

Housing, Neighbourhoods and Leisure Committee

10 March 2026



Reading
Borough Council
Working better with you

Title	PROGRAMME OF WORKS TO COUNCIL HOUSING STOCK 2026/2027
Purpose of the report	To make a decision
Report status	Public report
Executive Director/ Statutory Officer Commissioning Report	Melissa Wise – Executive Director Communities and Adult Social Care
Report author	Natalie Waters – Assistant Director Housing Landlord Services
Lead Councillor	Cllr Matt Yeo - Lead Councillor for Housing
Council priority	All
Recommendations	<ol style="list-style-type: none">1. That the Housing, Neighbourhoods and Leisure Committee note the planned maintenance work programme for Council Homes for 2026/27.2. That the Housing, Neighbourhoods and Leisure Committee delegate authority to the Executive Director of Communities and Adult Social Care in consultation with the Lead Councillor for Housing to: (a) tender; and (b) enter into all necessary contracts for individual schemes that begin within the 26/27 work programme as set out in Appendix 1 & 2 of this report subject to sufficient funding being available in the approved Budget (£28.20m across HRA and General Fund) to meet the cost of the schemes.

1. Executive Summary

- 1.1. The report sets out the maintenance work programme for Council Homes for 2026/27. The overall work programme budget for 2026/27 is £27.95m, this maintains an acceptable reserve balance in the HRA Business Plan. In addition, there are £0.255m of General Fund costs relating to Garages and Temporary Accommodation (Appendix 2 provides details of the works to the General Fund Housing Stock 2026/2027) giving a total programme cost of £28.2m.
- 1.2. To accommodate essential Decent Homes Works and Compliance requirements for Council Stock in 2026/27, budget lines have been adjusted to ensure works are prioritised and fall within the available budget.

2. Policy Context

- 2.1 There is no single national policy that prescribes specific works to individual properties; instead, national legislation and standards set minimum outcomes and statutory duties, including the Building Regulations, the Housing Act 2004 (Housing Health and Safety Rating System), the Decent Homes Standard, and the Homes (Fitness for Human Habitation) Act 2018.

- 2.2 The specific works required are determined locally, informed by stock condition surveys, compliance and risk assessments, and assessed need, including adaptations delivered under the Care Act 2014 and Disabled Facilities Grant (DFG) framework, alongside energy efficiency requirements such as Minimum Energy Efficiency Standards (MEES).
- 2.3 The planned works programme therefore represents a locally determined, evidence led approach that ensures statutory compliance, protects tenants, supports independence, and aligns with wider strategic objectives, including asset management, prevention, sustainability and value for money

3 The Proposal

Programme Of Works 2026/27

- 3.1 Housing Repairs and Property Services manages the planned maintenance, cyclical repairs, and void works to approximately 5,790 Housing properties including temporary accommodation. There are an additional 1,236 Council Homes managed under contract by Affinity (Reading) Ltd.
- 3.2 The Service has a responsibility to ensure that the housing stock is well maintained in accordance with the Decent Homes Standard and that Council homes are safe and healthy places to live. Beyond bricks and mortar the Service also works to improve the wider environment on housing estates to meet the needs and aspirations of both the Council and our tenants.
- 3.3 The existing housing stock has benefited from past initiatives which have ensured that most properties are above EPC level C. All options for new funding streams for further thermal efficiencies are considered as and when they are launched.
- 3.4 Repairs and maintenance of the stock are delivered by an in-house workforce with support from external sub-contractors, using measured term contracts to allow for fluctuations in volumes and specialist work or where it is more cost effective to do so. In line with a national shortage of skilled trades people, recruitment has continued to be difficult across Repairs and Property Services, however it is noteworthy that our vacancy rate has reduced throughout 25/26 following a continued focus in this area.
- 3.5 To further increase resilience and mitigate any capacity issues, the Service has a procurement programme in place to secure contracts covering 28 different work streams, 12 of which have already been awarded which will further assist in service delivery with planned completion of the remaining 16 contracts by September 2026.
- 3.6 The Appendices to this report provide the detailed programme and expenditure planned for 2026/27. The detail of the works programme is detailed in Appendix 1 which highlights the updated programme and associated budgets for the Council's HRA Housing Stock for 2026/2027. Appendix 2 provides details of the works to the General Fund Housing Stock 2026/2027. Appendix 3 provides a breakdown of the programmes of work by Ward.

