

Consultation on major works programme 2007/8 and 2008/9 - 2011/12

Leaseholders feedback required

Hounslow Homes is currently in the process of developing the Investment Programme for the next five years.

This is an opportunity for leaseholders to comment on the projects that have been put forward so far.

Please let your Tenant Liaison Officer have any comments by November 30th 2006, so that we have time to take them into consideration. The final programme will be put before the Hounslow Homes Board for approval in early 2007.

What is the major works programme?

Hounslow Homes' major works home improvement programme refers to the proposed improvements and refurbishment works scheduled to take place over the next 5 years. The attached two schedules show those addresses that may be affected by major works next year (2007/8) and for the following four years (2008/9-2011/12).

How is the major works programme put together?

The programme has been determined by looking at a wide range of information about our housing stock including condition and age of the buildings and their components, as well as the advice of technical and management staff. The lists attached here only provide an indication of the schemes that might be included in future years. The final programme will be dependent on a variety of factors including the resources available to us, the results of detailed surveys and also the feedback we get from you through this consultation exercise.

Why do you need to know now?

We want to provide you with as much information as we can about planned works that may affect you. If you live in any of the blocks or estates in the attached schedules, then you will be interested to know what works may take place in the next few years.

There will be further consultation with you nearer the time about all the projects that get included in the final programme of works. This schedule provides you with some early notice and offers you the opportunity to make observations.

If works do go ahead to your block or estate, then (depending on the terms of your lease and the nature of those works) you may be required to make a financial contribution. The information provided here should assist you in planning for that.

Your suggestions

We will strive to consider your views and suggestions when we finalise the programme of works to each area. However, please bear in mind that it is our responsibility to maintain the fabric of the buildings and to ensure that we are adhering to the government's Decent Homes Standard (DHS).

Ward and estate name	Roofs	Windows	Communal windows	Structural/ External Repairs	District Heating	Lift Refurbishment	Security Upgrades	Decent Estates*	External decorations	Communal Decorations
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Works Proposed in Year 1 (2007/08)

Bedfont										
Turpin Road									✓	
Sandy Drive									✓	
Watermead									✓	
Brentford										
Alma House									✓	✓
Apple Garth									✓	
Brentwick Gardens									✓	
Brook Lane North									✓	
Burden Close									✓	✓
Carville Crescent									✓	
Cherry Garth									✓	
Chestnut Avenue									✓	
Clayponds Avenue										
Clayponds Lane									✓	
Clitherow Court									✓	
Coates Walk (1-10, 11-20, 21-30, 31-40, 41-58, 51-68)							✓			
Cressage House (7-14)							✓			
Crowther Avenue									✓	
Distillery Walk (1-10, 11-20, 21-30, 31-40, 49-58, 59-68, 69-78, 79-88, 89-88, 99-108)							✓			
Layton Road									✓	
Lionel Road										✓
Mafeking Avenue									✓	
Perran Walk (1-10, 11-20, 22-39, 32-49, 42-59, 52-69)							✓			
Windmill Road									✓	
Chiswick Homefields										
Annandale Road (1 house, 2 flats)		✓								
Annandale Road									✓	
Bath Road										✓
Burlington Lane										✓
Edensor Gardens									✓	
Flanders Road										✓
High Road										✓
Mayfield Avenue									✓	
Netheravon Road		✓								
Stamford Brook Mansions		✓						✓		
Chiswick Riverside										
Chesterfield Road (1 flat)		✓								
Fauconberg Court						✓			✓	
Grove Park Gardens (24 & 48)		✓								
Grove Park Road		✓								✓
The Lindens									✓	
Meade Close	✓								✓	
Montgomery Court									✓	
Quintin Court									✓	
Shipway House									✓	

* improvements to the estate and communal areas

Ward and estate name	Roofs	Windows	Communal windows	Structural/ External Repairs	District Heating	Lift Refurbishment	Security Upgrades	Decent Estates*	External decorations	Communal Decorations
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Works Proposed in Year 1 (2007/08)

Spencer Road										✓
Sutton Court Rd W4 (5 flats)		✓								
Thames Road									✓	
Whitehall Court									✓	
Whitehall Park Road (flats)										✓
Cranford										
Beavers Estate								✓		
Clements Court				✓				✓		
Great South West Road (1 flat)		✓								
Feltham North										
Central Parade									✓	
The Dell									✓	
Fern Grove									✓	
Field Road									✓	
Harlington Road West									✓	
Nursery Close (Flats)										✓
Nursery Close (ODP Flats)					✓					
Feltham West										
Eldridge Close										✓
Manor Lane								✓		
Rose Gardens								✓		
Southern Avenue										✓
Hanworth										
Bear Road									✓	
Birch Road									✓	
Fir Road									✓	
Main Street (100-112, 112-122)							✓			
McCarthy Road										✓
Oriel Estate								✓		
Oxford Court								✓		
South Road										✓
Swan Road									✓	
Winslow Way									✓	
Hanworth Park										
Clifton Parade									✓	
Elmwood Avenue, Hanworth								✓		
High Street (Attlee House, Bevan House, Morrison House, Wilson House)							✓		✓	
Pinewood Road									✓	
Rectory Court									✓	
Sandalwood Road									✓	
Spring Road									✓	
Sunbury Crescent									✓	
Heston East										
Heston Farm Estate								✓		
Heston West										
Brabazon Road Estate (blocks)								✓		
Convent Way 207-280	✓									
Harlech Gardens			✓							
Norman Crescent								✓		

