



CLACKMANNANSHIRE
COUNCIL

Housing Services

Housing Investment & Planning Team



Housing Capital Programme

2009 - 2012



'Investing In Your Home'



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Introduction

This booklet provides information about the Council's Housing Investment Programme. The Investment Programme deals with improvements, replacements and major repair works carried out on Clackmannanshire Council's housing stock.

In the last three years Clackmannanshire Council has invested over £24 million in its housing stock. This work is managed by the Housing Investment & Planning Team whose overall objective is to maintain the housing stock to a high standard through cyclical maintenance and improvement programmes.



In 2004 the Scottish Government announced that all social landlords would have to meet a new national standard for housing - The Scottish Housing Quality Standard (SHQS). The SHQS has five key categories:

- ▶ **Tolerable Standard** - A very basic standard meaning that the property must be fit for habitation, having basic toilet & bathing facilities as well as being wind and water tight.
- ▶ **Free From Serious Disrepair** - Includes elements such as external walls, roofs, windows and doors.
- ▶ **Energy Efficient** - This category aims to ensure that all properties are well insulated and have adequate heating.
- ▶ **Modern Facilities & Services** - This covers the upgrading of Kitchen & Bathrooms.
- ▶ **Health, Safe & Secure** - This category includes secure common access, smoke detectors present in all homes etc.

Clackmannanshire Council have committed to exceeding the Scottish Housing Quality Standard by introducing the Local Clackmannanshire Standard which provides a higher specification for kitchens, bathrooms and doors.

How are properties selected for the programme ?

All proposed projects are assessed by the Housing Investment & Planning Team and recommendations are made in terms of the strategic fit with Council priorities, financial implications, deliverability and procurement.

The properties are categorised and selected according to four main factors:

- ▶ Property age
- ▶ Known problems
- ▶ Property condition
- ▶ Regulatory timescales (e.g. periodic electrical inspections have to be carried out every 10 years)

A stock condition survey is carried out every five years which collects detailed information on the condition of Council housing. This, together with the preventative maintenance inspections, will help identify the major programmes and to target resources at the properties most in need of work.

Other factors can also affect when a property is considered for upgrades, such as the age of a current installation, any regulatory requirements and location.

The assessments are a challenging process for the Housing Investment & Planning Team and have to consider issues such as risk to the authority, revenue implications, benefits and the measured outcomes for the community.

It is important to note that the Capital Programme is flexible and is dependent on available funding, tenant co-operation and arising priorities.



What kind of works are carried out?

Kitchens

A kitchen replacement involves the renewal of the entire kitchen. Each property is individually surveyed with tenants given a choice of units, worktops, tiles, flooring, tiles and decoration. 2009/10 will see the end of the planned kitchen programmes. Any remaining kitchens will be installed as part of a term contract which will be completed by 2015.



Bathrooms

The work consists of a new white bathroom with an over bath shower and shower curtain.

Central Heating

This is a full system replacement aimed at replacing old and inefficient systems. This may mean installing an alternative type of heating or replacing the existing system with one which is more reliable and efficient.

Electrical Testing

This programme will entail a full periodic inspection, testing all installations, circuits and ancillaries to ensure that they meet current IEE Wiring Regulations.

Rewiring

The rewiring programme is a complete renewal of the wiring in the property and can entail new fuse boards and hardwired smoke alarms.

Smoke Detectors

This programme installs hard wired smoke detectors in all properties.



Secure Door Entry

These programmes are dependent on the block involved, but can consist of a full new electronic entry system and reinforced doors, where appropriate.

Structural Works

As well as planned programmes, continual structural investigations are carried out with any repairs completed as necessary.



Roofs

The roofing programme is a full renewal of the roofing material of a property (slate/tile/felt).

External Walls

External wall renewal contracts are the re-rendering of a property. Depending on the property a thermal render may be used.

Running Order

The streets listed below may only refer to one or more properties included within a contract. These tables are an indication of where a project will be. The Capital Programme is flexible and the programme continually changes.

Circles with more than one colour indicate programmes which take place over more than one year.