4 Contribution to Strategic Aims

- 4.1 The programme of works to Council Homes contributes to the Council's 2025-2028 Council Plan themes around:
 - **Secure Readings economic and cultural success** by increasing the number and timeliness of repairs delivered by our Housing Repairs & Property Services teams.
 - **Deliver a sustainable and healthy environment and reduce Reading's carbon footprint** by investing in retrofitting renewable energy and carbon neutral assets in existing stock, working towards the Council commitment to being carbon zero in 2030.
 - **Ensure Reading Borough Council is fit for the future** by delivering good quality accessible services and providing self –serve technology to allow tenants to log and monitor repairs.

- 4.2 The programme of works to Council homes makes a difference to our tenants by:
- Safeguarding and protecting those that are most vulnerable; and
 - Providing homes for those in most need.
- 4.3 The Housing & Communities Service aspires to deliver a common purpose of 'supporting the life that matters to you'. This aims to ensure we tailor our services to meet the individual needs and aspiration of our tenants. Ensuring our Council stock is safe, efficient and well maintained aligns with this objective.

5 Environmental and Climate Implications

- 5.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 5.2 The Housing Service looks to improve the energy efficiency and the insulation of Council Homes wherever possible including:
- Investigating and trialling of low carbon and alternative heating systems, the results of which will help to shape the future approach to retrofitting homes to reduce carbon emissions.
 - Replacing external fabric of buildings including external wall insulation.
 - Development of alternative solutions for more difficult to treat properties, such as the Victorian terrace houses.
 - Installing mechanical ventilation with heat recovery systems
- 5.3 The average SAP rating, measure of energy efficiency, of the Council's housing stock is currently 71.5% EPC band C.
- 5.4 Our local authority new build programmes play a key role in achieving net zero carbon. The development to Passivhaus principals reduces greenhouse gas emissions and will deliver significant long-term energy savings to the tenants. The low running costs and higher quality building mean that costs are significantly reduced over the life of the building for the occupiers.

6 Community Engagement

- 6.1 The Housing Service has an engagement approach that enables consultation with tenants on a range of issues and through different means including, surveys, focus groups, a tenant scrutiny panel and formal consultation, the results of which drive service improvement. With all repairs and maintenance, we look to provide an efficient value for money service and recognise this can only be achieved by engaging with tenants, this is crucial when it comes to getting it right first time. Wherever possible tenants are given choices in the use of materials and colours.
- 6.2 When upgrading kitchens there is a design process, the tenant is involved to ensure the layout and space allows for white goods. Within the range of kitchen units, worktops and tiles the tenant is offered choice of colour.
- 6.3 On our larger refurbishment schemes tenants are invited to evaluate tender submissions.

7 Equality Implications

- 7.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to -
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.2 There are no proposed changes to services that will negatively impact on the way people access and experience services therefore there is no requirement for an Equality Impact Assessment for the purposes of this report.

8 Other Relevant Considerations

- 8.1 There are no further relevant considerations that haven't already been factored into the report

9 Legal Implications

- 9.1 The 2006 Decent Homes Standard is a government-set standard for council housing. The standard describes a Decent Home as one that is fit to live in, in a reasonable state of repair, having reasonably modern facilities and services, and being insulated to a reasonable standard and weatherproof. The standard was updated in 2006 to include the Housing Health and Safety Rating System (HHSRS). The Decent Homes standard is currently under public consultation, with the outcome of the feedback due in the summer of 2026.

- 9.2 In addition, work outlined in this report is covered by the following legislation:

- Landlord & Tenant Act 1985
- Social Housing (Regulation) Act 2023
- Housing Act 2004
- Secure Tenants of Local Housing Authorities (Right to Repair) Regulations 1994
- Defective Premises Act 1972
- Commonhold & Leasehold Reform Act 2002
- Gas Safety (Installation and Use) Regulations 1998
- Management of Health and Safety at Work Regulations 1999
- Building Regulations Act 1984
- Health and Safety at Work Act 1974, Sections 2, 3 and 4
- Equality Act 2010
- HCA – The Regulatory Framework for Social Housing in England from April 2012
- Building Safety Act 2022
- Awaabs Law Oct 2025

- 9.3 Within this legal framework, work programmes are aimed at ensuring the quality of accommodation, maintaining the 2006 Decent Homes Standard (or standards of design and quality that applied when the home was built if higher than the Decent Homes Standard) and providing a cost-effective repairs and maintenance service that meets applicable statutory requirements that provide for the health and safety of the occupants in their homes.

