



staffordshire
HOUSING ASSOCIATION

Our plans for improving your homes

Planned maintenance programme
2008 - 2011



Dear residents,

Our planned programme shows the main improvements we intend to make to your homes between April 2008 and March 2011. The plan was produced from a stock condition survey we carried out which gave us an accurate picture of the condition of properties.

This brochure sets out the major jobs we are planning to carry out. We have set a budget for this purpose. We will also carry out lots of smaller works like guttering and light replacements, and individual works like new scheme gates, fencing and lift improvements.

If your home or scheme isn't listed here, don't worry - we are always planning ahead and you will have work done in later years. And, of course, if anything urgent crops up, we will deal with it.

Urgent unforeseen works may mean that other works could get delayed, but we will do our best to keep this to a minimum.

When works are due at your home or scheme, we will let you know in good time and keep you informed of any necessary changes if they arise.

Questions? Just call our Technical Services Officer, Steve Capewell, on 01782 744533.

Yours sincerely,

Mark Wilkinson, Property Services Manager

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Between April 2004 and March 2007, we spent £1,900,000 on planned and cyclical maintenance

Between April 2008 and March 2011, we plan to spend £3,400,000 on improving your homes
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Window replacements

PROPERTY	AREA	NUMBER	WHEN?		
			April 2008 - March 2009	April 2009 - March 2010	April 2010 - March 2011
Individual Houses	Various	11	✓		
Individual Houses	Various	7		✓	
Individual Houses	Various	2			✓
Stoneyfields Court	Newcastle	72		✓	
The Hollies	Newcastle	61	✓		



Bathroom replacements

PROPERTY	AREA	NUMBER	WHEN?		
			April 2008 - March 2009	April 2009 - March 2010	April 2010 - March 2011
Abbots Court	Abbey Hulton	10			✓
Bromley Court (1-26)	Cobridge	26	✓		
Drakeford Court	Norton	36			✓
Fellbrook Court	Bucknall	8		✓	
Individual Houses	Various	11	✓		
Matthews Court	Hanley	8		✓	
Moreton House	Wolstanton	22			✓
The Hollies	Newcastle	52		✓	



Kitchen replacements

PROPERTY	AREA	NUMBER	WHEN?		
			April 2008 - March 2009	April 2009 - March 2010	April 2010 - March 2011
Allenby Court	Newcastle	20	✓		
Foster Court	Longton	26	✓		
Grindley Hill Court	Newcastle	18	✓		
Individual Houses	Various	22	✓		
Individual Houses	Various	31		✓	
Individual Houses	Various	28			✓



Electrical upgrades (consumer units / fuse boards)

PROPERTY	AREA	NUMBER	WHEN?		
			April 2008 - March 2009	April 2009 - March 2010	April 2010 - March 2011
Foster Court	Longton	26	✓		
Individual Houses	Various	26		✓	
Matthews Court	Hanley	8		✓	



Smoke alarm replacements

PROPERTY	AREA	NUMBER	WHEN?		
			April 2008 - March 2009	April 2009 - March 2010	April 2010 - March 2011
America Gardens	Tunstall	44	✓		
Bishop Court	Abbey Hulton	36		✓	
Castle Grove	Abbey Hulton	16		✓	
Ellgreave Street	Burslem	18	✓		
Garfield Court	Hanford	9			✓
Hazelwood Close	Sneyd Green	18			✓
Individual Houses	Various	7	✓		
Individual Houses	Various	61		✓	
Individual Houses	Various	65			✓
Madison Gardens	Tunstall	17	✓		
Mount Pleasant	Chesterton	13	✓		
Paragon Court	Longton	30		✓	
Pioneer Place	Bradeley	22			✓
Ronald Court	Dresden	12	✓		
Rookery Court	Trent Vale	8	✓		
Ruxley Court	Bucknall	45	✓		
Stirling Close	Bentilee	28	✓		
The Outlook	Bradeley	12			✓
Victoria Court	Biddulph	12		✓	
Weslyan Court	Leek	12		✓	

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