

2021/22 – 2027/28 Major Works Business Plan by Ward

Ward	Scope of Works/Possible Scope of Works for Future Projects	Project Name	No. of Tenants	No. of Lessees	No. of Units	Blocks	Financial Year						
							2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Church Street	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	S162 Fisherton Street CBF roof repairs & estate decs	89	41	130	Capland House, Dickens House, Gibbon House, Huxley House, Landseer House, Lilestone House & Selina House		●	●	●	●		
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	W100b Morris House CBF	62	36	98	Morris House		●	●				
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	T169 Eastlake, Tadema & Stanfield CBF decs & externals	65	94	159	Eastlake House, Stanfield House & Tadema House		●	●	●	●		
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	Z100 Church Street externals & FRA (Site 3)	99	84	183	Darent House, Eden House, Lea House, Medway House, Ravensbourne House, Roding House & Wandle House				●	●		
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AB101 Aubrey Mansions, Hunstanton & Sheringham House externals	38	33	71	Aubrey Mansions, Hunstanton House & Sheringham House				●	●		
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	X111 Lilestone Estate & surrounding blocks decorations	124	130	254	Cotes House, Dicksee House, Frampton House, Frith House, Orchardson House, Poynter House, Westmacott House & Wyatt House				●	●	●	
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	W100 Church Street Externals	99	53	152	Kennet House, 12-16 & 32 & 38 Church Street, 1-24 Elmer House, 3-5 & 17-24 & 30-45 Ashbridge Street, 77/81 & 147-155 & 157-165 Lisson Grove, 3 Gateforth Street, 1 & 7 & 9 & 13 & 21 & 27 Broadley Street			●	●	●	●	
	Decorations, Windows, Roof & Electrical	V120 Lisson Green decorations & EL (emergency lighting)	471	213	684	Cottesloe, Dinton, Fingest, Fulmer, Gayhurst, Hardwick, Horwood, Jordans, Kimble, Lavendon, Linslade, Olney, Padbury, Risborough, Swanbourne, Tickford, Turville & Wycombe	●						
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AD104 Central Street Properties	TBC	TBC	TBC	TBC					●	●	●
	External Communal Areas	V120c Jordans & Swanbourne House CBF	42	21	63	Jordans House & Swanbourne House		●	●				
	External Communal Areas	AC108 Church Street CBF (Cherwell, Loddon, Wey & Wytham)	39	50	89	Cherwell House, Loddon House, Wey House & Wytham House		●					
	Ventilation	V120b Lisson Green Ventilation	471	213	684	Cottesloe, Dinton, Fingest, Fulmer, Hardwick, Horwood, Jordans, Lavendon, Linslade, Olney, Padbury, Risborough, Swanbourne, Turville & Wycombe	●						
	Electrical	AB257 Morris House Emergency Lighting	62	36	98	Morris House	●						
	Asbestos Remedial/Removal	Asbestos Monitoring/Removal (N&S)	TBC	TBC	Various	Various	●	●	●	●	●	●	●
	FRA Works	Y142 (S) Ph 3 Front doors (South) Phase 3	299	207	506	17-44 Aubrey Beardsley House, Buckland House, Evesham House, Flaxley House, Fonthill House, Forsyth House, Ingestre Court, Kirkstall House, Melrose House, Robin House, Stourhead House & Tintern House			●				
	FRA Works	FRA programme FRA programme continued post 21/22	TBC	TBC	Various	Various			●	●			
	Sprinklers	AD111 Sprinkler Works - Devonshire, Chequers, 5 Queensborough Terrace & Rayne	169	0	169	Devonshire House, Chequers House, 5 Queensborough Terrace & Rayne House				●	●	●	●
	Sprinklers	AE104 Sprinkler Works - Pinner, Glarus, Hardy & Bridgefield	96	0	96	Pinner House, Glarus Court, Hardy House & Bridgefield House			●				
	Sprinklers	AF102 Sprinkler Works - Ellwood, Warren, Hughenden, Missenden & Fitzrovia	203	0	203	Ellwood Court, Warren Court, Hughenden House, Missenden House & Fitzrovia Court				●			
	Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	N/A	N/A	Various	Various	●	●	●	●	●	●	●
Climate Works	Carbon Emissions reduction programme	TBC	TBC	Various	Various		●	●	●	●	●	●	
Kitchens & Bathrooms	Kitchen & bathroom renewals programme 2020/21 (CityWide)	91	0	91	Various	●	●	●	●	●	●	●	
Kitchens & Bathrooms	Kitchen & bathroom renewals programme (South & Central)	TBC	0	TBC	TBC	●	●	●	●	●	●	●	

