

Approved Capital Investment Programme 2007/2008

The Board has approved the 2007/2008 Investment Programme and it has been put forward to the Council for their consideration. Details of the addresses affected by the programme are attached at the end of this document. Please note that the programme may be subject to amendment as individual properties are inspected and precise requirements are fine-tuned. In particular electrical inspections will take place before any rewiring works are undertaken and the results of these inspections may mean that properties are removed from or brought into this programme.

If your home is included in the programme, you will be contacted and consulted before any works are carried out to your property. In the first instance you should not normally be visited by anyone other than a tenant liaison officer from Hounslow Homes. All Hounslow Homes employees and contractors carry ID cards with their names and photographs.

Should anyone visit you at home, you should ask to see his or her ID card. If you are in any doubt, ask the caller to wait outside while you call us to verify their identity.

Do not let anyone into your home unless you are sure of his or her identity

Resources available to fund our programme in this and future years are very much reduced in comparison with previous years. We are committed to maintaining the high standards achieved during Hounslow Homes' early years and we are continuing to roll out decent homes programmes to make sure that we keep all our properties up to the Government's Decent Homes Standard. This means that a large proportion of the programme is committed to renewal of elements like windows, roofs, boilers, kitchens and bathrooms and electrical systems. In order to ensure a fair allocation of resources, homes are included in the programme only as and when their various elements are due for renewal.

In addition to decent homes work we have developed a balanced programme that also provides improvements to homes, blocks and estates. We have, for instance, continued to support the installation of aids and adaptations for the elderly and disabled (both through the kitchen and bathroom programme and through referrals from Occupational Therapists). We are also embarking on the first phase of Decent Estates improvements and will shortly be proposing solutions to the problems already identified by residents on those estates.

Decent Estates Phase 1	
East Area	St Pauls House, Stamford Brook Mansions, Dukes Avenue
Central Area	Brabazon Road, Northfield Road, Midsummer Avenue
West Area	Oriel Estate, Elmwood Avenue, Oxford Court

Close work is being undertaken with residents to decide what improvements should be included in each scheme.

The 2007/2008 is part of a longer (30 year) investment programme designed to address elements as and when they are due for replacement. Below you will find a list of when we hope to tackle the remainder of kitchens and bathrooms. Please remember that this list only represents an indication at this stage: the actual programme each year is determined by the resources available and the strength of competing priorities. Therefore, there is bound to be some movement of properties between years. For instance, this year available resources are less than originally expected and this, combined with a re-evaluation of some properties following technical inspections, has meant that a number of addresses now appear in a later year. However, this timetable does address all homes before they are fail the Decent Homes standard.

This timetable will continue to be revised and updated and we will keep you informed of any changes at regular intervals.

Indicative timetable for kitchen and bathroom refurbishment

Year	Address
2008/2009	Belgrave Road, Clare Road, Maitland Close, Wellington Road North, Belvedere House, Hunter House, Bedfont Lane (2 Properties Built 1906)
2009/2010	Logan Close, Cecil Road, Cross Lances Road, Hanworth Road, Hibernia Road, Holly Road, Jersey Road, Manor Avenue, Montague Road, Nottingham Road, Park Road, Redlees Close, Rosebery Road, Southland Way, Sunnycroft Road, Tiverton Road, Wellington Road South, Yew Tree Walk, Derwent Lodge, Layton Court, Layton Road, Airedale Avenue South, British Grove, Middlesex Court, Hatchett Road, Sunbury Road
2010/2011	Cedar Road, Rectory Court, Rectory Road, Chesterfield Road, Hatchett Road, Bedfont Lane, Eldridge Close, Proctors Close, Southern Avenue
2011/2012	Aston Green, Bath Road, St Dunstons Road, Windsor Road, Staines Road, Stanborough Road, Tomlinson Close, Homes Of Rest, Sandy Drive, Eldridge Close
2012/2013	Kingsbridge Road, Grantley Road, Great South West Road, Benham Gardens, St Aubyns Avenue, St Stephens Road, Staines Road, Station Road, Pears Road, Brent Lea Rec Ground, Boston Park Road, Church Walk Upper Butts, Park View, Airedale Avenue, Airedale Avenue South, Burlington Lane, Barrowgate Road, Binns Terrace, Flanders Road, Devonshire Road, Dukes Avenue, Grosvenor Road, Staveley Gardens, Sutton Court Road, Sutton Lane, The Gardens, The Clumps, The Dell, Feltham Lodge
2013/2014	Stansfield Road, Rostrevor Gardens, Scott Gardens, Hartland Road, Harcourt Close, Harlequin Close, St Heliers Avenue, Lodge Close, Midsummer Avenue, Brook Lane North, Westbury Place, Shore Close, Dickenson Road, Edward Pauling House, Carisbrook, Dunroamin, Hanover Avenue, Newhaven, Parkfield Road, Rosedene, Salisbury Road, New Chapel Square
2014/2015	Harlech Gardens, Beechen Cliff Way, Copper Mill Drive, Glenwood Road, Grove Road, Hamilton Crescent, Heath Road, Brockshot Close, Barrowgate House, Gunnersbury Close, Wellesley Road, Hatton Green, Allcot Close, Chandlers Close, Pope Close, Stone Crescent, Hampton Road East, Nursery Close, Burgess Close, Cresswell Road, Crosby Close, Gabriel Close, Metcalf Walk, Swinfield Close
2015/2016	Harlech Gardens (Contd), Bath Road, Carfax Court, Cromwell Close, Chamberlain Walk, Cottington Road, Dunmow Close

