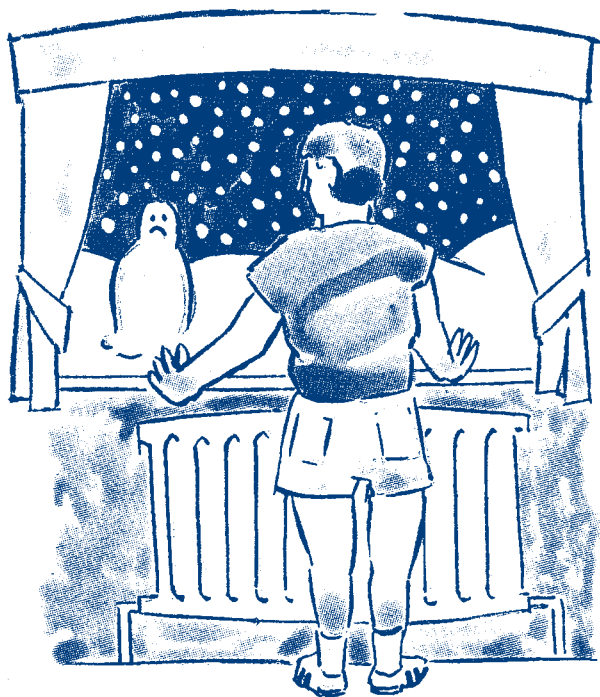




Improvement of Council Homes



Introduction

This leaflet gives you brief details of the Council's current improvement policy. If you intend to carry out improvements to your home yourself please make sure you let us know, we can then plan ahead with this in mind.

Will the Council carry out improvements to my home?

- The Council has a full programme of improvements to homes, including replacement of kitchens, bathrooms, partial central heating and upgrading electrical installations and to the external fabric of the dwelling i.e. doors, windows and re-roofing etc.

What will be included?

- Fully fitted kitchens with choice of worktops, taps, number of units and layout
- Bathrooms with choice of bath panel, WC seat, taps, and installation of shower over bath
- Installation of central heating to homes which have no or partial central heating. Either gas, electric or solid fuel central heating will be installed.
- Loft insulation will be topped up, cavity wall insulation provided, fans fitted in the bathroom and kitchen, or whole house ventilation systems fitted and windows will be double glazed.

Will my rent increase if my home is improved?

- No – and any work carried out by SLDC will not affect your rent either. If you carry out an improvement yourself your rent will not be affected.

When will improvements to my home be done?

- Unfortunately we can't tell you too far ahead because the number of homes we can do in a year will depend on the finance available to the Council at the time.
- You will be contacted individually when your home is to be included in an improvement programme.
- The tenants' newsletter will inform you of the latest news about Council home improvements.

Details of Planned Maintenance

- The Council plans programmes for items such as roofing and painting.
- Planned maintenance accounts for about 60% of expenditure on repairs and maintenance and is the most cost effective and satisfactory way to do this work.

If you want to know when your home is to be included in an improvement programme, contact your local South Lakes Housing office.

The following are a guide to the Planned Maintenance Schedules.

The initial draft programme is as follows:

2005/06 - Area 1

Kirkbarrow, Milnthorpe Road, Sandylands, Rinkfield, Natland Road, Gallowbarrow, Longlands View, Spital Park, Whitestiles and Whinfell Drive - Kendal, Mealbank, Grayrigg, Oxenholme, New Hutton, Burneside, Sedbergh, Dent and surrounding areas.

2006/07 - Area 2

Hallgarth, Castle Estate, Levens Close, Lound Road, Tenterfell Court, Kendal Yards, Kendal Endmoor, Sedgwick, Casterton, Barbon, Crosscrake, Old Hutton, Stainton, Wyndsore Ave, Milnthorpe and surrounding areas.

2007/08 - Area 3

Ulverston, Swarthmoor, Grange, Flookburgh, Cartmel, Broughton Beck, Sparkbridge, Cark, Witherslack, Haverthwaite, Meathop, Bouth, Finsthwaite, Backbarrow, Gleaston, Leece, Newbiggin, Penny Bridge, Kirkby-in-Furness, Broughton-in-Furness, Lindale, Urswick and surrounding areas.

2008/09 - Area 4

Staveley, Windermere, Bowness, Ambleside, Grasmere, Hawkshead, Coniston, Chapel Stile, Satterthwaite, Crook, Ings, Crosthwaite, Elterwater and surrounding areas.

A member of the planned maintenance team will contact you prior to works commencing to carry out a survey of your needs and to arrange for measurements of works and access.

The works will include some, or all, of the following:

- Kitchen replacement
- Bathroom replacement (inc. over the bath shower)
- Electrical rewire or upgrade
- Installation of smoke and carbon monoxide alarms
- Heating upgrades
- Double glazing and insulation upgrades
- External door renewals
- Re-roofing
- Footpath renewals

The above works will be carried out on an area basis, with particular attention given to older, frail and disabled tenants. It is also our intention to carry out all necessary work at the same time in order to minimise disruption, as recommended by the tenant postal survey of January 2004.

You can get a copy of this document in different formats such as large print, Braille, audio, or in a different language by calling 0845 057 0080 or check our website www.southlakeshousing.co.uk

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Little Aynam House
Little Aynam
Kendal
LA9 7AH
 0845 057 0080

The Town Hall
Queen Street
Ulverston
LA12 7AR
 01229 584424