

Cabinet

Tuesday 20 October 2015

4.00 pm

Ground Floor Meeting Room GO2A, 160 Tooley Street, London
SE1 2QH

Appendices

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Date: 12 October 2015



DRAFT

New Southwark Plan

Preferred Option

CABINET VERSION

7 October 2015

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The appendices are available as separate documents for download at:

www.southwark.gov.uk/newsouthwarkplan

Foreword

New Southwark Plan - Preferred Option Version

This New Southwark Plan sets out how we will deliver further regeneration and wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed homes and affordable homes for our residents, along with jobs – both in construction and in the completed schemes themselves. At the same time as welcoming new development we have maintained a strong commitment to preserving and enhancing the historic nature and identity of our borough. Our location, with large amounts of our borough being in Central London, provides an opportunity for all of Southwark’s residents to benefit from new developments.

Looking to the future we must answer the pressing need for housing – of all tenure types – for our residents, we need more affordable homes and in particular new council homes. To meet this need, Southwark has an ambitious target to deliver 11,000 new council homes by 2043 with the first 1,500 completed by 2018. This New Southwark Plan sets out that we expect to deliver a significant proportion of these homes through new developments, as well as through estate infill and regeneration. By working with our communities and local residents we will identify opportunities to deliver an increase in council homes on our existing estates. We have set out in our Council Plan a Fairer Future promise to make Southwark an age-friendly borough and this New Southwark Plan will help to promote a wider range of different types of homes that help to meet the needs of an aging population.

The regeneration of the former Heygate Estate and the wider Elephant and Castle continues to gather pace and is a clear demonstration of our commitment to improving the lives of our borough’s residents. To enable further estate regeneration we have adopted the Aylesbury Area Action Plan, Peckham and Nunhead Area Action Plan and are making great progress with the Canada Water Area Action Plan and the Old Kent Road Area Action Plan. All of these plans will help realise the potential of these distinct areas and deliver the homes and jobs our residents so desperately need.

This new plan also contributes to the borough’s new responsibilities for public health and helping our residents lead healthy and active lives. This plan complements our new Cycling Strategy which will set out how we will unlock the cycling network for our borough and help us get many more residents cycling. We continue to take a firm stand on limiting payday lenders who blight many of our high streets and town centres. This New Southwark Plan also sets out visions for all of our borough’s neighbourhoods including Camberwell, Borough, Tower Bridge, Bankside, Bermondsey and The Blue, Blackfriars Road, Dulwich and Herne Hill.

I look forward to hearing from residents, businesses and community groups from across our borough on the policies set out in this preferred option New Southwark Plan. By working together we can continue delivering the homes, jobs and high quality public spaces our borough needs.

**Cllr Mark Williams,
Cabinet Member for Regeneration and New Homes**

Purpose of the plan

Southwark Council utilises planning and regeneration to improve and protect all of the different neighbourhoods within the borough. The purpose of the New Southwark Plan is to set out how the neighbourhoods will develop and the policies which will guide new developments. Planning decisions must be made as set out in the development plan which is The New Southwark Plan, The London Plan, area action plans and neighbourhood plans. Sometimes planning decisions are made which are different from the policies when there are 'material considerations' such as the viability of developing a site or a very local factor. These can add up and may be considered to be more important than the development plan when an application is considered by the Planning Committee.

The New Southwark Plan explains the strategy for the regeneration of Southwark and contains area visions setting out aspirations for places, strategic policies setting out the Council's strategy for planning and regeneration. Along with detailed development management policies which are numbered 'DM1' etc. It also contains site allocations with specific requirements for the land uses and densities for development of those sites. The implementation and monitoring sections will ensure that development meets the aims of the plan. The adopted policies map will be updated with designations and allocations to set out land uses on sites and within areas.

Whilst the New Southwark Plan must be in general conformity with the London Plan and the National Planning Policy Framework and National Planning Policy Guidance, it can adapt some of these policies to reflect specific issues in Southwark. It will replace the Core Strategy (2011) and saved Southwark Plan (2010) policies. The New Southwark Plan will be prepared over the next 3 years, with different stages of consultation taking place up to 2017. There were earlier stages of consultation between October 2013 and February 2014 and October 2014 and February 2015. The 'Issues' consultation was a 'community conversation' on the 'Health of the High Streets'. The responses were evaluated to amend the draft New Southwark Plan. The Options consultation set out an initial draft of the New Southwark Plan with options on policies where there were different ways that policies could be taken forward.

The preferred option has been prepared for consultation from October 2015 until February 2016. This is an informal stage of consultation and all of the document can be changed at this stage. The area visions are being subject to detailed consultation and are draft ideas which will be updated significantly at this stage.

The submission version will be consulted on in Autumn 2016. It will only be changed if there are legal reasons as this is a formal stage of consultation. There may need to be another round of consultation depending on any changes resulting from the Mayoral election. There will then be an examination in public by a planning inspector. The inspector will prepare a report for the Council and may require changes to be made to the plan. The final New Southwark Plan will then be adopted by the Council. This is a decision taken by all Councillors at the Council Assembly.

Southwark planning documents

There are two types of planning documents, those in the development plan and guidance explaining and providing further detail to the development plan. The development plan documents are The London Plan prepared by the Mayor and the New Southwark Plan prepared by Southwark Council. The New Southwark Plan can be more detailed about Southwark than the London Plan. The Plans must be in general conformity, however the New Southwark Plan can sometimes be different as there may be local issues where there is evidence to support locally specific policies.

Area Action Plans are also part of the development plan. They can provide more detail about a local area within Southwark than the New Southwark Plan, but they can not conflict with the strategy set out in the New Southwark Plan. There are Area Action Plans for Peckham and Nunhead, Canada Water and Aylesbury and there is a Plan being prepared for Old Kent Road. There may be others prepared in the future.

The Council will prepare a separate development plan document setting out detailed policy for Gypsy and Traveller sites.

There is a Community Infrastructure Levy document which sets out the payments required for developments.

Supplementary Planning Documents provide more detailed guidance with additional requirements. They can be area or subject based. Areas with Supplementary Planning Documents are Blackfriars Road, Dulwich and Elephant and Castle. Subjects include Affordable Housing, Sustainability, Community Infrastructure Levy and Section 106. They will be updated and amended following the finalised New Southwark Plan.