	2009/10 ●	2010/11 ●	2011/12 ●	Project Type	Structural Works	Roofing	External Walls	Central Heating	Kitchen	Bathroom	Electrical Testing	Electrical Rewiring	Smoke Detectors	Conversions	Door Entry Systems	External Water Pipe Replacement
Alloa																
Anne Street											●					
Achray Court										●	●	●				
Anne Street											●					
Argyll Place		●										●	●		●	
Argyll Street		●										●	●		●	
Arns Grove												●				
Arran Court												●				
Arrol Crescent										●						
Ashley Terrace										●	●					
Broad Street										●		●				
Brown Avenue													●			
Burgh Mews													●			
Caledonian Road										●						
Charles Street												●				
Churchill Street			●				●				●	●				
Claremont												●				
Duncanson Avenue										●						
Earn Court										●						
Eden Road			●				●									
Engelen Drive													●			
Fairyburn Road												●				
Forbes Street										●		●			●	
Forebraes										●						
Gaberston Avenue										●						
Garvally Crescent										●						

2009/10 ●

2010/11 ●

2011/12 ●

Project Type

Structural Works

Roofing

External Walls

Central Heating

Kitchen

Bathroom

Electrical Testing

Electrical Rewiring

Smoke Detectors

Conversions

Door Entry Systems

External Water
Pipe Replacement

Alloa (continued)

Gean Road

●

●

Gordon Drive

●

Greenfield Street

●

●

●

Harris Court

●

●

Hawkhill Road

●

Henderson Avenue

●

Hervey Street

●

High Street

●

●

Hill Place

●

Hill Street

●

●

Hillside Terrace

●

●

Hillview Terrace

●

●

●

Hillcrest Drive

●

●

Hilton Road

●

Hutton Park

●

Inglewood Road

●

●

Katrine Court

●

Kirkgate

●

Lambert Terrace

●

●

Lewis Court

●

●

Lomond Street

●

Lornshill Crescent

●

Ludgate

●

●

Maree Court

●

McKinlay Crescent

●

Menteith Court

●

Mitchell Crescent

●

●

Moir Street

●

Mull Court

●

●

North Street

●

●

2009/10 ●

2010/11 ●

2011/12 ●

	Structural Works	Roofing	External Walls	Central Heating	Kitchen	Bathroom	Electrical Testing	Electrical Rewiring	Smoke Detectors	Conversions	Door Entry Systems	External Water Pipe Replacement
Alloa (continued)												
Ochil Street						●						
Orkney Court								●				
Ormiston Drive								●				
Pine Grove							●				●	
Rose Street				●			●					
Scott Crescent								●				
Shetland Court							●					
Shaftesbury Street	●					●						
Smithfield Loan								●				
Springfield Road						●						
Stanton Avenue						●						
Sunnyside Court					●	●						
Sunnyside Road					●	●						
Tay Court										●		
Thistle Street						●						
Thorne Road							●					
Tower Street	●					●						
Tullibody Road	●					●						
Turret Court						●						
Wallace Street									●			
Windsor Gardens								●				
Whins Road		●				●	●				●	
Woodside Road				●								
Alva												
Caroline Crescent	●											
Craighorn Road											●	
Parkgate	●											
The Glebe												●
The Nebit											●	

2009/10 ●

2010/11 ●

2011/12 ●

Project Type

Structural Works

Roofing

External Walls

Central Heating

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Electrical Testing

Electrical Rewiring

Smoke Detectors

Conversions

Door Entry Systems

External Water
Pipe Replacement

Cambus

South Street

Clackmannan

Alloa Road

Backwood Court

Bruce Street

Burnside Crescent

Chapelhill

Craigrie Terrace

Dundas Crescent

Erskine Place

Garden Place

High Street

Izatt Terrace

Main Street

Mary Place

Mayfield Crescent

North Street

North Vennel

Penny School Place

Port Street

South Pilmuir Road

Tower Place

Woodside Terrace

Zetland Street

Coalsnaughton

Blackfaulds Street

Castle Street

Glenhead Avenue

Hawthorn Avenue

Muircot Place

Ramsay Street

2009/10 ●

2010/11 ●

2011/12 ●

Project Type

Structural Works

Roofing

External Walls

Central Heating

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Electrical Testing

Electrical Rewiring

Smoke Detectors

Conversions

Door Entry Systems

External Water
Pipe Replacement

Coalsnaughton (cont)

