

**REVIEW OF REDDITCH BOROUGH COUNCIL'S HOUSING STOCK FURTHER TO
COMMUNITY CONSULTATION**

Appendix 4

Schedule of Suggested Improvement Works and Costings for proposed retained older Persons Housing

Summary on page 10

SHELTERED SCHEMES
Suggested Improvements within Sheltered Schemes

Type of Works	Essential Desirable Fixtures	Costings	Funded
MENDIP HOUSE			
Lighting in corridors and community lounge need improving.	Essential	£7,000	Capital
Heating in the Communal Lounge, by the windows, inadequate, need new radiators.	Essential	Future Project	Capital
Central boiler is old, could look at upgrading to individual boilers in flats.	Essential	Future Project	Capital
More handrails in Communal garden with different surface on the paths.	Essential	£2,000	Capital
Communal Kitchen	Essential	£4,000	Capital
External doors from ground floor flats into garden area.	Desirable	£24,050	Capital
Total Cost for Suggested Works at Mendip House		£37,050	

Type of Works	Essential Desirable Fixtures	Costings	Funded
MALVERN HOUSE			
Lighting in corridors needs upgrading, suggest sensor lighting.	Essential	£7,000	Capital
Main front door too heavy and not always closing properly needs upgrading to automatic doors. Contractor to service springs.	Essential	£500	Capital
Communal boiler is old, could look at replacing with individual boilers in flats.	Essential	Future Project	Capital
Possibly put in a lift to one part of the building.	N/A		
Increase parking.		No Estimate	
Fixtures and Fittings	Fixtures	£8,000	Capital
Total Cost for Suggested Works at Malvern House		£15,500	

Type of Works	Essential Desirable Fixtures	Costings	Funded
DOWNSELL HOUSE			
Lighting need upgrading in the corridors and the Communal Lounge.	Essential	£7,000	Capital
Main front door too heavy and not always closing properly needs upgrading to electronic doors. Contractor to service Springs	Essential	£500	Capital
Small rear access gate and improved pathway.	Essential	£350	Capital
Refurbish shower room.	Essential	£2,500	Capital
Doors in to garden from ground floor flats	Desirable	£24,050	Capital
Fixtures and Fittings	Fixtures	£2,500	Capital
Total Cost for Suggested Works at Downsell House		£36,900	

Type of Works	Essential Desirable Fixtures	Costings	Funded
KEATS HOUSE			
Lights in blocks need to be upgraded either sensor lights or dusk to dawn timers. Lighting needs upgrading the Communal lounge.	Essential	£7,000	Capital
Fascias and gutters	Essential	£1,500	Capital
Total Cost for Suggested Works at Keats House		£8,500	

BENTLEY CLOSE			
New entrance doors and windows to be replaced with UPVC. On block adjacent to the Communal Lounge.	Essential	£3,500	Capital
Lounge needs to be enlarged to accommodate increased activities.	Desirable	£12,000	Capital
Lighting needs upgrading in blocks and Communal Lounge.	Essential	£7,000	Capital
Garden pathways need the tarmac re-doing and handrail in the garden areas.	Essential	£2,000	Capital
Total Cost for Suggested Works at Bentley Close		£24,500	

Type of Works	Essential Desirable Fixtures	Costings	Funded
BEOLEY ROAD			
Handrails and improved pathways around the scheme.	Essential	£2,500	Capital
Improve lighting in Communal Lounge, sensor lighting	Essential	£7,000	Capital
Communal Kit Upgrade	Essential	£4,000	Capital
Fixtures and Fittings	Fixtures	£5,500	Capital
Total Cost for Suggested Works at Beoley Road		£19,000	