- 9.4 Works and Services will be procured in accordance with the Council's Contract Procedure Rules. The specified thresholds detail the procurement approaches required. The Repairs and Property Services teams work with colleagues in Legal and Procurement to ensure that compliant contracts are put in place.

10. Financial Implications

- 10.1 The majority of the budget, £27.95 million for the works programme 2026-27 is funded through the Housing Revenue Account. In addition, there is £0.255m funding from the General fund for Garages and Temporary Accommodation.
- 10.2 The Housing Revenue Account (HRA) receives income through housing rent and service charges, and all expenditure related to council housing is charged to this account. The

Housing Revenue Account is 'ring-fenced' (separate) from other Council activity which is accounted for through the 'General Fund' account.

- 10.3 The Council regularly updates and revises assumptions in a 30-year business plan for the HRA. This includes a comprehensive 30-year programme for replacing major components of homes (roofs, windows/doors, kitchens, bathrooms etc.) and maintaining them to Decent Homes standards.

11 Timetable for Implementation

- 11.1 See specific Appendices.

12 Background Papers

- 12.1 Not applicable.

Appendices

- (1) Appendix 1: Works to Housing Stock 2026-2027 Housing Revenue Account (HRA)
- (2) Appendix 2: Works to Housing Stock 2026-2027 (General Fund)
- (3) Appendix 3: Works to Housing Stock by Ward 2026-2027

Appendix 1 – Planned Works to Housing Stock 26/27 Housing Revenue Account (HRA)

Responsive Repairs		£000's
1	Responsive Repairs	3,954
2	Voids (Minor Works)	1,000
3	Voids (Major Revenue Works)	400
4	Responsive Repairs Contingency	30
Planned Programmes		
5	Estate Maintenance	100
6	Gas Servicing and CO Detectors	460
7	Disrepair Cases	100
8	Non-Gas Heating & MVHR Servicing	165
9	Smoke detector non-gas annual checks	50
10	Essential Cyclical	400
11	Asbestos Surveys	250
12	Periodic Electrical Checks (EICRs)	350
13	Sprinkler System Servicing	175
14	Fire Stopping/Compartmentalisation Works	100
15	Fire Protection (Fire Risk Assessments)	80
16	Legionella Testing	120
17	External Repairs and Decorations	1,000
18	Common Areas	200
19	Pensioner- decs	90
20	Lift Servicing Inc Stairlifts	100
21	Planned Programmes Contingency	250
22	Decent Homes Contingency	687
23	Stock Condition Surveys	100
24	Fire Door Surveys	40
25	Compartmentation Surveys	30
26	Emergency Lighting Maintenance	20
27	Fire Alarm & Refuge System	20
28	Compliance Contingency	100
29	Wet & Dry Riser Maintenance	10
30	Fire Extinguisher Maintenance	10
31	Automatic Opening Smoke Ventilation Maintenance	10
32	Bin Chute Remedial Works	25
Major Capital Works/Decent Homes		
33	Voids (Major Works)	1,000
34	Roofs/Structural works	1,600
35	Rewiring/smoke detectors/upgrades	407
36	Windows	1,900
37	Front Doors	460
38	Doors (Fire)	300
39	Gas Central Heating and Boilers	960
40	Kitchens & Bathrooms	2,730
41	Door Entry Systems	50
42	Asbestos Removals	250
43	Tenant Improvement Fund/Decent Neighbourhoods Works	150
44	Queens Road Improvements (HFR)	702
45	Wensley High Rise, External Fabric and Refurbishment	5,605

46	Major Repairs	160
47	Granville High Rise Cladding & Windows Preparation	100
48	Communal Fire Alarm Upgrades	100
49	Communal Flooring	100
50	Major Capital Works Contingency	39
Special Adaptations		
51	Special Adaptations Major	600
52	Special Adaptations Minor	200
53	Special Adaptations Contingency	111
Total		£27,950m