Neighbourhood Planning

The Localism Act 2011 introduced a new type of plan called a Neighbourhood Plan. This is a plan prepared by local people which contains policies and proposals in relation to the development and use of land in the whole, or part of, a particular area identified as a 'neighbourhood area'. A neighbourhood plan will have weight in the determination of planning applications and will form part of the development plan alongside the London Plan, New Southwark Plan and area action plans. The Act also allows for Neighbourhood Development Orders which grant planning permission in relation to a particular neighbourhood area for development or a Use Class of development, for example, retail use, specified in the Order. Neighbourhood plans and neighbourhood development orders must be in general conformity with the strategic policies of the local authority which will include those in the Local Plan (New Southwark Plan and Area Action Plans), London Plan and National Planning Policy Framework. Neighbourhood areas have been agreed in Southwark for Bankside, Rotherhithe, Old Bermondsey Village and South Bank and Waterloo. Neighbourhood Forums have been agreed for all of the above except Rotherhithe. There are further applications being considered at present for Elephant and Walworth and Crystal Palace.

For the most up to date documents please check the website www.southwark.gov.uk/planningpolicy

Strategic Policies

Introduction

Southwark Council has an ambitious strategy to work with local people to see their values reflected in the New Southwark Plan to improve neighbourhoods and create new opportunities for the future:

- SP1 Quality affordable homes
- SP2 Revitalised neighbourhoods
- SP3 Best start in life
- SP4 Strong local economy
- SP5 Healthy, active lives
- SP6 Cleaner, greener, safer

Strategic Policy 1

Quality affordable homes

We will lead the way in London to build more homes of every kind in Southwark, and to use every tool at our disposal to increase the supply of all different kinds of homes in the borough. We will ensure that homes in Southwark will be of such good quality that when you come to visit families and friends you will not know whether you are visiting homes in private, housing association or council ownership. We will build 11,000 new council homes by 2043 by developing our own land and developing on some of our existing estates, including in-fill development. We will improve housing standards and build more homes for households with children as well as childless households. We will make sure that vulnerable residents and families are helped to find the right housing to live as independently as possible. We aim for our residents to take pride in and feel responsible for their homes and their local area too.

Reasons

We are currently building around 1,700 new homes a year with around 700 of these being affordable homes. This is consistently one of the highest levels of delivery of new homes within London and nationwide. It is widely recognised that rising rent and property prices in the private sector, the loss of council homes through the 'Right to Buy', and a lack of affordable housing means that younger generations may be forced to move away from their families and communities. Our residents told us they want more council housing and that it should be of a high standard. There are enough sites to build at least 2,736 new homes per year which would meet the London Plan target of 27,362 new homes between 2015 and 2025. Our Regeneration Areas can meet much of our housing need as long as opportunities to enhance local transport, schools and parks are taken. We have also identified a number of potential sites suitable for development throughout the borough which we will allocate for housing.

It is widely recognised that Southwark Council needs to build and facilitate delivery of a variety of new homes that meet the needs of households of different sizes, on different incomes and with a variety of specific needs. We will encourage innovative solutions to meeting specific housing needs where suited to the local context. For example, we will support residents who wish to build their own homes where the proposed development is using land efficiently. We will not support live-work units where they would compromise employment uses or where conventional housing could be built. We will work with developers to assess applications for Starter Home designation but we will not permit Starter Homes on sites with viable commercial uses or on sites which are allocated for housing or on which conventional housing would be acceptable under the policies of this Plan. We will monitor local demand for self build and custom build and we will encourage this form of development where sites could not be more efficiently used for conventional housing.

Strategic Policy 2

Revitalised neighbourhoods

We will revitalise our neighbourhoods to make them places we can all be proud to live and work. We will ensure that all our residents can access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs and new infrastructure. We will encourage residential development above shops to enliven town centres and we will ensure that our residents and neighbourhoods prosper from growth by introducing a new diversity standard to ensure that people from every community get their voices included when decisions are made.

Reasons

Southwark is a borough with a proud heritage and a great future. It's a future filled with potential, with some of the most exciting and ambitious regeneration programmes in the country being delivered right on our doorstep. The New Southwark Plan explains the strategy for regeneration from 2018 to 2033. Using our unique location in central London to benefit local residents, it will encourage innovative development of spaces to provide new Council and other affordable homes, jobs, schools, shops and places to work. The homes are being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, East Walworth, Blackfriars Road, Bankside and along the River Thames. We need to keep up with this pace of change by ensuring that all of these places have infrastructure and services to make them function effectively.

Policies will enhance local distinctiveness and heritage-led regeneration by requiring the highest possible standards of design, creating attractive, healthy and distinctive buildings and places. This will be supported by providing green infrastructure and opportunities for healthy activities and improving streets, squares and public places between buildings.

Strategic Policy 3

Best start in life

We will give all our young people the best start in life in a safe, stable and healthy environment where they have the opportunity to develop, make choices and feel in control of their lives and future. We will offer our young people and families, including those who are more vulnerable or have special educational needs, the right support at the right time, from their early years through adolescence and into successful adult life. To achieve this we will deliver more childcare, school places and double the number of Southwark Scholarships, ensure a top quality children's playground in every local area, provide free fruit for primary school children and invest in more early support for families. We will increase library access and find new ways to guarantee care and early education to help parents.

Reasons

We believe in giving all our young people the best start in life. We will establish a new Childcare Commission bringing together experts, parents, providers and employers to find new ways to guarantee care and early education. We will work with our looked after children to find them stable and loving homes. In our schools, the high demand for new primary and secondary places means we will make sure there are enough places for all. Our children deserve the very best and that's what we'll always aim for.

Strategic Policy 4

Strong local economy

We will work to make sure that Southwark has a strong economy where all of our residents benefit. We will bring more opportunities for people in Southwark to find work, get into training and achieve their aspirations. We will make Southwark a place where the town centres and high streets thrive and a place to do business in the central London and global economy, where business owners know this is the borough where their enterprises will grow and prosper. The distinctive town and local centres will be places where shops, leisure, office and community uses are competitive and popular, providing customer choice for local communities. We will work with our residents to assist them to be and stay financially independent, and with local business and other partners to make sure our residents are equipped with the skills and knowledge to access the many exciting opportunities that being in Southwark brings. We will ensure the delivery of 500 new affordable small business units within the borough.

