

5-year planned maintenance programme...

Welcome to our five-year planned maintenance programme. It tells you when you can expect to have your kitchen replaced (if it is due in the next five years) or your home repainted. We hope that it will help you to plan ahead. There is more money in the budget and we will decide how to spend it nearer the time, using the following information to help us decide.

- What tenants say in our surveys and through our *Tenant Maintenance Panel*
- Our 'stock condition survey' (a big survey that we did on our homes to see what condition they were in)
- How many repairs are being reported and what for (more repairs show that things need replacing)
- Inspections we do when tenants move out
- Inspections we do when we repaint the outside of our homes (every five years)

We will try our best to stick to this plan, and will actually do some kitchens earlier if we managed to save money in the budget. However, if prices for things like kitchens or repainting are higher than we expected, we might have to move some homes on to the next year's programme. We will consult with our *Tenants Maintenance Panel* when we do this, and will get the work done as soon as we can when the next financial year starts in April.

2009/10 Repainting:	2010/11 Repainting:	2011/12 Repainting:	2012/13 Repainting:	2013/14 Repainting:
Alcester Terrace	Arthington Terrace	Back Sholebroke Avenue	Bayswaters	Cliff Terrace
Ashley Road	Ashton Court	Bexley Grove	Bellbrook Place	Copgrove Road
Belvedere Avenue	Blenheim View	Bexley Place	Bentleys	Cowper Grove
Burlington Road	Dodgson Avenue	Blackmoor Road	Cowper Street	Dawson Road
Colenso Mount	Ellers Road	Briarsdale Garth	Dorset Road	Deighton View
Gordon Terrace	Fearnville Road	Briarsdale Mews	Elfords	Devon Close
Harlech Park Court	Fielding Gate & Mews	Carlton Grove	Ellers	Fieldhouse Drive
Harlech Road	Fir Tree Approach	Chapelton Road	Granges	Harlech Terrace
Highfield Crescent	Frankland Place	Kimberley Place	Harehills Avenue & Road	Hartley Avenue
Highthorne Street	Gathorne Terrace	Kitchener Place	Haslewoods	Hovingham Avenue
Hillcrest View	Glenthorpe Crescent	Kitchener Street	Hilltop Mount	Mexborough Avenue - 57,73
Jackie Smart Court	Hamilton Avenue	Leicester Close	Hillcrest View	Mexborough Place - 1
Lodge Lane	Hares Mount	Mexborough Avenue	Hovingham Mount	Orika Court
Mexborough Place - 1	Hessle Road	Mexborough Grove - 8	Lawrence Gardens	Park Wood Crescent
Mitford Road	Hillcrest Avenue	Mexborough Place - 87	Leopold Street	Pennythorne Drive
Model Avenue	Marian Terrace	Reginald Row	Louis Street	Reginald Place
Pasture Road	Maryfield Crescent	Reginald Street	Luxor Road	Rosebank Crescent
Ponderosa Close	Meanwood Road	Rigton Green	Mandela Court	Ryan Place
Roundhay Avenue	Mexborough Grove - 16	Rossington Place	Markham Avenue	Sholebroke Avenue
Roundhay Mount	Mexborough Street - 46	School Mews	Mexborough Ave & Drive	Sholebroke Court
Savile Place	Mistress Lane	Scotthall Green	Mexborough Place - 67	Sholebroke Place
Sefton Terrace	Nowell Place	Scotthall Grove	Mexborough Street - 53	Stratford Street - 163
Stainbeck Road	Poole Crescent	Servia Drive	Montague Avenue	Stratford Terrace - 52
Stonegates	Poole Road	Sholebroke Mount	Newton Grove	Tagore House
Stratford Terrace	Reginald Mount	Sholebroke Street	Newton Park View	Unity Close
Stratford Terrace	Reginald Terrace	Thorn Drive	Oatland Green	Upland Gardens
Tempest Place	Rossington Place	Wesley Road	Pear Tree House	
Tempest Place	Ruthven View		Reginald Mount & View	
	Sholebroke Street		Reyden Mews	
	Spencer Place - 37, 60, 73,77		Royal Parks	
	Tempest Road		Savile Road	
	The Grange		Sholebroke Terrace & View	
	Thornfield Way		Spencer Place - 62, 65, 75, 81, 88, 92, 135, 137, 139, 142 181, 185	
	Vicars Road		Stainbeck Avenue	
	Vicars Terrace			

These hallways are being done this year and will then be done every time we repaint outside.