RESPONSIVE REPAIRS

1. Responsive Repairs

£3,954,000

The Repairs service is a reactive and customer driven. Spend in recent years has been increasing. Factors that influence overall service costs include:

- Standardisation of parts. We benefit from the legacy of earlier generations who standardised components from the 1940's onwards and have continued this process
- A range of competitively priced and recently tendered planned programmes
- Batched gutter cleaning works to reduce use of scaffolding costs
- New types of scaffold and harnessing
- Improved Health and safety provision fuelled by legislation change and by an enhanced risk awareness following Grenfell.
- Repairs and costs analysis broken down by trade job type, material and property type
- Improved specification and increased building items to maintain (such as showers fire alarms and heat recovery ventilation)
- Feedback from surveys driving improvements
- Extended guarantees on boilers.
- Data from Customer Satisfaction surveys

Responsive repairs are undertaken in all Wards across the Borough as required.

2. Voids (Minor Works)

£1,000,000

The cost associated with bringing properties up to approved standards between tenancies, and preparing them for re-letting, is drawn from this budget. We strive to ensure an appropriate balance between cost, re let performance and re-let standards.

Works to Void dwellings are undertaken in all Wards across the Borough as and when they become void.

3. Voids (Major Works)

£400,000

As per item 2.

4. Responsive Repairs Contingency

£30,000

Given the cost of labour and materials has increased as outlined in point 1 a contingency has been assigned for slippage.

5. Estate Maintenance

£100,000

A housing management-controlled budget to attend to day-to-day estate management issues and repair needs on our estates. This is typically used to improve parking, manage trees, provide dog bins, manage landscaping and paths that do not form part of the Highway.

Estate Management covers all Wards across the Borough as required.

6. Gas servicing and CO Detectors

£460,000

A landlord is legally required to make every reasonable effort to carry out gas checks every 12 months and at each change of tenancy to all landlord owned gas appliances/ properties with gas meters.

Gas servicing is undertaken in all dwellings that have a gas supply and costs approximately £100/ service. There are 4,592 gas-fed dwellings across the Borough and works will be undertaken in all Wards.

7. Disrepair Cases

£100,000

This budget has been set aside to meet the costs arising from any claims. Year to date (2025-2026) there have been 87 disrepair cases referred to our legal team, which has doubled from the previous year and this may continue to increase due to reports of cold calling by third party companies, collecting our tenants details and passing these onto no win-no fee solicitors. Letters informing tenants of this issue have been sent along with advice that has been updated on the Council website

8. Non-Gas Heating & MVHR Servicing

£165,000

We have as part of our carbon reduction works replaced some heating systems with Air Source Heat pumps. New Build Properties are all heated with heat pump technology, which adds to the number for servicing.

With the introduction of Heat pumps, there comes the need to better control the ventilation within dwellings, Mechanical Ventilation with Heat Recovery (MVHR) ventilates but also recovers heat, this will help to keep tenants fuel bills down. Better ventilation will also reduce levels of condensation and mould growth, however, MVHR is only effective if the units are serviced, and filters cleaned or replaced annually.

Reading Council's current number of these appliances are:

Type	Number Of
Air To Water Heat Pump System	405
MVHR	161
PIV	255
	821

9. Smoke detector non-gas annual checks

£50,000

Our aim is to check all smoke detectors within our stock on an annual basis, to ensure they are functioning and compliant.

The majority of these checks are undertaken as part of our Gas Servicing; this budget is for those dwellings that have electrically supplied heating and hot water and therefore are not visited as part of the annual gas service programme.

10. Essential Cyclical

£400,000

This budget is in line with previous years and relates to work in the following areas:

- Basic Lift maintenance and safety certification
- Welfare Call system maintenance
- Checks and minor repairs to door entry systems
- Lightening Protection
- Burglar alarms
- Communal lights maintenance
- Communal TV Aerials maintenance
- CCTV

Essential Cyclical Inspections are undertaken in all Wards across the Borough as required.

11. Asbestos Surveys

£250,000

Management of Asbestos in properties is a statutory requirement. With large areas of the Housing Stock built during the 1960s & 70s, asbestos is a common occurrence. This budget allows for the required management surveys to be carried out, along with the more specific and in-depth surveys required to facilitate improvement works.