* improvements to the estate and communal areas

Ward and estate name	Roofs	Windows	Communal windows	Structural/ External Repairs	District Heating	Lift Refurbishment	Security Upgrades	Decent Estates*	External decorations	Communal Decorations
Works Proposed in Year 1 (2007/08)										
Northfield Road								✓		
Hounslow Central										
Balfour Road										✓
Pear Road									✓	
Star Road (flats)										✓
Star Road (10-27, 14-23)							✓			
Hounslow Heath										
Cobbs Road									✓	
Hibernia Road (1 flat)		✓								
Midsummer Avenue								✓		
Hounslow West										
Belgrave Road									✓	
Clare Road									✓	
Logan Close									✓	
Maitland Close									✓	
Sycamore Court									✓	
Isleworth										
Ivybridge Estate							✓			
Percy Gardens	✓									
Twickenham Road (270, 272, 274, 276, 278, 280)							✓			
Woodlands Road										✓
Osterley and Spring Grove										
The Grove									✓	
Syon										
Albany House									✓	✓
Berkeley House									✓	
Brickfield Close										✓
Cedar Court									✓	
Field Lane (7-17, 19-29, 31-41, 43-53, 55-65, 66-77)							✓			
Hazel Close flats										✓
Mercury House										✓
Sidney Gardens										✓
Somerset Lodge									✓	
Somerset Road										✓
St Pauls House								✓		
Turnham Green										
Barrowgate Road (3 flats)		✓								
Burlington Gardens									✓	
Dukes Avenue										✓
Dukes Avenue, (28 & 86, 86a)		✓						✓		
Foster Road		✓								
Glebe Close									✓	
Grosvenor Road									✓	
Linden Gardens	✓								✓	
Gunnersbury Close	✓									
Oxford Court										✓
Tomlinson Close					✓		✓			

* improvements to the estate and communal areas

Ward and estate name	Roofs	Windows	Balcony windows &/or doors	Front and Back doors	Structural/ External Repairs	District Heating	Lift Refurbishment	Security Upgrades
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Works Proposed in Years 2 - 5 (2008/09 - 2011/12)

Bedfont								
Burlington House		✓						
Sandy Drive (1-72) and 0 Watermead (2-90)						✓		
Brentford								
Brentford Towers			✓					
Trimmer Walk (1-10, 11-20, 22-45, 32-55, 42-65, 52-75)								✓
Walnut Tree Road (1-12, 13-24)								✓
Windmill Road, 2 houses, 2 flats		✓						
Chiswick Homefields								
Addison Grove, 2 flats		✓						
Airedale Avenue, 2 flats		✓						
Bath Road, W4 4 flats		✓						
Coram House, Hogarth Estate								✓
Devonshire Road, 6 flats and 4 houses		✓						
Flanders Road, 2 flats		✓						
Middlesex Court							✓	
Netheravon Road (1 flat)		✓						
Stamford Brook Mansions								
Chiswick Riverside								
Burnaby Gardens, 2 flats		✓						
Grove Park Gardens, 9 flats		✓						
Montgomery Court							✓	
Spencer Road, 5 flats		✓						
Sutton Court Rd W4 (9 flats)		✓						
Whitehall Park Road (1 flat)		✓						
Wilmington Avenue		✓						
Cranford								
Clements Court		✓			✓			
Feltham North								
Poets Estate				✓				
Feltham West								
Eldridge Close (32-35, 36-39, 51-57, 58-63, 70-73, 74-77)								✓
Rose Gardens								✓
Southern Avenue Estate						✓		✓
Hanworth								
Cottington Road (40-79)								✓
Convent Way				✓				
Lovat Walk			✓					
Hounslow Central								
Balfour Road, 2 flats		✓						