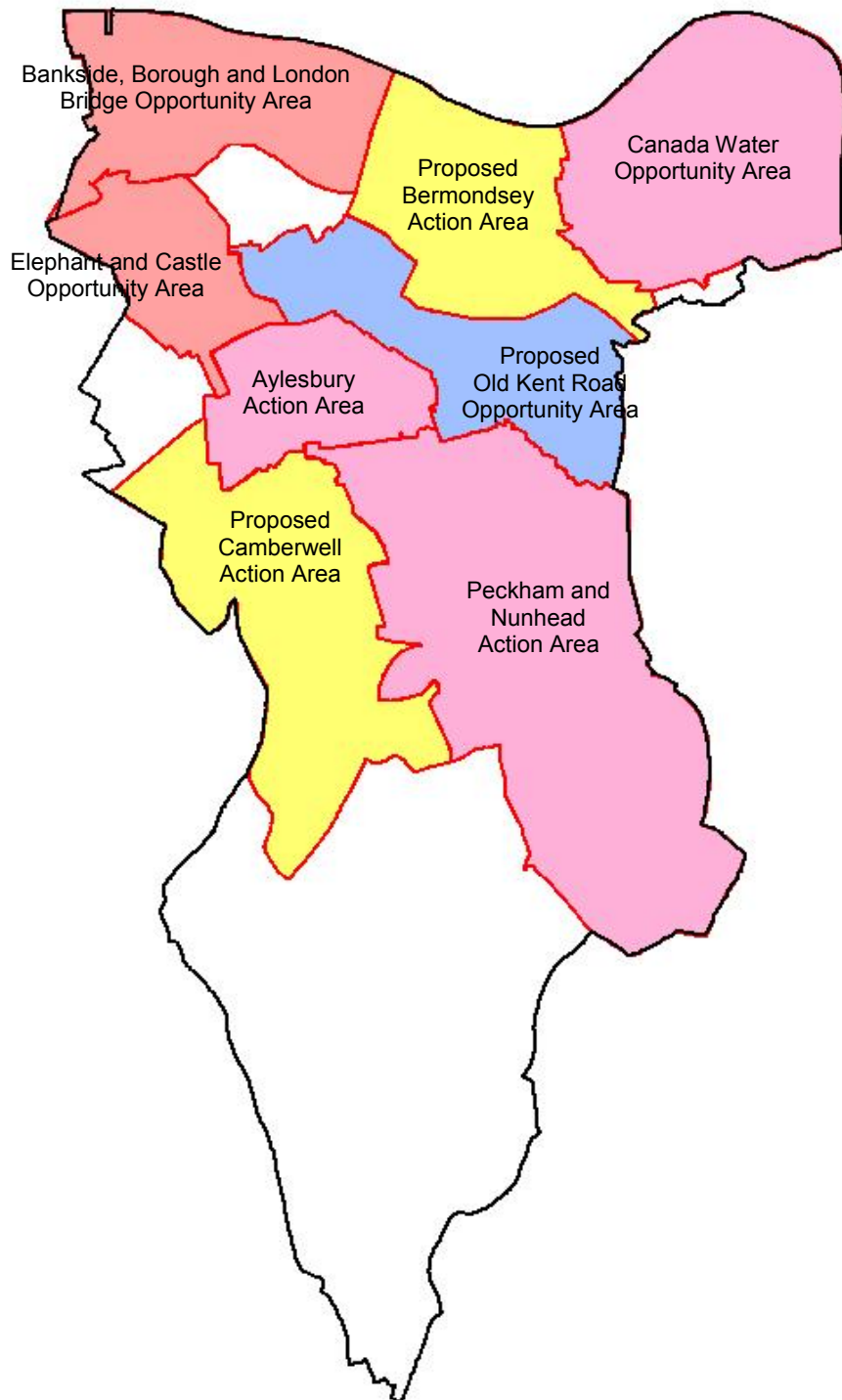
Reasons

When our economy is strong then all our residents benefit. It brings more opportunities for people in Southwark to find work, get into training and achieve their aspirations. Southwark has a set of distinctive Regeneration Areas offering an environment where businesses, including small and medium sized enterprises, create new jobs and opportunities particularly for local people. To help provide more affordable business space and help start up businesses our High Street Challenge initiative provides grant funds to support business and community-led groups to deliver new street markets and diversify uses on high streets through pop-up use of empty space. We are looking for the best ways to improve our town and local centres, considering which controls we need for the types of uses they contain and whether their boundaries should change to make them larger or smaller. We pay particular attention to proposed growth in betting, payday loan shops and takeaways and the potential loss of pubs, leisure and cultural uses. There are plans to regenerate Old Kent Road, Peckham, Camberwell, Nunhead, Tower Bridge Road and other town centres.

Southwark's Regeneration Areas are:

- Central Activities Zone;
- Strategic Cultural Areas;
- Bankside, Borough and London Bridge Opportunity Area;
- Elephant and Castle Opportunity Area;
- Canada Water Opportunity Area Core;
- Old Kent Road Opportunity Area (to be defined);
- Aylesbury Action Area Core;
- Peckham and Nunhead Action Area Core;
- Camberwell Action Area Core (to be defined);
- Bermondsey Action Area Core (to be defined).

Figure 1: Regeneration Areas



Strategic Policy 5

Healthy, active lives

We will maintain and improve the health and wellbeing of our residents, encouraging healthy lives by tackling the root causes of ill health and inequalities in our society. We will ensure all council homes are warm, dry and safe and build quality new homes to help people to live healthier lives. We will work with residents and our partners to build resilient communities, extending opportunities to all to maintain and improve their health and wellbeing. We are committed to people remaining in their homes for longer and ensuring vulnerable residents can lead and enjoy independent lives, achieve their goals and have a great future in Southwark. We will deliver a safer cycling network, improve green spaces and improve access to healthcare, voluntary organisations and community health facilities.

