



Mansford Estate

HOUSING CHOICE PRE-BALLOT CONSULTATION

Thursday 9th September 2004

External Works

❖ Roofs

- Check and overhaul roofs. Improve insulation standards if necessary. Redecorate metal works and painted areas.

❖ Concrete and Brickwork Repairs

- Check, point and clean brickwork to walkways and rear faces. External wall insulation to flank walls of blocks, with external render face.
- Check, point and paint walkways side.

❖ Services

- Overhaul or replace external drainage runs.
- Overhaul or replace down-pipes, soil and vent pipes and gullies.
- Overhaul water tanks and tank rooms.
- Check and overhaul dry risers.
- Check and repair as necessary lateral risers.

❖ Lifts

- New lifts (if Borough fails to replace lifts)

❖ Windows

- Double glazed windows with controlled ventilation and high quality handles and catches. Can be easily cleaned and reglazed from the inside.

❖ **Communal Areas**

- Install Underground Refuse System (URS).
- Block up / remove old chutes / hoppers and create 'dry stores' in old bin chambers.
- Enclose external wires / trunking / pipes where possible.
- Overhaul or improve all external lighting.

❖ **Security**

- New external railings to all communal areas.
- 'Defensible Space' railings to fronts of all ground floor homes.
- Renew / overhaul door entryphone systems.
- Explore the possibility of installing 'Two Stage' door entry systems where possible.
- Overhaul / Renew entrance screens.
- Refurbish block entrance areas.
- Bring tenants front doors up to 'Secured by Design' standards.
- Improved external lighting to communal areas.

❖ **Decorations**

- Repair / Redecorate all communal areas to blocks.

❖ **External Areas**

- Rearrange car-parking into well laid out bays.
- Landscape non-parking areas.
- Provide pre-school children play area.
- Consult residents on the creation of individual gardens for ground floor residents.