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Churchill	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	T168 Churchill Gardens Externals Phase 6 TC	168	167	335	Selden House, Gifford House, Erskine House, De Quincey House, Russell House, Chaucer House, Langdale House & Telford Terrace		●	●				
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AB100 Semley House & Fountain Court decs	122	74	196	Semley House & Fountain Court				●	●	●	
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AG102 Churchill Gardens Decs & Repairs Phase 1	190	176	366	Blackstone House, Bramwell House, Keats House, Littleton House, Lutyens House & Tyrrell House					●		
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AH102 Churchill Gardens Decs & Repairs Phase 2	135	229	364	Chippendale House, Elgar House, Lenthall House, Lowther House, Moyle House, Shelley House & Wedgewood House						●	●
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AI100 Churchill Gardens Decs & Repairs Phase 3	163	201	364	Anson House, Gilbert House, Maitland House, Ripley House, Sheraton House, Sullivan House & Wilkins House							●
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	T153(S) Distributed Street Properties Externals	19	23	42	Claverton Street, Regency Street & Westmoreland Terrace		●	●				
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AD104 Central Street Properties	TBC	TBC	TBC	TBC					●	●	●
	Decorations & FRA Works	Z120 Nash House basement welfare facility	N/A	N/A	N/A	Nash House	●						
	Roof Renewal	Z117 Anson House roof renewal	21	21	42	Anson House	●						
	Roof Renewal	AC111 Sullivan House Roof Renewal	33	27	60	Sullivan House		●					
	Ventilation	X251 Regency Estate & Semley House Ventilation	160	189	349	Brunswick Court, Dalkeith Court, Hide Tower & Semley House	●						
	Electrical	AB259 Nash House DES	37	28	65	Nash House	●						
	Electrical	Z104 Distributed Street Properties AFD & EL (a,b,c)	352	552	904	Various	●						
	Electrical	Z104d Distributed Street Properties AFD & EL	53	69	122	159 Porchester Terrace, Evesham House, 22-30 Balcombe House, Nassau House, & 136, 154, 162, 234 Ashmore Road, & 61, 71, 94, 100, 110, 144, 152, 158, 162, 164, 186, 190, 192, 200 Bravington Road, & 125, 156, 186, 196, 211 Portnall Road, & 188, 245, 272, 274, 278, 284 Shirland Road, 2 Errington Road, 56 Fordingley Road, & 4, 10, 26 Hornead Road, 262 Kilburn Lane, 14 Cumberland Street, 18 Denholme Road & 86 Saltram Crescent	●						
	Flooring	AB105 Gatliff Close waterproof floor system upgrade	57	63	120	Gatliff Close	●						
	Community Works	X122 Churchill Gardens Hall	N/A	N/A	N/A	N/A	●						
	Decorations & FRA Works	Z120 Nash House basement welfare facility	N/A	N/A	N/A	Nash House	●						
	Asbestos Remedial/Removal	Asbestos Monitoring/Removal (N&S)	TBC	TBC	Various	Various	●	●	●	●	●	●	●
	FRA Works	FRA programme FRA programme continued post 21/22	TBC	TBC	Various	Various	●		●	●			
	Community Works	X122 Churchill Gardens Hall	N/A	N/A	Various	N/A	●						
Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	N/A	N/A	Various	Various	●	●	●	●	●	●	●	
Climate Works	Carbon Emissions reduction programme	TBC	TBC	Various	Various		●	●	●	●	●	●	
Kitchens & Bathrooms	Kitchen & bathroom renewals programme 2020/21 (CityWide)	91	0	91	Various	●	●		●	●		●	
Kitchens & Bathrooms	Kitchen & bathroom renewals programme (South & Central)	TBC	0	TBC	TBC	●	●	●	●	●	●	●	

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							2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Lancaster Gate	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	X115 Hallfield Phase 3	41	83	124	Lynton House, Winchester House & Worcester House	●	●	●	●	●		
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	W104 Hallfield Phase 2	63	61	124	Marlow House, Taunton House & Newbury House	●						
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	X116 Hallfield Estate phase 4	46	78	124	Bridgewater House, Clovelly House & Exeter House					●	●	
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	X117 Hallfield Estate phase 5	51	51	102	Brecon House & Caernarvon House						●	●
	Security Works	AC114 Pickering House Security Works	19	7	26	Pickering House	●	●					
	Mechanical	AA253 Queensborough Terrace boiler	37	8	45	Queensborough Terrace	●						
	Mechanical	Y251 Berrington House Heating & Hot Water	12	11	23	Berrington House						●	
	Electrical	AB255 Boldero Place DES	8	16	24	Boldero Place	●						
	Asbestos Remedial/Removal	Asbestos Monitoring/Removal (N&S)	TBC	TBC	Various	Various	●	●	●	●	●	●	●
	FRA Works	V109 108-132 Westbourne Tce Fire Compartmentation works	58	41	99	108-132 Westbourne Terrace	●	●					
	FRA Works	FRA programme FRA programme continued post 21/22	TBC	TBC	Various	Various			●	●			
	Sprinklers	AD111 Sprinkler Works - Devonshire, Chequers, 5 Queensborough Terrace & Rayne	169	0	169	Devonshire House, Chequers House, 5 Queensborough Terrace & Rayne House				●	●	●	●
	Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	N/A	N/A	Various	Various	●	●	●	●	●	●	●
	Climate Works	Carbon Emissions reduction programme	TBC	TBC	Various	Various		●	●	●	●	●	●
	Kitchens & Bathrooms	Kitchen & bathroom renewals programme 2020/21 (CityWide)	91	0	91	Various	●	●					
Kitchens & Bathrooms	Kitchen & bathroom renewals programme (North & West)	TBC	0	TBC	TBC	●	●	●	●	●	●	●	