Reasons

The responsibility of the council to promote public health has been strengthened through the Health and Social Care Act 2012. The New Southwark Plan will be an important tool for promoting healthy lifestyles. It can promote healthy streets and neighbourhoods with pleasant town centres to shop, socialise and get access to health services, all within walking distance and very convenient for cycling. This will support our aim to be an age friendly borough. New policies for improving town centres, building schools, and providing the facilities for cycling and walking will address physical and mental health issues to improve the every day experiences of residents, workers and shoppers. We are introducing the concept of 'active design' which, among other things, makes using the stairs an attractive alternative to using lifts and encourages the use of bicycles for local trips. We will also encourage permanent and temporary community food growing opportunities, improve the quality of green spaces and parks, and ensure residents have access to opportunities for free swimming and gym use and an extended bike hire and cycle network.

Strategic Policy 6

Cleaner, Greener Safer

We will lead the way in making people feel safe, creating cleaner streets, increasing recycling and reducing landfill waste. We will protect and enhance our environment through making new and existing buildings as energy efficient as possible. Our neighbourhoods will be safer with well designed buildings and spaces that discourage crime and anti-social behaviour and foster a sense of community. Southwark will be a place where walking, cycling and public transport is the most convenient, safe and attractive way to move around. We will protect and improve our network of open spaces, trees and biodiverse habitats and green corridors that make places open and attractive and provide important sport, leisure and food growing opportunities. We will improve our natural environment through the use of urban greening to reduce flood risk and improve air quality. We will work with local people to deliver the very best so that the borough is a clean, green and safe place to be.

Reasons

Creating a cleaner, greener and safer Southwark will play a key role in making it a place where people enjoy and thrive. Reducing landfill, remediating contaminated land and increasing recycling and the re-use of waste materials will help us minimise our environmental impact and help to protect biodiversity and habitats for future generations to enjoy. Ensuring buildings are energy efficient and low carbon will help reduce our carbon footprint and our contribution to man-made climate change while also saving money through reduced energy bills for our residents and workers. Prioritising walking, cycling and public transport will also help us reduce our carbon footprint, as well as reduce the congestion and poor air quality that private cars can make worse. Some parts of the borough's walking and cycling routes are inaccessible, confusing and can at times feel unsafe. Some routes are based on outdated urban design principles with poor public realm. Improving these routes will encourage more walking and cycling. Poor air quality has significant health impacts so reducing harmful pollutants is crucial in making a safer and cleaner place. There is also a risk of flooding from both the Thames and surface water pooling. We need to mimic natural drainage patterns by reducing hard surfaces and increasing absorbent surfaces using soil and planting. Our parks and open spaces, trees and wildlife habitats are of enormous value so it is essential that we continue to protect and enhance them to ensure they can be enjoyed and used by everyone.

Development Management Policies

Introduction

The detailed policies set out requirements for development. They contain the specifics to deliver the strategic policies to enable the strategy for regeneration and planning to be put into practice. They do not repeat or cross reference each other and therefore all of the policies need to be addressed.

The site allocations set out the land uses that can be built on specific development sites. These take precedent over the policies and therefore if you have a site for development you should check the site allocations list and the adopted policies map before considering the land use set out in the policies.

Where there are assessments required for planning applications, these are set out in the validation checklist:

www.southwark.gov.uk/newsouthwarkplan

Where other council strategies and documents are relevant to the policies in this plan, they can be found in Appendix 1 of this plan at:
www.southwark.gov.uk/newsouthwarkplan

An explanation of terms can be found at:

www.southwark.gov.uk/newsouthwarkplan

Further guidance and best practice can be found at:

www.southwark.gov.uk/newsouthwarkplan

Quality, affordable housing

DM1 Affordable homes

Planning permission will be granted for:

1. A minimum of 35% affordable housing where at least 70% of the affordable housing is for social rent and up to 30% is intermediate where developments provide 10 or more homes, as set out below, unless affordable housing requirements have been set through an Area Action Plan. The affordable housing requirement will be calculated on a per sqm basis of the entire Gross Internal Area of the building used as dwellings:

Market housing	Affordable housing	
Up to 65%	A minimum of 35%	
	Intermediate Housing	Social rented housing
	Up to 10.5%	A minimum of 24.5%

2. Affordable housing on site and if this is not possible off-site. Where this is not possible there needs to be a financial contribution towards the delivery of new council homes.. The value of the financial contribution will be the difference in gross development value between a policy compliant scheme and any shortfall in affordable housing. The subdivision of sites or phasing of development which has the effect of circumventing this policy requirement will not be permitted;
3. A financial contribution towards the delivery of council homes is provided where developments provide nine or fewer homes. The value of the financial payment will be the difference in gross development value between a scheme providing the level of affordable housing required through DM1.1, and a fully private housing scheme;
4. Intermediate tenure homes which are affordable to Southwark residents and meet local intermediate income thresholds.

Reasons

There is a shortage of affordable homes in Southwark, across London and the whole of the UK. Providing more affordable housing is our main priority. Our Strategic Housing Market Assessment shows that Southwark has a net additional housing requirement for 1,472 to 1,824 units per year (2013-2031). We have an annual net affordable housing need for 799 homes per year (assuming backlog need is met over a 20 year period), including affordable homes for rent and intermediate tenure homes. Affordable Housing represents 48% of Southwark's total annual housing need.

We have set a target for all new major development providing 10 units or more to deliver a minimum 35% affordable housing as a proportion of the residential floorspace of the development. This is a viable and deliverable amount for developments in Southwark to provide and where this level of provision can not be achieved for reasons of viability, the council will require a full viability appraisal. The

methodology to determine the value of any required financial contribution ensures there can not be a financial advantage to the developer from not delivering the affordable housing on-site. The minimum affordable housing requirement applies to both new development and any uplift in housing from redevelopments (current affordable housing provision will be retained). We will increase the supply of affordable homes to meet our affordable housing need through the direct provision of 9,500 new council homes between 2018 and 2033. Requiring a financial contribution from schemes providing nine homes or fewer will finance the delivery of additional affordable homes.

