	CH	RE CH KB	CH	RE CH	
Fen Drayton	CH		CH	KB	
Fowlmere	KB	KB	W KB	RE KB	KB
Foxton	EX CH KB	RE CH KB	CH RR KB	RE CH	
Fulbourn	CH KB	RE KB	EX CH KB	RE CH KB	KB
Gamlingay	CH KB	RE CH W KB	CH KB	RE CH KB	RR KB
Girton	RE CH KB	KB	CH KB	RE CH KB	EX CH
Grantchester	KB	RE	KB	RE KB	KB
Graveley					KB
Great & Little Chishill	EX	RE KB			KB
Great Abington	KB	W	EX KB	RE KB	
Great Eversden					KB
Great Shelford	CH KB	EX RE KB	CH KB	KB	CH KB
Great Wilbraham	KB	KB	EX KB	KB	KB
Guilken Morden	W KB	RE KB	KB		KB
Hardwick	CH KB	RE W		CH KB	KB
Harlton	CH KB	KB	CH KB	CH KB	KB
Harston	EX KB	RE CH W	CH KB	RE CH	KB
Haslingfield	RE CH	CH	CH KB	KB	CH
Hatley	KB				RE

Haupton	EX w	CH KB			KB
Heydon	EX	KB			RE
Hildersham	KB			EX W	RE KB
Hinxton	EX	KB		CH	CH
Histon	RE KB	CH KB		CH	EX CH KB
Horningsea					EX
Horseheath	KB	RE KB		EX	RE
Ickleton	EX CH KB	RE CH KB		CH KB	RE
Impington	RE CH KB	CH KB		CH KB	EX RE CH KB
Kingston					
Knapwell					
Landbeach	CH	CH		CH	RE
Linton	CH KB	RE CH KB		EX CH KB	RE CH KB
Litlington	RE RR KB	KB		KB	KB
Little Abington		KB		EX RE W	KB
Little Eversden	KB				KB
Little Gransden	KB	KB			RE
Little Shelford	KB	EX CH		CH	KB
Little Wilbraham		KB		KB	EX RE KB
Lolworth					EX
Longstanton	CH	KB		CH KB	EX CH KB
Longstowe					
Madingley					
Melbourn	EX CH KB	RE CH W RR KB	CH W KB	CH KB	CH KB
Meldreth	KB	CH		CH KB	CH KB
Milton	RE CH W KB	CH KB		CH	EX CH KB
Newton	EX KB			KB	KB
Oakington	CH KB	CH KB		W	EX
Orwell		KB		KB	KB
Over	CH KB			CH	W KB
Pampisford	EX KB			CH KB	
Papworth Everard					
Rampton				KB	EX KB
Sawston	RE CH KB	EX CH W KB	CH KB	CH KB	CH W KB
Shepreth	EX CH KB				KB
Shingay-Cum-Wendy					RE
Shudy Camps				EX	KB
Stapleford	RE CH KB				KB
Steeple Morden	RE KB	W		KB	KB
Stow-Cum-Quy	KB				EX
Swavesey	CH KB	CH KB		CH	CH KB
Tadlow					
Teversham	KB	RE CH KB	CH RR KB	EX RR KB	CH RR KB
Thriplow	EX KB	RR			
Toft	KB				KB
Waterbeach	RE CH KB	CH		CH KB	EX CH KB
West Wickham				EX	
West Wrattling	KB			EX W KB	KB
Weston Colville	RE KB			EX	KB
Whaddon	RR KB			KB	KB
Whittlesford	EX CH KB	CH KB			KB
Willingham	RE CH RR KB	CH KB	CH KB	CH KB	EX KB

Property Services Contact List



For all Repairs Please Call our Repairs Hotline on

0800 085 1313

Name	Title	Contact No.
	Operations Manager	
Steve Annetts	Planned Maintenance Manager	01954 713008
Peter Duncan	Contracts Manager	01954 713325
Les Lazell	Project Manager (H & E)	01954 713061
Stephen Friend	Project Manager	01954 713052
David Stratford	Project Manager	01954 713009
Graham Bradford	Project Manager	01954 713041
David Rutland	Project Manager	01954 713423
Kate Swan	Leasehold Services Coordinator	01954713334
Jenny Clark	Lands Officer	01954 713336
Sid Webb	Repairs & Voids Manager	01954 713051
Alan Clarke	DLO Manager	01954 713494
David Gill	Response Repairs/Voids Surveyor	01954 713277
Wayne Newton	Response Repairs/Voids Surveyor	01954 713278
David Purnell	Asset Manager	01954 713045
Karen Seamark	Administration Officer	01954 713275
Heather James	Data Systems Coordinator	01954 713292
Helen Pagram	Contracts Clerk	01954 713292