PHILLIPS TERRACE			
Needs the toilet refurbishing to disabled toilet and hot running water.	Essential	£3,500	Capital
Kitchen needs upgrading.	Essential	£4,000	Capital
Lighting needs upgrading to include sensor light or dusk to dawn.	Essential	£7,000	Capital
Fire exit Push Pad	Essential	£100	Capital
Gate to Exit	Essential	£100	Capital
Fixtures and Fittings	Fixtures	£8,000	Capital
Total Cost for Suggested Works at Phillips Terrace		£22,700	

Type of Works	Essential Desirable Fixtures	Costings	Funded
HARRY TAYLOR HOUSE			
Passenger lift to be installed, stair lift very old and unable to put another in place, to meet regulations.	Essential PRIORITY	£45,000	Capital
Corridor lighting needs upgrading sensor lights.	Essential	£7,000	Capital
Put in a communal Shower for use of tenants, to reduce the need for individual level access showers in flats.	Essential	£3,000	Capital
Fire exit, needs a ramp access, at present it goes out on to steps.	Essential	£500	Capital
Doors from ground floor flats in to the garden	Desirable	£22,200	Capital
Fixtures and Fittings	Fixtures	£2,500	Capital
Total Cost for Suggested Works at Harry Taylor House		£80,200	

ARTHUR JOBSON HOUSE			
Upgrade the lighting in the corridors and communal lounge to sensor lighting.	Essential	£7,000	Capital
External gate and slabs.	Essential	£2,500	Capital
Fire door Push Pad	Essential	£100	Capital

Type of Works	Essential Desirable Fixtures	Costings	Funded
Fire strips to Rear door.	Essential	£500	Capital
Doors from ground floor flats into the garden.	Desirable	£22,200	Capital
Fixtures and Fittings	Fixtures	£2,500	Capital
Total Cost for Suggested Works at Arthur Jobson House		£34,800	

IBSTOCK HOUSE			
Main Front door too heavy and not closing properly, needs upgrading to electronic doors. Contractor To service Springs	Essential	£500	Capital
Need to move the door entry system onto communal lounge wall. At present it backs onto a tenant's bedroom disturbing her.	Essential	£500	Capital
Need handrail to gate in the garden from fire exit.	Essential	£1,000	Capital
General Lighting in communal corridors (sensor lighting)	Essential	£7,000	Capital
Doors from flats to the garden	Desirable	£22,200	Capital
Total Cost for Suggested Works at Ibstock House		£31,200	

Type of Works	Essential Desirable Fixtures	Costings	Funded
BREDON HOUSE			
Convert disabled toilet and shower room to a wet room and toilet.	Essential	£3,500	Capital
Fire exits lead into garden but there are no pathways to give an exit from the garden. Need to put in extra pathways and gate.	Essential	£1,000	Capital
Corridors could do with painting, open breeze block at present. - Fire retardant paint would be required. This is an architectural feature and needs no maintenance	Desirable	Estimated cost in excess of £10,000	Capital
Total Cost for Suggested Works at Bredon House		£14,500 plus	

EVESHAM ROAD			
Needs more parking spaces ~ project needs to be set up to identify suitable space	Essential		
General Lighting	Essential	£7,000	Capital
Total Cost for Suggested Works at Evesham Road		£7,000	

SUMMARY

<u>Scheme</u>	<u>Category</u>	<u>Essential</u> £	<u>Desirable</u> £	<u>Fixtures</u> £	<u>Total</u> £
Harry Taylor House	A	55,500	22,200	2,500	80,200
Arthur Jobson House	A	10,100	22,200	2,500	34,800
Ibstock House	A	9,000	22,200	-	31,200
Mendip House	B	13,000	24,050	-	37,050
Malvern House	B	7,500	-	8,000	15,500
Keats House	B	8,500	-	-	8,500
Bentley Close	B	12,500	12,000	-	19,000
Phillips Terrace	C	14,700	-	8,000	22,700
Downsell House	C	10,350	24,050	2,500	36,900
Bredon House	C	4,500	10,000	-	14,500
Evesham Road	B/C	7,000	-	-	7,000
TOTAL		166,150	136,700	29,000	331,850