Due to the high cost of market housing, approximately 57% of our affordable housing need, and 27% of our total housing need, is for intermediate housing to meet the housing needs of lower and middle income residents.. However, the most acute housing need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation, such as bed and breakfasts, or overcrowded conditions. Overcrowding is strongly related to poor physical and mental health and strained family relationships. Children in overcrowded homes often achieve poorly at school and suffer disturbed sleep. For this reason we require a minimum 21% social rented housing and we allow additional social rented housing in place of intermediate tenure homes and market homes.

We will not accept affordable rent as it fails to meet the affordable housing needs of Southwark's residents in need of affordable housing (see Southwark Affordable Rent Study 2015).

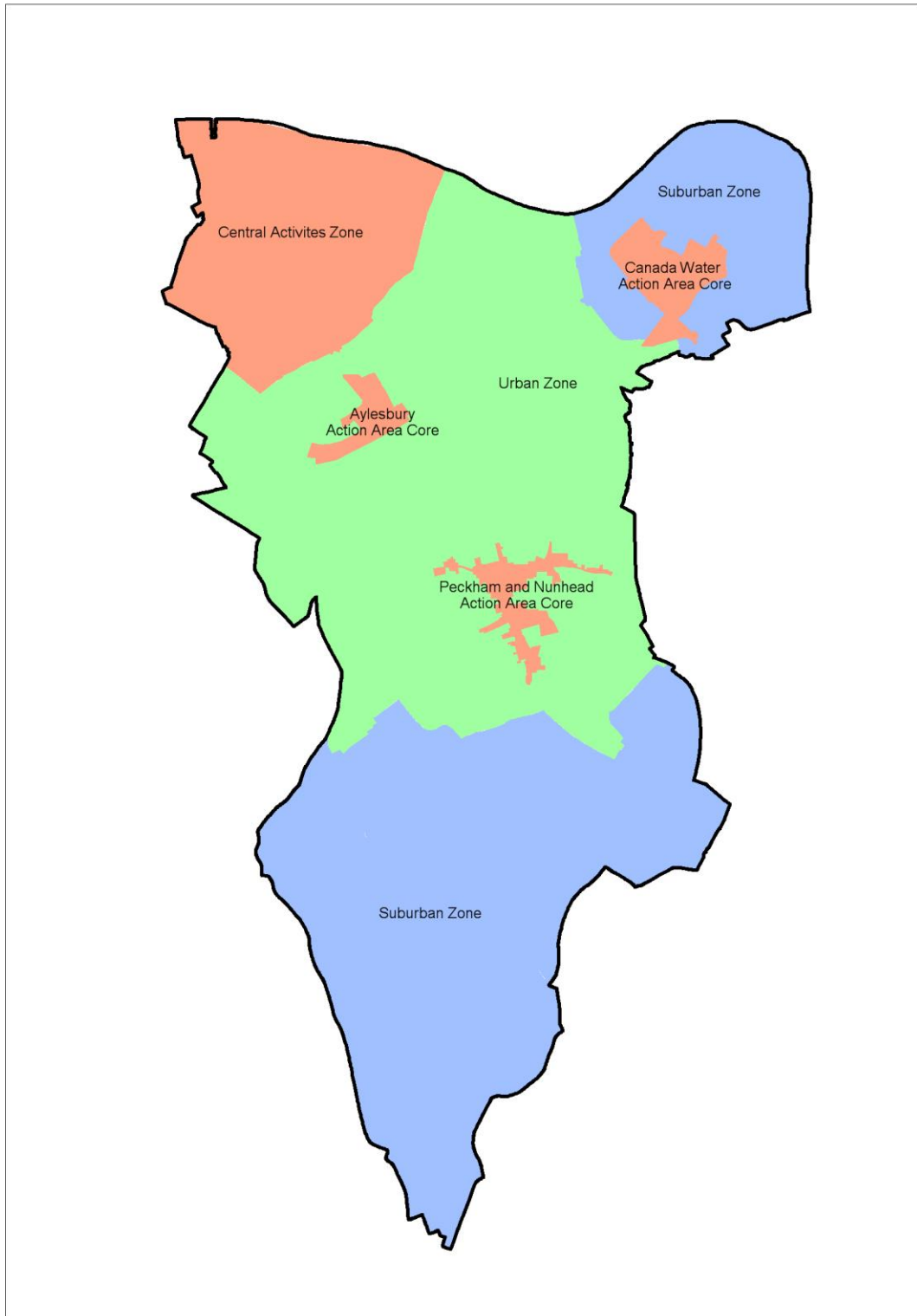
DM2 New family homes

Planning permission will be granted for major residential developments, including conversions, where they provide the following units:

1. A minimum of 60% with two or more bedrooms;
2. A maximum of 5% studios; which can only be for private housing;
3. The maximum number of bedspaces for the number of bedrooms where they are social rented.
4. Minimums of 3, 4 or 5 bedroom affordable units as set out below and in Figure 2.

Percentage of 3 bed+ homes	Locations
20%	Central zone and Action Area cores
25%	Urban zone
30%	Suburban zone

Figure 2: Family housing zones



Reasons

Building more family housing will help to address overcrowding, provide opportunities for families to live in all of our neighbourhoods and increase opportunities for foster care. Our Strategic Housing Market Assessment shows that we need 96% of new social rented homes and 36% of new intermediate tenure homes to provide three or more bedrooms. We require a minimum proportion of new homes to provide two beds or more because studios and one bed homes are unsuitable for families. Studio apartments are relatively affordable but they do not adequately meet the housing needs of most households.

Two bed homes can meet the needs of smaller families; however, to meet the needs of larger families we require the provision of some family homes with three or more bedrooms. The proportion of family homes required in urban and suburban settings is greater because these parts of the borough provide greater opportunities to build family homes as they are better able to accommodate adequate amenity space. Family units in flatted developments are more suitable on lower floors to facilitate access to amenity space and communication with children playing in these spaces.

DM3 Protection of existing family homes

Planning permission will be granted for the conversion of a single home of 130sqm or more (original net internal floorspace) into two or more homes.

Reasons

The high level of need for family homes means it is important that we protect our existing family housing stock from conversion into smaller homes which would be unsuitable for housing families.