Elements of the work are on a planned cycle as required for effective management, and other elements are dependent on the improvement/refurbishment programmes of work - it will cover all Wards across the Borough.

12. Periodic Electrical Checks (EICRs)

£350,000

Electric checks are done either as planned checks or when there is a change of tenancy. These checks are carried out every 5 years in line with best practice and cover approximately 1200 properties per annum.

We use the data collected from the electrical checks to determine the rewiring programme and use the data to set programmes to upgrade and renew smoke detectors.

Periodic Electrical Checks are undertaken in all Wards across the Borough as required.

13. Sprinkler System Servicing

£175,000

The design of our new build flats incorporate Sprinkler Systems as part of the fire safety measures. We have also fitted Sprinkler Systems within our Wates Flats and the High-Rise Flats at Wensley Road to improve fire safety. To ensure the systems remain operational these systems require an annual service.

14. Fire Stopping

£100,000

This provision is to address the need of Fire Stopping as identified in the Fire Risk Assessments undertaken.

In the main this work relates to areas where services and cables pass through the compartmentation of buildings, this is to ensure our buildings are fully compliant with current fire safety legislation.

15. Fire Protection (Fire Risk Assessments)

£80,000

Depending on the risk associated with the building type Fire Risk Assessments are required to ensure the buildings meet the current standards. High risk buildings are inspected annually; these are the High-Rise Blocks at Wensley Road and Granville Road. Buildings identified as having a lower risk require an assessment every 3 years.

Work will be undertaken in all Wards across the Borough.

16. Legionella Testing

£120,000

We have a legal responsibility to undertake Legionella testing, this budget is for the testing, inspection and treatment to prevent legionella where required.

17. External Repairs and Decoration

£1,000,000

Typically, this includes a repair package, looking at the outside fabric of the properties and carrying out suitable improvements or repairs to:

- Roofs, Down pipes and gutters and vent pipes
- Brickwork
- Windows and doors
- Porches, Sheds
- Repairs to kitchens

An external painting programme follows the repair works. Painting is subject to weather conditions and stops during the winter period.

Work is carried out on a rolling 8-year cycle.

This year's work will be primarily in Abbey, Church, Coley, Katesgrove, Minster, Park, Redlands, Tilehurst, Woodley Wards.

18. Communal Area Decoration **£200,000**

An eight-year cyclical common area programme is set, whilst maintaining additional budget for highly trafficked or vandalised areas in exceptional cases.

This year's work is in Church, Coley, Emmer Green, Redlands, Southcote and Tilehurst wards.

19. Pensioner/Disabled Decoration **£90,000**

The Pensioner/Disabled decoration programme is currently carried out on a three-year cyclical programme. The town is divided into three geographic areas.

To be eligible, tenants must be of pensionable age or receive a disability benefit and have no resource to an able-bodied person who can do the work for them. The service is provided where the condition of the existing decoration is poor. Tenants receive a pre-work visit to ensure eligibility and discuss choices in colour and finishes.

Work will be undertaken in all Wards across the Borough

20. Lift Servicing Inc Stairlifts **£100,000**

Reading has multiple passenger lifts across the housing stock that require servicing. The budget also covers the LOLER testing and servicing of stairlifts.

Work will be undertaken in all Wards across the Borough.

21. Planned Programmes Contingency **£250,000**

22. Decent Homes Contingency **£687,000**

23. Decent Homes Surveys **£100,000**

A contractor will be procured to undertake a programme of 1700 decent home surveys on our properties during this financial year. This will ensure that we adhere to the regulator of social housing requirements to survey every property on a 5-year programme. We anticipate that further works will be identified from these surveys that will be required to fully meet the decent home standard.

24. Fire Door Surveys **£40,000**

There is a legal requirement to survey flat entrance doors and communal doors in properties over 11 metres or 5 storeys. Royal Berkshire Fire Rescue Service have requested all door across our stock are surveyed to ensure due diligence.

25. Compartmentation Surveys **£30,000**

These surveys ensure that fire in domestic flats would not breach into communal areas. These surveys also ensure there is sufficient fire stopping between floors and communal intake cupboards that house electrical cables and tenant's electrical meters.

