



Gloucestershire
Housing Association

5 Year Planned Maintenance Programme

Effective from 2007



HELP WITH THIS LEAFLET

If you would like this document in another language, or if you require the services of an interpreter, please contact us.

Arabic

إذا أردت هذه الوثيقة بلغة أخرى أو بطريقة أخرى، أو إذا كنت بحاجة إلى خدمات مترجم، فترجو أن تقوم بالاتصال بنا.

Bengali

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান অথবা যদি আপনার একজন ইন্টারপ্রেটারের প্রয়োজন হয়, তাহলে দয়া করে আমাদের সাথে যোগাযোগ করুন।

Cantonese

本文件可以翻譯為另一語文版本，或製作成另一格式，如有此需要，或需要傳譯員的協助，請與我們聯絡。

French

Si vous souhaitez obtenir ce document dans une autre langue ou sous un autre format ou si vous avez besoin des services d'un interprète, veuillez nous contacter.

Gujarati

જો તમને આ દસ્તાવેજ બીજી ભાષા અથવા રચનામાં જોઈતો હોય, અથવા જો તમને ઈન્ટરપ્રિટરની સેવાઓ જોઈતી હોય તો, કૃપા કરી અમારો સંપર્ક સાથે.

Mandarin

本文件可以翻译为另一语文本，或制作成另一格式。如有此需要，或需要传译员的协助，请与我们联系。

Urdu

یہ دستاویز اگر آپ کو کسی دیگر زبان یا دیگر شکل میں درکار ہو، یا اگر آپ کو ترجمان کی خدمات چاہئیں تو براہ مہربانی ہم سے رابطہ کیجئے۔

If you would like this document in any of the following formats please contact us.

- Large print
- On tape
- In Braille
- Face to face

GHA'S COMMITMENT TO THE FUTURE INVESTMENT OF YOUR HOMES...

GHA is committed to maintaining and investing in tenants' homes and communal areas. We aim to deliver improvements to our properties and the environment of our estates to meet the aspirations of current and future residents.

To achieve these goals, GHA has identified, planned and budgeted for the next 5 years maintenance and improvement works. We have also included on the plan, details of the time schedules for the internal and external decorations of your properties and communal areas. GHA aims to provide value for money in all we deliver, whilst ensuring a responsible approach towards the environment, with regard to the materials we use and the need for energy conservation.

We are keen to have your input in the decisions affecting the maintenance of your homes; in the preparation for the delivery of major works, we will ask your views and obtain feedback from you before we start work. We will also ask you what you think of the completed work as part of our monitoring and service improvement processes.

The enclosed 5 Year Planned Maintenance Programme outlines GHA's commitment to ensuring that your home is properly maintained. The programme has been drawn up based on the predicted life expectancy of key components in your home, such as kitchens, bathrooms and boilers. We will be contacting residents during the year that items are due to be replaced and discussing with you more precisely when you can expect the work to be undertaken. You will have some choices in what we renew and how we carry out the work.

It is important to recognise that whilst these are our anticipated dates for major works, we must allow a degree of flexibility. We will regularly review the programme to ensure that those properties most in need are improved first. For this reason, the programme will be regularly reviewed and you will be kept updated via Viewpoint or direct mailing. GHA will carry out a systematic inspection of your homes prior to work taking place, to ensure the work is needed. We reserve the right to change the programme based on making the right investment and subject to funding being available.

We hope that you find this information interesting and useful. If, however, you have any queries or concerns, please feel free to contact GHA on **01452 541 847**, where we will be more than happy to help you with your questions or concerns.