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							2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
Little Venice	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	T160 Paddington Decorations	174	145	319	Campbell House, Churchfield House, Crompton House Cuthbert House, Devonshire House, Edward House, Fleming Court, Gilbert Sheldon House, Hall Place, Hethpool House & Philip Court	●	●	●	●				
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AD100 Hall & Braithwaite externals	14	66	80	Hall Tower & Braithwaite Tower							●	
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AG103 Church St: Alpha House, Earl House, Mulready St & Salisbury St decs	42	38	80	Alpha House, Earl House, Mulready Street & Salisbury Street					●			
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	Y107 John Aird Court roofs & decorations (to remaining blocks)	95	133	228	John Aird Court			●	●	●			
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	T153(N) Distributed Street Properties Externals				Various on: Bravington Road, Fernhead Road, Bristol Gardens, Randolph Gardens, Kilburn Park Road, Westbourne Gardens, Durham Terrace, Sunderland Terrace, Gloucester Gardens, Warwick Avenue & Fernhead Road		●	●					
	Ventilation	X254 Hall & Braithwaite Ventilation	14	66	80	Hall Tower & Braithwaite Tower	●	●						
	Structural	AC106 68 Blomfield Road structural works	2	6	8	68 Blomfield Road	●							
	Roof Works	AC112 59 Warwick Avenue Roof Works	2	3	5	59 Warwick Avenue	●							
	Security Works	AB111 Cuthbert, Hethpool & Crompton security works	57	51	108	Cuthbert House, Hethpool House & Crompton House	●							
	Mechanical	AA255 Devonshire House boiler and plantroom	41	0	41	Devonshire House	●							
	Electrical	AB251 John Aird Court Emergency Lighting	97	131	228	John Aird Court	●							
	Electrical	Z104 Distributed Street Properties AFD & EL (a,b,c)	352	552	904	Various	●							
	Electrical	Z104d Distributed Street Properties AFD & EL				159 Porchester Terrace, Evesham House, 22-30 Balcombe House, Nassau House, & 136, 154, 162, 234 Ashmore Road, & 61, 71, 94, 100, 110, 144, 152, 158, 162, 164, 186, 190, 192, 200 Bravington Road, & 125, 156, 186, 196, 211 Portnall Road, & 188, 245, 272, 274, 278, 284 Shirland Road, 2 Errington Road, 56 Fordingley Road, & 4, 10, 26 Hornead Road, 262 Kilburn Lane, 14 Cumberland Street, 18 Denholme Road & 86 Saltram Crescent	●							
	Asbestos Remedial/Removal	Asbestos Monitoring/Removal (N&S)	TBC	TBC	Various	Various	●	●	●	●	●	●	●	
	FRA Works	Y142 (N) Ph 2 & 3 Front doors (North) Phase 2 & 3				Atholl House, Braemar House, Bridgefield House, Casterbridge House, Farnaby House, Invergarry House, Keith House, Naylor House, Charfield Court, Oak Tree House, Rayne House & Weatherbury		●						
	FRA Works	FRA programme FRA programme continued post 21/22				Various			●	●				
	Sprinklers	AD111 Sprinkler Works - Devonshire, Chequers, 5 Queensborough Terrace & Rayne	169	0	169	Devonshire House, Chequers House, 5 Queensborough Terrace & Rayne House				●	●	●	●	
	Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	N/A	N/A	Various	Various	●	●	●	●	●	●	●	
	Climate Works	Carbon Emissions reduction programme	TBC	TBC	Various	Various		●	●	●	●	●	●	
	Kitchens & Bathrooms	Kitchen & bathroom renewals programme 2020/21 (CityWide)	91	0	91	Various	●	●						
Kitchens & Bathrooms	Kitchen & bathroom renewals programme (North & West)	TBC	0	TBC	TBC	●	●	●	●	●	●	●		