Simpson Drive

●

Thomson Place

●

Wardlaw Street

●

Devonside

Bain Street

●

●

Hillside

●

Ochilview

●

●

The Craigs

●

Dollar

Argyll Street

●

●

Bridge Street

●

Brewlands Court

●

●

Campbell Street

●

Curlers Court

●

●

Dewar Street

●

●

Drum Road

●

●

Gibson Close

●

Graham Place

●

●

High Street

●

Kirkstyle

●

●

Manor House Road

●

●

Malcolm Court

●

McNabb Street

●

●

Moss Court

●

●

Murray Place

●

●

Sorley's Brae

●

●

Station Road

●

●

Thornbank Road

●

●

Walton Crescent

●

●

West Burnside

●

●

2009/10 ●

2010/11 ●

2011/12 ●

	Structural Works	Roofing	External Walls	Central Heating	Kitchen	Bathroom	Electrical Testing	Electrical Rewiring	Smoke Detectors	Conversions	Door Entry Systems	External Water Pipe Replacement
Fishcross												
Alloa Road						●	●					
Burnee						●	●					
Craigleith						●	●					●
Lawswell						●	●					
Pitfairn Road						●	●					
Ochilvale Terrace						●	●					
Forestmill												
Parklands Place						●						
Kennet												
Kennet Village						●						
Menstrie												
Abercrombie Place												●
Longrow												●
Muckhart												
Greenloan						●						
Golf View						●						
Sauchie												
Abbeycraig Road						●						
Beechwood							●					
Birchwood						●	●					
Branshill Park				●		●					●	
Branshill Road						●						
Burnbrae						●						
Craigview							●				●	
Diverswell						●		●				
Deer Park						●	●					
Fairfield Road						●	●					
Holton Cottages				●		●						
Holton Crescent						●						
Gartmorn Road							●					

2009/10 ●

2010/11 ●

2011/12 ●

Project Type

Structural Works

Roofing

External Walls

Central Heating

Kitchen

Bathroom

Electrical Testing

Electrical Rewiring

Smoke Detectors

Conversions

Door Entry Systems

External Water
Pipe Replacement

Sauchie (continued)

Keilarsbrae

● ●

Lochbrae

● ●

Main Street

●

Marchside Court

●

Mar Place

●

Meadow Green

●

Mount William

● ●

Parkhead Court

●

Pompee Road

●

Posthill

●

Rosebank

●

Roundwood

●

Schaw Court

●

Schawpark Avenue

●

Ten Acres

● ●

Tower View

● ●

Woodlands

● ●

Woodlea Park

● ●

Tillicoultry

Ann Street

● ● ●

Braehead

●

Cairnton Place

● ●

●

Chapelle Crescent

● ●

Church Grove

●

Colliers Court

● ●

Cunninghar Drive

● ●

Dorothy Terrace

● ●

Eastertoun

●

Elmwood Avenue

● ●

Fir Park

● ●

2009/10 ●

2010/11 ●

2011/12 ●

Project Type

Structural Works

Roofing

External Walls

Central Heating

Kitchen

Bathroom

Electrical Testing

Electrical Rewiring

Smoke Detectors

Conversions

Door Entry Systems

External Water
Pipe Replacement

Tillicoutry (cont)

Frederick Street

Hareburn Road

High Street

Hill Street

Hillview Terrace

Jamieson Gardens

Johnston Crescent

Kirkhill Terrace

Lower Mill Street

Mayfield Avenue

North Hill Street

Nova Scotia Place

Ochil Street

Ochilview Road

Park Street

Primrose Place

Provost Jones Court

Ramsay Terrace

Roundelwood

Sandyknowe

Scotland Place

Shillinghill

Stalker Avenue

Stirling Street

St. Serf's Road

Stoneyacre

Upper Mill Street

Walker Terrace

Westbourne Avenue

2009/10 ●

2010/11 ●

2011/12 ●

	Structural Works	Roofing	External Walls	Central Heating	Kitchen	Bathroom	Electrical Testing	Electrical Rewiring	Smoke Detectors	Conversions	Door Entry Systems	External Water Pipe Replacement
Tullibody												
Abercromby Place						●						
Alloa Road								●				
Barnhill Drive						●						
Baingle Brae						●						
Baingle Crescent						●						
Banchory Place						●						
Braehead Avenue						●						
Carseview							●					
Cleuch Avenue						●						
Cochrie Place						●						
Delph Road						●	●					
Dovecot Place						●	●					
Dovecot Road						●						●
Main Street						●	●				●	
Manor Crescent						●						
Menstrie Road						●	●					
Newmills							●				●	
Newbiggin Crescent						●		●				
Ochil Place						●						
Ochil Street						●	●					
Park Terrace						●	●					
St. Serf's Place						●	●					
St. Serf's Road						●						●
Stirling Road						●		●				
The Orchard			●				●				●	
Tron Court						●	●					

All our publications can be made available in large print, braille, audio tape and the following languages. This leaflet contains information about improvement work to your home. If you would like this information translated, please call 0845 055 7070 and ask to speak to the Investment Programmes Officer, who will arrange for translation. Or you can bring this booklet to Council offices at Lime Tree House and ask at reception.