26. Emergency Lighting Maintenance **£20,000**

This ensures sufficient illumination is present in all communal area of blocks of flats and sheltered housing schemes.

27. Fire Alarm & Refuge System **£20,000**

Communal fire detection systems are to be maintained annually in all buildings where they are installed in communal areas. There are some refuge alarms to allow tenants who cannot self-evacuate to await assistance from the Fire Rescue Service.

28. Compliance Contingency **£100,000**

29. Wet & Dry Riser Maintenance **£10,000**

There is a legal requirement to conduct servicing every 6 months and carryout an annual fully pressurised water test. This is to ensure the dry riser are fit for the Fire Rescue Service to use.

30. Fire Extinguisher Maintenance **£10,000**

Fire extinguishers require mandatory annual servicing and visual monthly inspections to check pressure, damage and accessibility which need to be carried out by a qualified professional.

31. Automatic Opening Smoke Ventilation Maintenance **£10,000**

The electrical windows within staircases need to be maintained to ensure safe egress for tenants and safe access for the Fire Rescue Service. They are inspected every 6 months. The smoke ventilations are linked to the fire alarm system and are activated when the fire smoke detector in the communal areas are triggered.

32. Bin Chute Remedial Works **£25,000**

This ensures that if a fire starts in the bin storeroom of a building, it cannot spread upward through the bin chute. The bin chute is designed to automatically close when it detects heat from an active fire.

MAJOR / CAPITAL REPAIRS

33. Voids (Major Works) **£1,000,000**

See Item 2 above

34. Roofs/Structural works **£1,600,000**

Decent Homes roof failures will be prioritised during this financial year, with programmes of work being developed to determine the most suitable procurement route for a new contract. This contract will cover all roof replacements, repairs and upgrades required for properties that currently do not meet the Decent Homes standard.

35. Rewiring/ smoke detectors/upgrades **£407,000**

Condition rather than age is setting the rewiring budget. The need for full rewires has decreased. The focus has switched to upgrading systems. Rewires tend to be partial, focusing on circuit board replacement and socket upgrades. Selection for these upgrades is on the recommendation of the electric's team (following electrical checks) rather than from general building surveys.

This area of work is very reactive and will therefore be across all Wards within the Borough.

36. Windows **£1,900,000**

Window replaced took place from 1986 onwards, replacing comparatively few before 1991 when the numbers increase. In 1992 the replacement programme focused on houses rather than flats. Windows are a key element in the Decent Homes Standard with a lifecycle of 30 years. Most dwellings have double glazed units.

This year's window renewal will be in Church, Coley, Katesgrove, Norcot, Redlands, Southcote, Tilehurst, Ward and Whitley Wards.

37. Front Doors **£460,000**

This budget will be used for the renewal of Front Doors that currently do not meet the Decent Homes standard. Front doors will be replaced across the borough.

38. Doors (Fire) **£300,000**

This budget will be used for the renewal of Fire Doors where required. Changes in legislation require the door and frame to be completely renewed where a repair is not achievable.

39. Gas Central Heating and Boilers **£960,000**

Boiler replacements are generally scheduled on a 15-year cycle, while full heating system replacements, including radiators and associated components are planned on a 30-40-year cycle.

Although The Council is committed to zero carbon with a target of 2030, in order to achieve this there is a need to look at alternative heating for our dwellings, we need to phase out our gas boilers over time and look to provide alternatives such as air/ground source heating.

Gas boilers will only be installed in properties that already have a gas boiler in place, and no fuel switching from electric to gas will be undertaken. The boilers installed will be high-efficiency, A-rated models with an efficiency of 89%. Although alternative heating options are significantly more expensive, we will continue to progress fuel-switching where practicable and affordable within the available budget.

In some cases, systems will need to be replaced with electric heating. Quantum heaters or similar high-efficiency units will be installed. Although they have a higher initial cost, they do not require annual servicing, which reduces ongoing maintenance expenses.

Gas boilers will be replaced across all wards.

40. Kitchens and Bathrooms **£2,700,000**

Kitchens and bathrooms will be replaced across all areas of the borough based strictly on the condition and life cycle of existing facilities.