DM4 Private rented homes

Planning permission will be granted for purpose built, private rented homes:

1. Which are secured for the rental market for a minimum 30 year term with tenancies which last a minimum of three years;
2. That meet Southwark's Private Rent Standard;
3. That provide a high standard of security and management;
4. That provide an equivalent amount of affordable housing to conventionally funded schemes, in accordance with DM1.

Reasons

We recognise that the private rented sector (PRS) meets the housing needs of residents who can not afford to buy or do not want to buy private homes in Southwark. Between 2001 and 2011, the PRS in Southwark increased from 15,932 to 29,995 households. In 2011 the PRS represented 24.9% of a total 120,422 households in the borough, up from 15.1% of a total 105,806 households in 2001. Private renting households often live in some of the worst quality, poorly managed accommodation. Furthermore, the majority of private renting households have very limited security of tenure, which is particularly damaging for households with children, and some renters face arbitrary evictions and unjustified rent increases.

The PRS has the potential to increase Southwark's housing supply because developers have fewer concerns about the rate at which the market can absorb new homes whilst still achieving their price expectation. The PRS also benefits the local and regional economy as it enables greater household mobility. We want to encourage a private rented sector which provides higher quality accommodation and a greater level of security for tenants than that which is offered by much of the current PRS market. We will support institutional investment in the sector where benefits are secured for residents through agreement. Southwark's Private Rent Standard is a code of good practice which sets out similar expectations to a competent rental property manager who acts to protect the capital value of their investment and enhance its income stream.

Evidence shows that PRS schemes are as viable as conventionally funded schemes in Southwark over the lifespan of the investment. We will therefore not accept an affordable housing offer which provides a lower net amount of affordable housing than our policy requirement under DM1.

DM5 Housing for older people

Planning permission will be granted for development that delivers:

1. New specialist housing for older people and affordable housing contributions in accordance with DM1;
2. A loss of specialist older people housing where a comparable level of suitable alternative accommodation is provided elsewhere in the borough, subject to need.

Reasons

We will meet the needs of older residents who develop physical or sensory impairments, such as dementia, through helping them to stay in their own homes through adaptations to existing housing. This is the most popular housing option for Southwark's older people. However, there will always be a need for specialist types of older people's housing, including extra-care housing and nursing home provision, to meet the needs of older people who are unable to remain in their own homes. Other forms of specialist older people housing options include sheltered housing, consisting of self-contained individual flats, almshouses and co-housing schemes. We will work with registered providers and other relevant partners to support the provision of different types of specialist housing where there is a clear identified local need. We will also ensure that new specialist homes for older people are located in areas which are suitable for older residents, which in many instances will need to have good access to local goods and services and be located in, or close to, town centres and regeneration areas. This will ensure that there is a wider choice of housing options for Southwark's older residents.

DM6 Homes for households with specialist needs

Planning permission will be granted for:

1. Residential development where:
 - 1.1 At least 10% of homes meet Building Regulation M4(3) standard (Wheelchair User Dwellings); and affordable wheelchair user homes are wheelchair accessible (M4(3b));
 - 1.2 Wheelchair user dwellings provide a mix of dwelling sizes, including family homes. Two bedroom three person affordable wheelchair user homes will not be acceptable;
 - 1.3 Wheelchair accessible homes meet the saved minimum space standards of the South East London Wheelchair Housing Design Guide set out in Table 1.

Table 1: Required accessible wheelchair user housing minimum space standards

Number of Bedrooms	Minimum Space (Flats) (sqm)	Minimum Space (Houses) (sqm)
1b2p	65	N/A
2b3p	75	80
2b4p	85	100
3b4p	100	110
3b5p	110	120
3b6p	115	125

2. Affordable wheelchair homes should meet the saved design and access standards from the South East London Wheelchair Housing Design Guide. Unoccupied affordable wheelchairs home must be let as local authority temporary accommodation until a suitable permanent household is identified.
3. New private and intermediate wheelchair user homes must be marketed as wheelchair user homes in a suitable publication and website aimed at older and less able-bodied people and fitted out to meet the specifications of the occupier prior to occupation. We encourage private wheelchair user homes to meet standard M4(3b).
4. Development may be required to provide alternative specialist housing to meet specific needs in place of an affordable wheelchair user home where we have identified a specialist housing need.
5. Where wheelchair housing cannot be provided onsite, a financial contribution will be required towards the provision of new affordable wheelchair homes or the adaptation of existing affordable homes to wheelchair user standard. The financial contribution will be the equivalent of building a wheelchair unit.

Reasons

We have identified an unmet need for affordable wheelchair user housing as well as a need for alternative types of specialist housing which meets the needs of people with disabilities that are not met by wheelchair accessible housing. Sometimes a new affordable wheelchair user home becomes available when no household with a need for that specific home can be allocated. We require unallocated affordable wheelchair homes to be let as temporary accommodation in order to ensure all specialist homes

remain available for their intended use when a suitable household can be found for a new wheelchair home.

Wheelchair user homes, as stipulated under Building Regulations M4(3) are inferior in quality to the standards set out in the South East London Wheelchair Housing Design Guide and do not provide guidance on minimum floorspace requirements for the whole dwelling. To ensure the provision of the highest quality, safest, wheelchair user homes we have retained the wheelchair user homes minimum space standards from the guidance and we encourage all affordable wheelchair user homes to meet the saved standards of the guidance.

Where wheelchair homes are not provided as part of a major development the council will require a financial contribution towards retrofitting existing social rented homes to wheelchair accessible standard or the provision of new affordable wheelchair homes.

DM7 Houses in multiple occupation and hostels

1. Planning permission will be granted for new Houses in Multiple Occupation (HMOs) and hostels that provide support for vulnerable people where:
 - 1.1 There is no overconcentration of these types of uses within the local area;
 - 1.2 HMOs meet the Council's Standards for HMOs;
 - 1.3 There is an identified local need for hostel provision.
2. Planning permission will not be granted for the change of use from hostels where it meets an identified local housing need.