I Tento leták obsahuje informácie o údržbových a zlepšovacích prácach na Vašom dome. Ak potrebujete, aby boli tieto informácie preložené, zavolajte prosím na telefónne číslo 01259 450 000 a požiadajte o úradníka zodpovedného za investičné programy (Investment Programmes Officer), ktorý zariadi preklad. Prípadne prineste tento leták na recepciu Mestského úradu na Lime Tree House a požiadajte o vybavenie prekladu.

نحتوي ورقة الاعلان هذه على معلومات تخص عمل التحسينات في بيتك. اذا كنت بحاجة الى هذه المعلومات مترجمة الى لغة اخرى، نرجوا منك الاتصال على الرقم 01259450000 واطلب التكلم الى موظف برامج الاستثمار، والذي سيقوم بالترتيبات اللازمة. او بإمكانك جلب هذه الورقة الى مكتب البلدية في لايم تري هاوس واسال موظفة الاستعلامات.

這章程內容是有關改善府上家居問題。如果你需要翻譯此章程，請電 01259450000與投資項目官員聯系，他們會為你安排翻譯服務。或者你可攜帶此章程到Lime Tree House議局辦事處向接待員查詢。

Ta ulotka zawiera informacje o pracach ulepszeniowych dotyczących twojego domu. Jeżeli potrzebujesz ta ulotkę przetłumaczoną, zadzwoń pod numer 01259 450 000 i popros o Investment Programmes Officer, który dostarczy Ci ją w twoim języku. Ulotkę można również dostarczyć do jednego z biur w Lime Tree House i poprosić o tłumaczenie w recepcji.

ਇਸ ਲੀਫਲੈੱਟ ਵਿਚ ਤੁਹਾਡੇ ਘਰ ਦੀ ਇੰਪਰੂਵਮੈਂਟ (ਸੁਧਾਰ) ਵਾਲੇ ਕੰਮ ਬਾਰੇ ਜਾਣਕਾਰੀ ਦਿਤੀ ਹੋਈ ਹੈ। ਜੇਕਰ ਤੁਸੀਂ ਇਸ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜੁਮਾ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 01259 450 000 ਤੇ ਫੋਨ ਕਰੋ ਅਤੇ ਇਨਵੈਸਟਮੈਂਟ ਪ੍ਰੋਗਰਾਮਜ਼ ਅਫਸਰ ਨਾਲ ਗੱਲ ਕਰਨ ਲਈ ਕਹੋ, ਉਹ ਤੁਹਾਡੇ ਲਈ ਤਰਜੁਮੇ ਦਾ ਪ੍ਰਬੰਧ ਕਰੇਗਾ। ਜਾਂ ਤੁਸੀਂ ਇਹ ਲੀਫਲੈੱਟ ਕੌਂਸਲ ਆਫਿਸਿਜ਼ ਵਿਚ ਲਾਈਮ ਟਰੀ ਹਾਊਸ ਵਿਚ ਲੈ ਜਾਓ ਅਤੇ ਰੀਸੈਪਸ਼ਨ ਤੇ ਇਸ ਬਾਰੇ ਪੁੱਛੋ।

اس لٹلیٹ میں آپ کے گھر کو بہتر بنانے والے کام کے بارے میں معلومات موجود ہیں۔ اگر آپ ان معلومات کا ترجمہ چاہتے ہیں تو برائے مہربانی فون نمبر 01259 450 000 پر کال کریں اور انویسٹمنٹ پروگرام آفیسر سے بات کرنے کی درخواست کریں جو آپ کے لئے ٹرانسلیٹیشن کا بندوبست کرے گا۔ یا پھر آپ اس لٹلٹ کو ٹول کے دفتر، مقام انٹرمیڈی ہاؤس پر لائے جاسکتے ہیں اور ریکارڈنگ پر پوچھیں۔
ہاؤس پر لائے جاسکتے ہیں اور ریکارڈنگ پر پوچھیں۔



Contact Us

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