New kitchens are designed individually, considering the size and type of tenants' existing white goods, with layouts adapted to accommodate these wherever space allows. The kitchen specification includes thicker carcasses, 180-degree door hinges, and metal drawer runners, ensuring durability alongside a modern aesthetic that we anticipate will remain in style while still offering good tenant choice. All kitchen and bathroom taps are lever-operated to support tenants with reduced hand mobility. Our approach aims to balance high-quality modernisation with responsible cost management. Kitchens and bathrooms will be replaced across all Wards.

41. Door Entry Systems**£50,000**

This budget is generally allocated to upgrading or replacing older door entry systems, as well as installing new systems where they would provide clear benefits.

The works programme responds to situations where existing systems become inoperable and cannot be repaired. Installations and upgrades will be carried out across all Wards in the Borough. A review of current door entry systems is underway to support the development of a more structured, planned programme in future.

42. Asbestos Removals**£250,000**

Asbestos removal works follow on from the results of the asbestos surveys carried out. Works can either be responsive in nature, to remove asbestos deemed necessary as part of a management survey, or in response to asbestos found ahead of planned improvement works.

43. Tenant Improvement Fund/Decent Neighbourhood Works**£150,000**

Tenant Improvement Fund budget is for small scale environmental improvement projects on estates, including improved landscaping, enhanced security and additional parking facilities, with a panel of engaged tenants overseeing all bids submitted.

Decent Neighbourhood Fund is amalgamated with this fund and is overseen by the tenant panel and includes improvements to matt wells, door closers, and refuse disposal. Works will cover all Wards across the Borough.

44. Queens Road Improvements**£702,000**

Extensive works are required to the property at the Queens Road to bring the dwellings up to re let standard, this block was previously part of the Homes for Reading portfolio.

**45. Wensley Road Estate Flats, External Fabric/Windows and Roofing
£5,605,000**

The proposals for the three blocks of flats at Wensley Road estate include several measures in line with the Councils Zero Carbon Strategy, the major elements which will significantly improve thermal efficiency of the dwellings includes the replacement of the external wall insulation together with triple glazed windows and a new waste management system. The refurbishment works will also include the replacement of the foul water and drainage system (stack pipes) and the refurbishment of the passenger lifts.

We are currently working with a procurement framework provider to appoint a new Principal Contractor who will carry out the main refurbishment works. This process should take around two months to complete. Once appointed, the contractor will join our design team to help move the project forward

The Coley High Rise blocks are in the Coley Ward of the Borough.

46. Major Repairs**£160,000**

Major repairs are batched together for increased efficiencies. Work includes a variety of projects such as replacing fencing, flooring, damp treatments etc.

Works tend to be reactive in nature and will cover all Wards across the Borough.

47. Granville High Rise Cladding & Windows, Preparation **£100,000**

This budget has been set aside for the design, feasibility and preparation of the scheme for the four 8 story Blocks at Granville Road.

The Blocks at Granville Road are in Southcote Ward

48. Communal Fire Alarm Upgrades **£100,000**

A number of communal alarm systems are reaching the end of their operatable life span and therefore will need upgrading/ replacing.

Works will cover all Wards across the Borough.

49. Communal Flooring **£100,000**

A programme to replace the circulation area flooring, stair surfaces and nosing's.

Works will be agreed in priority order with Housing Management.

50. Major Capital Works Contingency **£39,000**

SPECIAL ADAPTATIONS

51. Special Adaptations (Major £600k and Minor £200k) **£800,000**

The purpose of this budget is to provide adaptations to properties to improve living conditions for tenants with a disability or mobility needs. Much of the budget is spent on adapting bathrooms.

Policies and specification changes that we have adopted in relation to general council stock, offering showers above baths and standard showers, meaning standard bathroom costs will increase, but such is demand, special adaptation costs are unlikely to reduce.

This area of work is very reactive and will therefore be across all Wards within the Borough.

52. Special Adaptations Contingency **£111,000**

Appendix 2

£255,000 WORKS TO HOUSING STOCK 2026-2027 (GENERAL FUND)

(Programmes of work funded from the General Fund)

		£'000
1	Garage Repairs	50
2	Garage Planned maintenance	45
3	Temporary Accommodation	160
	Total	255

1. Responsive Garage Repairs £50,000

This budget is for the provision of day-to-day repairs to the 1059 garages.

