

## Appendix 1

### Affordable Standard (£40M p.a.) Summary

INTERNAL ITEMS	
Kitchen	Renewed on a 'just in time' basis. Where space and/or layout is considered inadequate, improvements to be made where possible.
Bathroom	Renewed on a 'just in time' basis
Electrical Wiring/CCU	Renewed on a 'just in time' basis
Boiler/Heating	Renewed on a 'just in time' basis. New systems installed where not currently in place.
Smoke and CO Detectors	Renewed on a 'just in time' basis. If not currently present in property they will be installed.

EXTERNAL & COMMUNAL ITEMS	
Front Door	Renewed on a 'just in time' basis
Roof	Renewal or Repair of Roof covering and/or structure as required.
Windows	Renewed on a 'just in time' basis
Rainwater Goods	Renewed on a 'just in time' basis
Fascias/Soffits/Barge-Boards	Renewed on a 'just in time' basis
Structural Repair	Essential repairs will be undertaken.
Wall Finish/ Brickwork repairs	Essential repairs will be undertaken.
Other External Dwellings Doors	Renewed on a 'just in time' basis
Communal Entrance Door	Renewed on a 'just in time' basis
Door Entry System	Existing systems renewed on a 'just in time' basis
Communal Electrics/Lighting	Renewed on a 'just in time' basis
Insulation	Loft insulation to be installed or topped up to min 270mm where possible.
Lifts	Lifts will be renewed on a 'just in time' basis
Other communal and external items (eg fencing, communal flooring etc)	Where these items exist they will be renewed on a 'just in time' basis

Works will generally be carried out at the time the property is included in the major works programme. This may result in some renewals being carried out later than required. In these instances, the items in question will continue to be maintained through the responsive repairs service until they can be renewed. In some cases, where an item is assessed as having a remaining useful life of only a few years at the time a property is included in the programme, this item may be renewed ahead of schedule if other works are being carried out at the same time in order to minimise disruption. The main exceptions to the above will be lift renewal and essential structural repairs.

<b>ESTATE WORKS</b>	
Estate improvements, Unadopted roads/paths/ drains/sewers/lighting, play areas)	An allowance is made for these works. An assessment of what is required will be made when an estate is included in the programme.

<b>ASBESTOS</b>	
Asbestos Survey and Removal	An allowance is made for any asbestos related works that arise when a property/estate is included in the programme

<b>EXCEPTIONAL EXTENSIVE WORKS</b>	
Extensive voids	An allowance is made for dealing with voids requiring extensive works. The decision to proceed with any extensive void works will be determined by the disposals policy.
High Rise and Non-Trad Structural Works	An allowance is made for dealing with essential structural repairs to the high rise and non-trad dwelling stock based on the surveys carried out by Ridge in 2015
Works arising from Fire Risk Assessments	An allowance is made for carrying out works identified by the Fire Risk Assessments
Lead Water Main Renewal, Water Supply/ Soil & Vent Pipework, Central Ventilation Systems in High Rise, Other common parts M&E systems	An allowance is made in the business plan for these works. An assessment of what is required will be made when an estate is included in the programme.