- 2016/2017** Ede Close, Ivy Road, Marshall Close, Thirlmere House, Windermere House, Lateward Road, Bath Road (W4), Magnolia Road, Netheravon Road, Oxford Road North, Paxton Road, Reckitt Road, Stamford Brook Avenue, Cambria Court, Hardie House, Ogden House, Webb House, Uxbridge Road
- 2017/2018** Cole Gardens, Ditton Road, Lovat Walk, Wentworth Court, Myrtle Road, Snowy Fielder Way, Easedale House, Haweswater House, Brentside, Clitherow Court, Clitherow Road, Manor Vale, Brambles Close, Elmwood Road, Stamford Brook Mansions, Oxford Court, Warfield Road, Elmwood House, Bedfont Lane, Butts Cottages, Hampton Road West, Wilson House, Sandalwood Road, Swan Road
- 2018/2019** Clements Court, Harte Road, Ivy Lane, North Hyde Lane, Southall Lane, Wentworth Road, Old Farm Close, Whitton Dene, County Parade, Mercury House, St Pauls House, Hazel Close, Maple Grove, Chiswick High Road, British Grove South, Burlington Gardens, Burnaby Gardens, Cambridge Road North, Gainsborough Road, Geraldine Road, Surrey Crescent, Sutherland Road, The Lindens, Mayfield Avenue, Thornton Avenue, Oxford Road South, Wellesley Court, Faggs Road, Kingston Avenue, Richmond Avenue, Welwyn Avenue, Ridge Way
- 2019/2020** Arundel Road, Beavers Lane, Chester Road, Ely Road, Green Lane, Lichfield Road, Salisbury Road, High Street (Brentford), Arnott Close, Fishers Lane, Kirton Close, Meade Close, Longford Avenue, Almond Close, Archer Court, Spring Road, Gladstone Avenue, Green Man Lane, Letchworth Avenue, Manor Place, Riverdale Road, Attlee House, Bevan House, Morrison House, High Street (Feltham), Millbourne Road, Pinewood Road, Rookeries Close
- 2020/2021** Almond Grove (Brentford)
- 2022/2023** Crosslands Avenue, Legrace Avenue, Lela Avenue, Derby Road, Grove Court, Willow Close, Loraine Road, Swanscombe Road, Thorney Hedge Road, Waldeck Road, Wilmington Avenue, Elm Court, Whitehall Park Road, Stanwell Road, Ivory Court, Magnolia Court, Orchard Road, Plum Close, St Catherines Court, Page Road, Uxbridge Road, Manor Lane

Adaptations - Major Works Programme

In conjunction with the Council we have introduced a new prioritisation system for the Aids and Adaptations programme. All applicants are now awarded points by their Occupational Therapist based on an assessment of their need. The number of points determines an applicant's place on our waiting list. Further points are awarded for time spent on the waiting list. This means that high priority cases will get earlier attention, but also that all applicants will eventually get to the top of the list. This is the fairest way to allocate scarce resources, but it does mean that some applicants might experience a longer wait. If you are in this position, please contact Phil Alexander (Adaptations

Manager) on 020 8583 4088, who can advise you of your place on the waiting list.

If you think you need to have an adaptation to your property, then please contact the Council's Social Care Adult Access team on 020 8583 3100.

Area Renewal Projects

The Council has been successful in applying for Government support for three Area Renewal Schemes. The projects at Beavers Estate and Clements Court, the Heston area and Manor Lane, will provide new family housing, regeneration and extensive improvements for local residents.

Hounslow Homes will be working closely with the Council to deliver these exciting projects and we will be consulting residents on these estates in the near future.

Digital Reception Systems

Residents are probably aware that the Government intends to switch off the analogue television signal across the country by 2012 and replace it with an all-digital network. Once this happens, analogue televisions will only be able to receive services with the aid of a set-top box.

Hounslow Homes currently provides communal television aerials in blocks and sheltered units. These are only capable of receiving analogue signals. Once switchover takes place locally, in all but a few cases, these aerials will need modification or replacement in order to receive digital services. The purchase of a set-top box alone by residents will not allow them to receive these services.