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St James's	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	Z105 Irving House refurbishment	0	6	6	Irving House		●					
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	T154 Martlett Court decorations TC	31	94	125	Sheridan Buildings, Beaumont Buildings & Fletcher Buildings		●	●				
	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	AA100 Shaftesbury Avenue decorations - Egmont, Exeter & Nassau	69	21	90	Egmont House, Exeter Mansions & Nassau House			●				
	Decorations, Windows, Roof, FRA Works, Ventilation, Mechanical & Electrical	X107 Vale Royal House externals/windows/ventilation/laterals	80	37	117	Vale Royal House	●	●	●				
	Roof Works	AB119 Sheridan Buildings Emergency Roof Works	6	34	40	Sheridan Buildings	●						
	Lifts	AB802 Lyons Place, Wingham and Goldfield House Lifts	TBC	TBC	TBC	Lyons Place, Wingham House & Goldfield House	●						
	Asbestos Remedial/Removal	Asbestos Monitoring/Removal (N&S)	TBC	TBC	Various	Various	●	●	●	●	●	●	●
	FRA Works	Y142 (S) Ph 2 Front doors (South) Phase 2				Charlwood House, Crawford Mansions, Crawford Buildings, Egmont House, Elgood House, Exeter Mansions, Fettes House, Fitzrovia Court, George Elliot House, 19-86 Joseph Conrad House, Morgan House, Nassau House, Odhams Walk, Parkinson House & York Mansions	●	●					
	FRA Works	FRA programme FRA programme continued post 21/22	TBC	TBC	Various	Various			●	●			
	Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	N/A	N/A	Various	Various	●	●	●	●	●	●	●
	Climate Works	Carbon Emissions reduction programme	TBC	TBC	Various	Various		●	●	●	●	●	●
	Kitchens & Bathrooms	Kitchen & bathroom renewals programme 2020/21 (CityWide)	91	0	91	Various	●	●					
Kitchens & Bathrooms	Kitchen & bathroom renewals programme (South & Central)	TBC	0	TBC	TBC	●	●	●	●	●	●	●	

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Warwick	Asbestos Remedial/Removal	Asbestos Monitoring/Removal (N&S)	TBC	TBC	Various	Various	●	●	●	●	●	●	●
	FRA Works	Y142 (S) Ph 3 Front doors (South) Phase 3				17-44 Aubrey Beardsley House, Buckland House, Evesham House, Flaxley House, Fonthill House, Forsyth House, Ingestre Court, Kirkstall House, Melrose House, Robin House, Stourhead House & Tintern House			●				
	FRA Works	FRA programme FRA programme continued post 21/22	299	207	506	Various			●	●			
	FRA Works & Sprinklers	Z251 Glastonbury House cladding, sprinklers & FRA works	TBC	TBC	Various	Various	●						
	Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	162	0	162	Glastonbury House		●	●	●	●	●	●
	Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	N/A	N/A	Various	Various	●		●	●	●	●	●
	Climate Works	Carbon Emissions reduction programme	TBC	TBC	Various	Various		●	●	●	●	●	●
	Kitchens & Bathrooms	Kitchen & bathroom renewals programme 2020/21 (CityWide)	91	0	91	Various	●	●	●	●	●	●	●
Kitchens & Bathrooms	Kitchen & bathroom renewals programme (South & Central)	TBC	0	TBC	TBC	●	●	●	●	●	●	●	

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West End	Decorations, Windows, Roof, FRA Works, Mechanical & Electrical	Y109 Coryton & Chester externals	6	18	24	Coryton & Chester House					●	●	
	Asbestos Remedial/Removal	Asbestos Monitoring/Removal (N&S)	TBC	TBC	Various	Various	●	●	●	●	●	●	●
	FRA Works	Y142 (S) Ph 3 Front doors (South) Phase 3	299	207	506	17-44 Aubrey Beardsley House, Buckland House, Evesham House, Flaxley House, Fonthill House, Forsyth House, Ingestre Court, Kirkstall House, Melrose House, Robin House, Stourhead House & Tintern House			●				
	FRA Works	FRA programme FRA programme continued post 21/22	TBC	TBC	Various	Various			●	●			
	FRA Works	AA107a Dufours Place fire safety works	53	19	72	Dufours Place	●						
	FRA Works	AA107b Kemp House fire safety works	45	12	57	Kemp House	●						
	Community Works	Community Halls/Playgrounds Community Halls/Playgrounds	N/A	N/A	Various	Various	●	●	●	●	●	●	●
	Climate Works	Carbon Emissions reduction programme	TBC	TBC	Various	Various		●	●	●	●	●	●
	Kitchens & Bathrooms	Kitchen & bathroom renewals programme 2020/21 (CityWide)	91	0	91	Various	●	●					
	Kitchens & Bathrooms	Kitchen & bathroom renewals programme (South & Central)	TBC	0	TBC	TBC	●	●	●	●	●	●	●