	Bathrooms	Boilers	Communal Door	Communal Drainage	Electrical	External Door	Heating	Kitchens	Roof	Windows	Internal Decs	External Decs
Abbeyholme				07/08	11/12				07/08		07/08	11/12
Alfred Street		09/10										07/08
Allen Close												07/08
Allendale Crescent		09/10										07/08
Alstone Lane											10/11	10/11
Apna Ghar Court				09/10						09/10		10/11
Armscote Road		09/10										07/08
Avening Road												09/10
Ayland Gardens	07/08			11/12		11/12	11/12	11/12			08/09	08/09
Barley Close												07/08
Barnwood Road		09/10		11/12		11/12				09/10		07/08
Barton Street										09/10		11/12
Benton Court												11/12
Berry Lawn		09/10										10/11
Bishopstone Road												09/10
Blackbird Avenue		09/10		08/09						08/09		08/09
Bramah House											10/11	09/10
Bristol Road						11/12						07/08
Britten Place												07/08
Brook Court				08/09								07/08
Brook Street		09/10									09/10	10/11
Buddleia Close										09/10		10/11
Bullingham Court												11/12
Bunting Way							11/12					11/12
Buttington Road		09/10										10/11
Cambrian Road		09/10										08/09
Cambridge Avenue												11/12
Cartway Green					07/08							10/11
Cassin Drive												07/08
Charles Street											08/09	
Chebsey Court												11/12
Chequers Road				08/09								11/12
Chestnut Cottages				08/09	11/12			10/11		09/10		08/09
Chestnut Grove		09/10						11/12				11/12
Church View												08/09
Clarence Parade												
Clarence Road											08/09	07/08
Clayfurlong Grove					11/12		10/11	09/10				07/08
Cleeve Court												10/11
Clement Street												11/12
Closure Place		09/10			08/09							07/08
Colliers Field												07/08
Conduit Street		09/10			08/09							11/12
County Crescent												08/09
Coventry Close					08/09							09/10
Cross Leys												07/08
Crossways												11/12
Danes Hill		09/10						10/11				10/11
Daniels Meadow												08/09
Daniels Road												08/09
Darlow Drive												07/08
Darters Close		09/10								08/09		08/09
Davenport Terrace												07/08
Dean Swift Close		09/10										11/12
Derby Road												07/08
Dispenser Road		10/11										11/12
Devonshire Street												07/08
Diddington Close												08/09
Dighton Close				08/09				09/10				11/12
Druids Lane				08/09	11/12			08/09		09/10		08/09
Eastern Avenue												07/08
Edinburgh Place												08/09
Eldersfield Close	07/08							09/10		08/09		11/12
Eldorado Close												09/10
Elizabeth Way												10/11
Elm Grove				08/09				09/10				10/11
Elming House		09/10		11/12			10/11	09/10				07/08
Empingham Close												08/09
Ermin Park				08/09						08/09		11/12
Evergreen Walk	11/12			08/09								07/08
Fairford Way												10/11
Falcon Close										08/09		09/10

*Please note, the years referred to in the table are financial years and run from the 1st April of the first year, to the 31st March of the second year.

	Bathrooms	Boilers	Communal Door	Communal Drainage	Electrical	External Door	Heating	Kitchens	Roof	Windows	Internal Decs	External Decs
Magdala Road												11/12
Maldon Gardens												09/10
Mansell Close				09/10								09/10
Maple Close		08/09						10/11				09/10
Margarets Road												07/08
Marlborough Road												09/10
Masefield Avenue				09/10								08/09
Melbourne Street East												10/11
Melfort Drive												08/09
Melville Road												07/08
Merrick Close												07/08
Middle Orchard								08/09				
Milles Meadow				09/10				10/11				11/12
Millbrook (Toadsmoor)		10/11										10/11
Millbrook St												07/08
Millennium Close												07/08
Miller Close		10/11										11/12
Milton Avenue				09/10								09/10
Mogridge Close	09/10	10/11		09/10				07/08				09/10
Monson Avenue												09/10
Moores Ground												10/11
Moorfield Road								10/11				07/08
Napier Street				09/10				10/11		09/10		11/12
Napton Road												09/10
Nelson Street												08/09
New Street				09/10								09/10
Newton Road												08/09
Northcroft									09/10			07/08
Northfield Passage												08/09
Northfield Road		10/11										08/09
Oak Drive		08/09						10/11			07/08	11/12
Oak Inn												10/11
Oaklands Court		10/11										11/12
Old All Saints School											08/09	09/10
Old Dean Road												07/08
Old Row Court											08/09	11/12
Orchard Avenue												08/09
Othello Close												07/08
Owen House											08/09	09/10
Painswick Road		10/11										07/08
Park Lane												08/09
Park Road											08/09	07/08
Partridge Close				08/09								09/10
Pembroke Street		10/11						10/11	09/10	08/09		11/12
Penny Plock		10/11										07/08
Perry Hill		10/11						10/11				07/08
Pittmill Gardens												11/12
Poplars Close												11/12
Prince Albert	09/10		07/08		11/12		07/08		07/08	10/11		
Prince Albert Court								10/11				07/08
Princess Elizabeth Way												08/09
Quebec Drive												07/08
Queens Road		11/12		08/09				10/11				10/11
Querns Road				09/10				08/09			09/10	07/08
Raglan House											07/08	08/09
Raleigh Close								10/11				07/08
Redwood Close												08/09
Regent Court Garage												09/10
Regent Street				08/09								09/10
Regents Court										08/09		09/10
Romsey Drive										09/10		07/08
Rookery Road		11/12										09/10
Rose & Crown House											07/08	07/08
Rosebank								08/09				11/12
Roseberry Avenue		11/12		08/09								07/08
Roseberry Park		08/09		09/10								08/09
Rudhall View								07/08				11/12
Rufford Close												07/08
Russett Close		08/09						10/11	09/10			11/12
Ryecroft Street		11/12										07/08
Salamanca Road								07/08				10/11
San Remo							07/08		07/08	08/09		11/12

*Please note, the years referred to in the table are financial years and run from the 1st April of the first year, to the 31st March of the second year.



Gloucestershire
Housing Association

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GHA: *providing
sustaining
enhancing*

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