Reasons

Houses in multiple occupation and hostels meet the needs of some households and reduce pressure on conventional housing stock. For some people, general needs housing may not be suitable to meet their needs. HMOs and hostels provide basic housing for people who are struggling to access suitable affordable accommodation, thereby reducing homelessness. Whilst these types of accommodation are generally not considered suitable for families, the number of families occupying such accommodation has risen in response to the acute shortage of affordable conventional homes.

We know that existing HMOs can often be of poor quality. Design standards are important as HMOs and hostels often offer small homes with the minimum facilities that people need.

Excessive clustering of HMOs and Hostels can undermine the social cohesion of an area, partly due to the temporary nature of accommodation offered which leads to people moving quickly. The change of use from a conventional house to an HMO is permitted development where the dwelling house is for use by three to six residents. However, larger HMOs require planning permission. Where there is already a high concentration of these types of accommodation in one particular area, we may consider the use of Article 4 Directions to restrict the amount of accommodation of these types coming forward in future.

DM8 Optimising delivery of new homes

1. Planning permission will be granted for development within the density ranges in Table 2:

Table 2.: Permitted residential density ranges

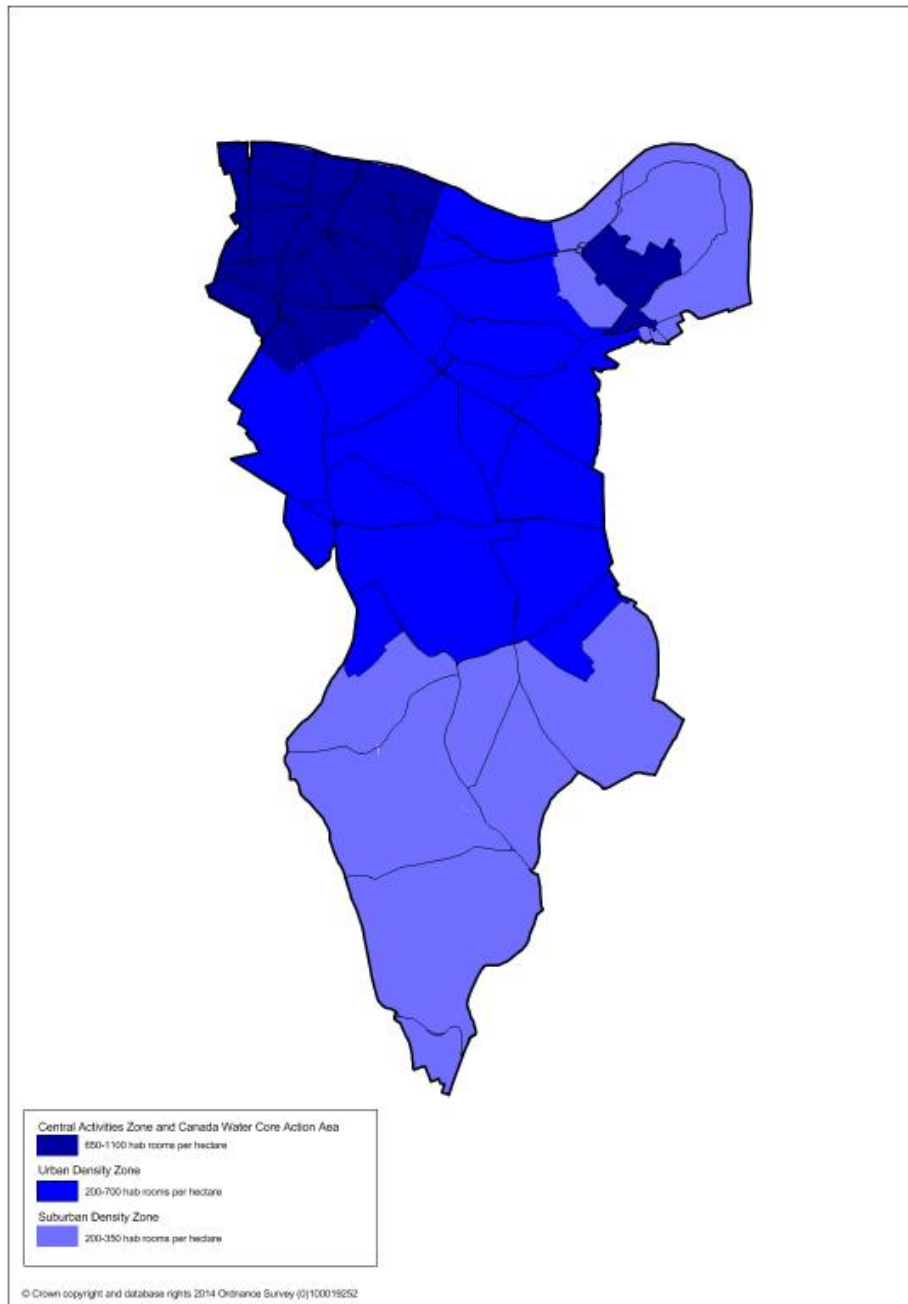
Location	Habitable Rooms per Hectare
Central Activities Zone and Canada Water Opportunity Area Core	650 - 1100
Urban Zone	200 - 700
Suburban Zones	200 - 350

2. Development may exceed the density ranges where it achieves an exemplary standard of residential design. Exemplary residential design must:
 - a. Provide excellent quality living conditions;
 - b. Achieve exemplary architectural design;
 - c. Exceed the nationally described space standard, including providing additional built-in storage space;
 - d. Provide high ceilings which maximise natural ventilation;
 - e. Maximise natural light and ventilation to kitchens and bathrooms;
 - f. Minimise corridor lengths by having an increased number of cores;
 - g. Not have more than eight dwellings accessed from a single core;
 - h. Demonstrate that the development has sought to maximise the use of sustainable technologies and materials;
 - i. Exceed our private and communal amenity space requirements;
 - j. Provide communal facilities including gardens and community rooms;
 - k. Provide a variety of housing types within the development;
 - l. Provide fully or partially inset balconies.

Development will not be permitted where it results in the net loss of residential floorspace except:

1. Where the existing location and standard of accommodation is unsatisfactory and can not be improved; or
2. Where the residential accommodation is on a site which is allocated for an alternative use in preference to housing.