Once communal digital systems have been installed, residents will have access to free-to-air television (BBC1 etc) and satellite programmes as well as the full range of subscription services. The costs of installing and maintaining new equipment will form part of a service charge for both tenants and leaseholders.

The attached programme has not been finalised and works may be co-ordinated with other programmes, if savings can be made that way. Therefore, there may some changes to the list published here. Where residents have erected individual aerials or dishes on our blocks in breach of Planning Regulations, we will remove these as we complete the installation of communal reception systems.'

Contact Us

If you have any queries about this programme, please contact your Tenant Liaison Officer on the following numbers:

East Area	020 8583 4341
Central Area	020 8583 3769
West Area	020 8583 3908

Ward and estate name

Lifts

Heating

Kitchen/bathroom

Roofing

Windows and Doors

Cladding

Block repairs

Rewiring

Security

Decent Estates and Area Renewal

Digital Reception Systems (draft programme)

External decorations (excl houses and sheltered)

Communal decs

Bedfont

The Gardens

✓

Stone Crescent

✓

Burlington Close

✓

Dudley Road

✓

Brentford

Brook Lane North

✓

Layton Road

✓

✓

Boston Manor Road

✓

Boston Park Road

✓

Hamilton Road

Mafeking Avenue

✓

Boulton House

✓

Cornish House

✓

Fraser House

✓

Harvey House

✓

Maudsley House

✓

Wicksteed House

✓

Clayponds Gardens

✓

✓

Apple Garth

✓

Cherry Garth

✓

Clayponds Avenue

✓

Crowther Avenue

✓

Alma House, Ealing Road

✓

✓

Clayponds Lane

✓

✓

Harnage House

✓

Lionel Road

✓

Clitherow Court,

Boston Manor Road

✓

Windmill Road

✓

Chiswick Homefields

Alexandra Gardens

✓

✓

Annandale Road

✓

✓

✓

Middlesex Court

✓

Burlington Lane

✓

✓

Chiswick High Road

✓

Addison Grove

✓

Bath Road

✓

British Grove South

✓

Flanders Road

✓

Edensor Gardens

✓

✓

✓

Mayfield Avenue

✓

Thornton Avenue

✓

Stamford Brook Mansions

✓

✓

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External decorations (excl houses and sheltered)
Communal decs

Staveley Gardens

Chiswick Riverside

Chiswick Riverside

Chesterfield Road

Bolton Road

Geraldine Road

Gordon Road

Grove Park Road

Loraine Road

The Lindens

Meade Close

Cherwell Court

Shipway House

Spencer Road

Homes Of Rest

Egerton House

Thames Road

Whitehall Park Road

Montgomery Court

Chiswick Homefields
Cranford

Brackley Road

Beavers Lane

Chester Road

Clements Court

Cole Gardens

Avenue Crescent

Chaucer Avenue

Legrace Avenue

Lela Avenue

Grantley Road

Great South West Road

Rectory Road

Feltham North

Fern Grove

Helen Avenue

Harlington Road West

Cygnet Avenue

Feltham West

Lancing Road

Allcot Close

Pope Close

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External decorations (excl houses and sheltered)

Communal decs

St Catherines Court								✓						
Cranleigh Road				✓										
Denison Road				✓										
Manor Lane											✓			
Rose Gardens											✓			
Eldridge Close													✓	
Proctors Close													✓	
Southern Avenue													✓	
Hanworth														
Bear Road														✓
Butts Cottages, Hampton Rd West								✓						
Hampton Road West								✓						
Burgess Close									✓		✓			
Chamberlain Walk											✓			
Cottington Road											✓			
Cresswell Road											✓			
Crosby Close											✓			
Dunmow Close											✓			
Gabriel Close											✓			
Metcalf Walk											✓			
Swinfield Close											✓			
Oxford Court											✓			
Chestnut Court														✓
Forge Lane														✓
Main Street														✓
Swan Road												✓		✓
Winslow Way														✓
Hanworth Park														
Imwood Avenue											✓			
Feltham Hill Road				✓										
Sunbury Road				✓										
Park Road			✓											
The Hollands			✓											
Pinewood Road									✓				✓	✓
Rookeries Close				✓									✓	
Sandalwood Road									✓				✓	✓
Uxbridge Road													✓	
Little Park Drive														
Heston Central														
Cranford Lane											✓			
George Street											✓			
Great West Road											✓			

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External decorations (excl houses and sheltered)

Communal decs

Heston East

Crosslands Avenue								✓		✓				
Ditton Road								✓						
Kingsbridge Road								✓						
Sutton Road					✓									
Bellamy House		✓								✓				
Biscoe Close		✓								✓				
Bostock House		✓								✓		✓	✓	
Fenton House		✓								✓				
Ferraro Close		✓								✓				
Passingham House										✓				
Rothwell House		✓								✓		✓	✓	
Spooner House		✓								✓		✓	✓	
Thornclyffe Road			✓											

