

# Teachers' Housing Association

## Maintenance Programmes 2018-19

The maintenance programmes undertaken at THA are approved on an annual basis by the Operations Committee. The works fall within two main budget headings, the first budget is that of Cyclical Maintenance which covers painting and decorating to the common parts of the properties and the second budget is that of Major Repairs.

### Cyclical Decoration

We carry out cyclical decoration approximately every five years. The actual timeframe when works take place will depend on the condition of the property and the results of an inspection completed by the Maintenance Surveyor. THA is responsible for decorating the external parts of the properties and any communal interior areas. Tenants are responsible for the decoration within their home.

Cyclical decoration is due at the following schemes this financial year:

#### **Brent Area (all properties)**

Following inspection, redecoration is required to all THA properties in the Borough of Brent. A specification has been prepared and this work is currently being tendered. We anticipate these works will be on site in early summer 2018.



*One of the General Needs properties in Brent included in this year's programme*

#### **Verona Drive, Surbiton**

Interior and external redecoration is undertaken on an annual rolling programme. Flats 89-117 and 119-127 are due for decoration this year. Following completion of the tender process work will commence in early summer 2018. Tenants will be consulted regarding the colour scheme.

## **Haringey Area**

Tenants residing in individual properties which are included within this year's programme will be notified. A specification of works is in preparation and will be sent out to contractors as a tender shortly. We will contact the relevant tenants once a contractor has been appointed. Work should commence around July.

## **Queen Street, Croydon**



This is one of THA's newer properties and is included in the redecoration programme for the first time this year. Tenders have been sought, the contract awarded, with work starting on site in April.

## **Major Repairs Programmes**

Major Repair programmes are compiled from data collected as part of the stock Condition Survey together with works identified by staff as being required to maintain the properties in good condition. The anticipated works to be completed this year are as follows:

## **Romaleyn Gardens, Paignton, Devon**

We are working with lift consultants, Movveo, to renew two of the lifts at this sheltered housing scheme. One lift was completed in the 2017/18 financial year and the other lift is currently undergoing work. We hope that the current installation will proceed more smoothly than the first installation and thank tenants for their patience whilst these works are completed.



*Work is currently in progress to renew the lift in this block at Romaleyn Gardens*

## **The Anchorage, Christchurch, Hampshire**

The original building on this site dates back to the 1880s and the roof covering across both this building and the newer additions is in need of renewal.



We have started the process to obtain consent from the Local Authority as this is a Grade 2 Listed building and will then seek tenders for the work to be undertaken. This will be a large element of our Major Repair Programme for the year.



*The newer additions have extensive flat roof areas above the small pitched roof.*

## **The Dene, Rottingdean. East Sussex**

The Dene is also a Grade 2 Listed building and an application has been submitted to rebuild one of the boundary walls – this one faces onto the village green and duck pond. We are working with consultants Grove Millican to preserve the character of the wall and increase its stability.



## **Verona Drive Surbiton, Surrey**

We commissioned a structural engineer to undertake an inspection of the balconies at this scheme as we had noticed that they are starting to deteriorate. We will be commencing a programme to repair the ironwork and concrete bases during this financial year .



*The iron railings on the balconies are in need of repair*

## **General Programmes**

We are planning to carry out a number of Health and Safety related works to the frontage of some of our properties in Bexley, Brent and Haringey where issues have been identified.