Ward and estate name	Roofs	Windows	Balcony windows &/or doors	Front and Back doors	Structural/ External Repairs	District Heating	Lift Refurbishment	Security Upgrades
Works Proposed in Years 2 - 5 (2008/09 - 2011/12)								
Pears Road (1a/b-7a/b, 9a/b-19a/b, 21a/b-27a/b)								✓
Stanborough Road (1-42)								✓
Hounslow Heath								
Estridge Close (27-38, 45-50, 57-62)								✓
Midsummer Avenue (part of estate)		✓						
Staines Road, Hounslow, 5 flats		✓						
Hounslow South								
Worton Estate			✓					
Hounslow West								
Bulstrode Road, 2 flats		✓						
Gloucester Road (1-71)								✓
Old Farm Close						✓		
Tivoli Road Estate				✓				
Isleworth								
Hartland Road (flats)								✓
Old Police Station		✓						
Percy Gardens						✓		✓
Summerwood Road (76-91)								✓
Syon								
Brent Lea 121-171						✓		
Brent Lea (1-10, 11-24, 25-32, 33-36, 37-40, 41-44, 45-47, 48-51, 52-55, 56-58, 62-66, 67-72, 73-78, 79-87, 85-90, 91-96, 97-102, 103-108, 109-114, 115-119, 120-171)								✓
Nottingham Road, 5 flats		✓						
Somerset Road (7 flats)		✓						
Windmill Road, 4-12		✓						
Turnham Green								
Bourne Place, 7 flats		✓						
Dukes Avenue (2 flats)		✓						
Ellesmere Court (1-6, 7-13, 14-20, 21-26)								✓
Hamilton House, Hogarth Estate								✓
Harvard Road (2 flats)		✓						
Heathfield Gardens (2 flats)		✓						
Heathfield Terrace (5 flats)		✓						
Kent House (Hogarth Estate)								✓
Oxford Court	✓				✓			

Contact details for your Tenant Liaison Officers

EAST AREA **Julia Leonard**
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WEST AREA **David Gollings**
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Translations

If you require a copy of the **Leaseholders Consultation on major works programme 2007/8 and 2008/9 - 2011/12**, in another language or format please call 020 8583 2299 or minicom 020 8583 3122.

Haddii aad doonaysid qoraal wada-tashi ah (leaseholders consultation) ee ku saabsan barnaamij xoog leh oo la qaban doono 2007/8 iyo 2008/9-2011/12, oo ku qoran luqadaada ama u qoran hab kale, fadlan soo wac 020 8583 2299 ama minicom 020 8583 3122.

إذا رغبت في الحصول على نسخة من وثيقة استشارة المستأجرين حول برنامج أهم الأشغال التي ستجري في الأعوام 2007/2008 و 2008/2009 و 2011/2012 باللغة العربية أو بشكل آخر، الرجاء الإتصال على الرقم الهاتفي 020 8583 2299 أو على رقم "مينكوم" 020 8583 3122.

اگر شما کاپی مشاورت اجاره داران را نسبت به پروگرام کاری 2007/8 و 2008/9 و 2011/12 به زبان فارسی و یا شکل دیگری میخواهید، لطفاً به شماره 020 8583 2299 و یا مینی کام 020 8583 3122 تماس بگیرید.

‘महत्त्वपूर्ण कामो आरामां योजवामां आवेव कार्यकम 2007/8 अने 2008/9 - 2011/12 संबधी विळडोडरे साथे थवानी यथाविचारणा’नी नकल जे तमने गुजरातीमां अथवा बीजत कोठे स्वयंपमां जेठनी छेय तो, मडेरआनी करी आ नंबर पर टेविडोन करे: 020 8583 2299 अथवा मिनिडोम: 020 8583 3122

2007/8 और 2008/9 से 2011/12 में होने वाले मेजर वर्क अथवा भवन निर्माण के वडे काम पर लीज़होल्डर्स के साथ किए गए परामर्श की कॉपी यदि आपको हिन्दी में या अन्य किसी रूपांक में चाहिए तो कृपया 020 8583 2299 पर या मिनीकॉम 020 8583 3122 पर संपर्क करें।

Nese keni nevoje per kopjen e konsultimit te qiramarresve lidhur me programin e madh per punet per vitin 2007/8 dhe 2008/9 - 2011/12, ne gjuhen shqipe, ne ndonje format tjeter, ju lutemi thirrni 020 8583 2299 ose minikom 020 8583 3122.

ਜੇਕਰ ਤੁਹਾਨੂੰ ਸੰਨ 2007/8 ਅਤੇ 2008/9 ਤੋਂ ਲੈ ਕੇ 2011/12 ਵਿਚ ਹੋਣ ਵਾਲੇ ਮੁੱਖ ਕੰਮਾਂ ਦੇ ਪ੍ਰੋਗਰਾਮਾਂ ਉੱਤੇ ਲੀਜ਼-ਹੋਲਡਰਾਂ ਨਾਲ ਕੀਤੇ ਸਲਾਹ-ਮਸ਼ਵਰੇ ਦੀ ਕਾਪੀ ਪੰਜਾਬੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਸ਼ਕਲ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ 020 8583 2299 'ਤੇ ਫੋਨ ਕਰੋ ਜਾਂ ਮਿਨੀਕਾਮ ਕਰੋ: 0208 8583 3122

اگر آپ کو لیز ہولڈرز کنسلٹیشن اور میجر ورکس، یعنی زیادہ اہمیت والے کاموں کے بارے میں لیز ہولڈروں سے مشاورت کے پروگرام برائے 2007/8 اور 2008/9 تا 2011/12 کی کاپی اردو زبان یا کسی دوسری بناوٹ/ساخت میں درکار ہے، تو براہ کرم اس نمبر 020 8583 2299 پر یا مینی کوم نمبر 020 8583 3122 پر رابطہ کریں۔