Heston West

Bleriot Road										✓				
Brabazon Road										✓		✓		
Cobham Road										✓				
De Havilland Road										✓				
Johnson Road										✓		✓		
Sopwith Road										✓				
Whittle Road										✓				
Wright Road										✓		✓		
Convent Way	✓				✓				✓	✓				
Harlech Gardens							✓				✓			
Armytage Road														
Berkeley Way			✓											
North Hyde Lane								✓						
Wentworth Road				✓				✓						
Northfield Road										✓				
Norman Crescent										✓				
Crane Lodge Road										✓				
High Street										✓				
Hogarth Court								✓		✓				
Redwood Estate										✓				
Rostrevor Gardens								✓						
Scott Gardens								✓						

Hounslow Central

Brookwood Road														
Balfour Road														✓
Cecil Road														
Ivy Road								✓						
James Street					✓	✓								
School Road			✓											

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Communal decs

Tiverton Road																			
Pears Road								✓											
Derwent Lodge								✓											
Hounslow Heath																			
Cobbs Road			✓																
Benson Close	✓																		
Grove Court								✓											
Hibernia Road					✓														
Marshall Close								✓											
Roseville Avenue			✓																
Rossindel Road			✓																
Wellington Road South																		✓	
Whitton Road			✓																
Midsummer Avenue													✓						
Staines Road								✓					✓						
Hounslow South																			
Argyle Avenue			✓																
Constable Gardens			✓																
Ellerdine Road			✓																
Hamilton Crescent				✓															
Harlequin Close								✓											
Kneller Gardens			✓																
Munnings Gardens			✓																
Whitton Dene			✓																
Hounslow West																			
Trafalgar Court, Bath Road																			
Bulstrode Road			✓																
Boswood Court								✓											
New Brentford Cemetery Lodge								✓											
Wellington Road North			✓																
Isleworth																			
Hartland Road								✓											
North Street					✓														
Richmond Road																			
Silverhall Street																			
Snowy Fielder Way								✓											
Swan Street			✓																
Easedale House										✓									
Haweswater House										✓									
Mogden Lane													✓				✓		
Summerwood Road					✓														
Thirlmere House										✓									

Ward and estate name

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External decorations (excl houses and sheltered)

Communal decs

Windermere House									✓					
Osterley and Spring Grove														
Syon														
The Grove														✓
Albany House, Ealing Road														✓
High Street, Brentford				✓									✓	
Brickfield Close													✓	✓
Holly House, Boston Manor Road							✓							✓
Cemetery Lodge								✓						
Lodge Close					✓	✓								
St Pauls House											✓			
Almond Grove								✓						
Beech Avenue														
Birch Close														
Cherry Crescent														
Hawthorne Road														
Hazel Close									✓					
London Road									✓					
Maple Grove														✓
Berkeley House												✓	✓	
Turnham Green														
Barrowgate Road														✓
Barrowgate House												✓		
Bourne Place			✓											
Burlington Gardens														✓
Cambridge Road North									✓					
Cromwell Close									✓			✓	✓	✓
Duke Road					✓									
Grange Road			✓											
Harvard Road			✓											
Heathfield Gardens			✓											
Heathfield Terrace			✓											
Manor Gardens														
Dukes Avenue											✓			
Foster Road			✓											
Grosvenor Road									✓					
Gunnersbury Close				✓								✓		
Hamilton House	✓													
Kent House	✓													
Thornhill House														
Wellesley Road														✓
Other														
Powdermill Lane					✓									

Contact details for your Tenant Liaison Officers

EAST AREA

Philip Kerslake

Telephone:

020 8583 4341

Email:

philip.kerslake@hounslowhomes.org.uk

Write to:

Philip Kerslake, Hounslow Homes, 58-59 Brentford High Street,
Brentford TW8 0AH

CENTRAL AREA

Sadhna Mann

Telephone:

020 8583 6731

Email:

sadhna.mann@hounslowhomes.org.uk

Write to:

Sadhna Mann, Hounslow Homes, The Civic Centre,
Lampton Road, Hounslow TW3 4DN

WEST AREA

David Gollings

Telephone:

020 8583 3908

Email:

david.gollings@hounslowhomes.org.uk

Write to:

David Gollings, Hounslow Homes,
St Catherine's House, 2 Hanworth Road,
Feltham TW13 5AB

Translations

If you require a copy of the **2007/2008 Approved Capital Investment Programme**, in another language or format please call 020 8583 2299 or minicom 020 8583 3122.

Somali

Farsi

Gujarati

Urdu

Arabic

Albanian

Hindi

Punjabi