Olrika Ct - 2-5 & laundry
Sholebroke Court
Rosebank Crescent
Spencer Place - 142

If you live in a flat and you share a hallway with other tenants, we will redecorate it at the same time as we paint the outside of your home.

We repaint the outside of your home and inside shared hallways every 5 years. You redecorate the inside of your home yourself.

...when's your home due?

This is our 5-year kitchen replacement programme.

We aim to renew around 100 kitchens a year for the next five years. This includes units, tiling and floor coverings, but we expect tenants to redecorate themselves. We hope that this programme will help you to save money by planning in when you're going to redecorate your kitchen.

We've replaced some kitchens early, because they were in exceptionally bad condition. Where we've done this, we will not fit another one when the rest of the estate is due - that would be a waste of money. Instead, we'll bring another one forward from the next year's programme and do it early.

If we can make savings and do more kitchens for the money, you might find that we replace yours a year earlier than we said we would. However, if costs are higher when yours is due, we might have to move you back a year.

2009/10 Kitchens:	103
75 Cowper Street, Flats 1 & 2	2
Devon Close	27
97a Harehills Avenue, Flat 3	1
108 Harehills Avenue	3
63 Louis Street	3
Mandela Court	17
Maryfield Crescent	11
Rosebank Crescent	19
Unity Close & Hartley Avenue	20

2010/11 Kitchens:	97
Rigton Green	17
Briarsdale Garth	20
Stainbeck Road	30
Thorn Drive	19
Jackie Smart Court	11

2011/12 Kitchens:	93
Olrka Court	15
Reginald Street	16
Thornfield Way	47
Upland Gardens & Copgrove Rd	15

2012/13 Kitchens:	95
Ashton Court	17
Bayswater Mount & Place	4
Bexley Grove	1
Cliff Terrace	12
Cowper Grove	7
Ellers Road	1
Gathorne Terrace	5
Grange Avenue	1
Harehills Avenue	4
Harlech Park Court	10
Markham Avenue	6
Pear Tree House	9
Poole Crescent	7
Sholebroke Court	11

2013/14 Kitchens:	88
Alcester Terrace	1
Bayswater Row	1
Burlington Road	1
Gordon Terrace	1
Harehills Road	1
Harlech Road	1
Highfield Crescent	1
Highthorne Street	1
Hill Top Mount	1
Hovingham Mount	1
Kitchener Place & Street	26
Louis Street	5
Mexborough Drive & Grove	3
Model Avenue	1
Montague Avenue	1
Newton Grove	7
Pasture Road	1
Reginald View	1
Rossington Place	1
Roundhay Avenue & Mount	2
Royal Park View	1
Sholebroke Avenue	9
Sholebroke Terrace	1
Sholebroke View	4
Spencer Place	14
Stratford Terrace	1

Next in line:	
Bentley Gardens & Lane	10
Briarsdale Mews	12
Haslewood Drive & View	14
Kimberley Place	10
Ryan Place & Hovingham Ave	6
Ponderosa Close	5
Stainbeck Avenue	13
These are the next homes on the list. We are going to try to save enough money to bring them forward and get them replaced in 2013/14 if we can.	

Also due in 2009/10...

7 new bathrooms:

Colenso Mount, Highfield Crescent, Spencer Place (5 homes)

36 new front doors:

Leicester Close

3 new roofs:

Reginald Terrace

Digital upgrades to TV aerials:

All our flats - 271 homes.

If you live in a house, you are responsible for upgrading your aerial yourself.



Boilers and central heating:

Our gas contractors inspect all our gas appliances every year. We ask them to report back to us on which ones are in poor condition and need replacing. We will replace the boilers and central heating systems that they identify, so we're not wasting your rent money replacing boilers which work fine.

Fencing, doors and windows:

We inspect these when your home is due for repainting (every five years) and repair or replace where needed.

£100,000 improvements:

We have £100,000 in the planned maintenance budget for environmental improvements in 2009/10, and hope to spend a further £100,000 each year until 2013/14. We have asked all our tenants in spring 2009 where they want this money to be spent and will work with our *Tenant Maintenance Panel* this summer to put together a five-year programme.

Not sent your survey back? Do it now to say how you want the £100,000 to be spent this year.