2. Planned Maintenance to Garages £45,000

Garage maintenance is done on a seven-year cycle of planned maintenance to reasonably maintained sites to ensure garages are kept up to standard

The business case for this budget is to keep garage sites in a lettable condition to maintain the revenue stream whilst maintaining our asset and the appearance of estates. Over the last decade investment in garages has much improved the appearance of estates and removed areas of neglect.

Numbers of garages have fallen in recent years as sites are redeveloped or land included in regeneration projects (such as at Dee Park). Where a site is designated for redevelopment within the next five years, we do not carry out planned maintenance.

3. Temporary Accommodation £160,000

A budget is used for the repair and maintenance of temporary accommodation properties. In recent years we have decreased the budget as repair costs have fallen following the refurbishment of Jimmy Green Court and 2 Wensley Road flats in recent years.

Appendix 3

**WORKS TO HOUSING STOCK BY WARD
2026-2027**

	Work Items	Planned/ Demand led	Ward(s)
Responsive Repairs			
1	Responsive Repairs	Demand led	All Wards
2	Voids (Minor Works)	Demand led	Various
3	Voids (Major Revenue Works)	Demand led	Various
4	Responsive Repairs Contingency	Demand led	All Wards
Planned Programmes			
5	Estate Maintenance	Demand led	Various
6	Gas Servicing and CO Detectors	Planned	All Wards
7	Disrepair Cases	Demand led	Various
8	Non-Gas Heating & MVHR Servicing	Planned	All Wards
9	Smoke detector non-gas annual checks	Planned	Various
10	Essential Cyclical	Planned	Various
11	Asbestos Surveys	Planned	All Wards
12	Periodic Electrical Checks (EICRs)	Planned	All Wards
13	Sprinkler System Servicing	Planned	Coley, Tilehurst, Coley and the Wates Flats in various wards across the Borough
14	Fire Stopping/Compartmentalisation Works	Planned	Various
15	Fire Protection (Fire Risk Assessments)	Planned	All Wards
16	Legionella Testing	Planned	All Wards
17	External Repairs and Decorations	Planned	Abbey, Church, Coley, Katesgrove, Minster, Park, Redlands, Tilehurst, Woodley Wards.
18	Communal Areas- decs	Planned	Church, Coley, Emmer Green, Redlands, Southcote and Tilehurst
19	Pensioner - decs	Planned	All Wards
20	Lift Servicing Inc Stairlifts	Planned	Various
21	Planned Programmes Contingency	Planned	All Wards
22	Decent Homes Contingency	Planned	As required
23	Decent Homes Surveys	Planned	All Wards
24	Fire Door Surveys	Planned	Various
25	Compartmentation Surveys	Planned	Various
26	Emergency Lighting Maintenance	Planned	Various
27	Fire Alarm & Refuge System	Planned	Various
28	Compliance Contingency	Planned	As required
29	Wet & Dry Riser Maintenance	Planned	Various
30	Fire Extinguisher Maintenance	Planned	Various
31	Automatic Opening Smoke Ventilation Maintenance	Planned	Various
32	Bin Chute Remedial Works	Planned	Various
Major Capital Works			
33	Voids (Major Works)	Demand led	Various

34	Roofs/Structural works	Demand led	Various
35	Rewiring/ smoke detectors/upgrades	Demand led	Various
36	Windows	Planned	Church, Coley, Katesgrove, Norcot, Redlands, Southcote, Tilehurst, Ward and Whitley
37	Front Doors		
38	Doors (Fire)	Planned/Demand led	All Wards
39	Central Heating and Boilers	Demand led	All Wards
40	Kitchens & Bathrooms	Planned	All Wards
41	Door Entry Systems	Demand led	Various
42	Asbestos Removals	Demand led	Various
43	Decent Neighbourhoods Works	Planned	All Wards
44	Queens Road Improvements (HFR)	Planned	
45	Wensley High Rise, External Fabric and Refurbishment	Planned	Coley
46	Major Repairs	Planned	Various
47	Granville High Rise Cladding & Windows Preparation	Planned	Southcote
48	Communal Fire Alarm Upgrades	Planned	Various
49	Communal Flooring	Planned	Various
50	Major Capital Works Contingency	Planned	As required
Special Adaptations			
51-53	Special Adaptations	Demand led	Various