Figure 3: Map of permitted residential density ranges



Reasons

We will seek to meet our target to build 2,376 homes per year by requiring development to optimise the use of land, building within the density ranges set out in Table 2. These density ranges reflect the higher range of permissible density included in the London Plan and will apply to both residential and non-residential development. Whilst some areas of the borough have relatively low public transport accessibility, all areas of the borough have good accessibility to town centres and local amenities. It is important that we bring forward as much housing as possible whilst also protecting the character of neighbourhoods. We want to provide housing that responds to the local and historic context, and to retain and create places where people want to live.

Allowing higher densities in Regeneration Areas, which benefit from high levels of accessibility and provide opportunities to build supporting infrastructure, will ensure we make efficient use of our land by providing as much housing as possible whilst reducing our impact on the natural environment. Too much development can have a negative impact on the environment, unless it is built to a very high standard of design.

Fact box: Habitable rooms and density

A habitable room is any room with a window suitable for sleeping, living or dining, regardless of what it is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and also excludes kitchens with an overall floor area of less than 11sqm.

27.5sqm is the average area required to create one habitable room, including shared circulation space, and non-habitable rooms. For rooms above 27.5sqm, the number of habitable rooms will be calculated relative to the room size.

Residential density (RD) is calculated as follows:

For residential-only development, density is the number of habitable rooms (HR) divided by the developable site area (Ha).

Residential density formula: $D = HR / Ha$

For mixed-use development, residential density (D) is based on the proportion of the developable site area given over to residential use. The residential density is calculated by apportioning the developable site area (Ha) between the residential use (RU) and non residential uses (NRU) as a percentage of the development. The residential density will be calculated by dividing the number of habitable rooms (Ha) by the developable site area apportioned to residential use (apportioned residential site area ARHa).

Mixed-use residential density formula: $D = HR / ARHa$.

$(ARHa = HA * RU(\%))$

For mixed-use development where the majority of floorspace is non-residential a method of calculation should be agreed with Southwark Council to illustrate how the development would provide an efficient use of land and contribute to housing delivery.

In calculating the developable site area major distributor roads, significant landscape buffer strips, and large areas of public open space will not be included.

Revitalised Neighbourhoods

DM9 Design of places

Planning permission will be granted for development that:

1. Ensures the height, scale, massing and arrangement of development responds positively to the existing townscape, character and context;
2. Better reveals local distinctiveness and architectural character;
3. Ensures an urban grain and site layout that takes into account and improves existing patterns of development and movement, permeability and street widths;
4. Ensures buildings, public spaces and routes are positioned according to their function, importance and use;
5. Ensures a high quality public realm that is safe, understandable and attractive and that eases the movement of pedestrians, cyclists and vehicular traffic. Street clutter should be avoided;
6. Ensures contextual landscaping including the retention of street trees, the use of green infrastructure and the principles of water sensitive urban design;
7. Provides accessible and inclusive design for all ages and people with disabilities. Development should ensure compliance with the Equalities Act 2010, relevant London Plan policies and Part M of the Building Regulations;
8. Provides opportunities for formal and informal play.

Reasons

It is important to take the principles of urban design into consideration when designing new development, in order to ensure that new development improves the environment so that people want to spend time in the place. The principles extend to the internal design and the spaces between buildings, as well as appearance of the buildings. Developments must be designed to ensure accessibility, inclusivity, and interaction, regardless of disability, age or gender, and allow all to participate equally, confidently and independently in everyday activities.

Southwark's built environment reflects different periods of design and development and portrays a variety of local character. Some local character is unique with a distinct identity, while other areas have local character that is poorer or less defined. Further detail on local character can be found in our visions, characterisation studies and conservation area appraisals.

The public realm is the network of spaces, streets and paths between buildings. Good public realm design is essential to help people move around the borough as it improves the streetscape, and create a sense of place with vibrant, pleasant environments that people will take pride in and enjoy.

Provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm, such as helping to reduce the urban heat island effect, where urban areas become significantly hotter than rural areas in summer, and the impact of surface water flooding, both of which will be exacerbated by climate change. It can also provide opportunities for recreation and food growing. The enhancement of areas through urban greening can also help deliver economic growth and create healthier places by reducing air pollution and encouraging physical activity.

DM10 Design quality

Planning permission will be granted for development that:

1. Ensures high standards of design with appropriate fabric, function and geometry;
2. Ensures new buildings and alterations to existing buildings have an innovative design or solution that is specific to the site's context, topography and constraints;
3. Ensures adequate daylight, sunlight and outlook;
4. Uses materials that are high quality, durable, sustainable and that respond positively to context;
5. Implements sustainable design and construction techniques;
6. Utilises active design principles that are fitting to the location, context, scale and type of development;
7. Provides active frontages and ground floors and building entrances that promote activity and successfully engage with the public realm;
8. Provides adequate servicing within the footprint of the building and site;
9. Ensures accessibility and inclusive design for all and provides a positive pedestrian experience.
10. Provides basements that do not have adverse structural or environmental impacts.

Reasons

Good design is a key aspect of making places better for people. Southwark has some world-class developments that have raised its profile, and has a wealth of development opportunities which will continue to add to its reputation for high quality design. Southwark has a range of different neighbourhoods and areas contributing to its local distinctiveness, and this diversity will be reflected in new development. It is important that good quality materials are used in development: the right materials greatly contribute to the overall impression of a building, as well as how it relates to its area. In order to minimise the impact of the development the functions of the building, such as servicing, cycle parking and plant, should be designed into its footprint. This should enable day to day activity to take place without impacting greatly on the surroundings.

In addition to healthcare services, such as GPs and clinics, other environmental and social conditions are known to influence people's health. The internal layout of buildings can be designed to encourage activity, for example, by making stairwells more attractive, visible and convenient to use. Locating benches, public toilets and water fountains along walking routes provides encouragement to use them. Active design can also help reduce energy consumption in buildings..

Sustainable design must reduce energy consumption and carbon dioxide emissions, minimise the consumption of natural resources, reduce flood risk and pollution, ensure the avoidance of internal overheating, minimise the urban heat island effect, and creation of adverse local climatic conditions (e.g. wind shear).

DM11 Residential design

Planning permission will be granted for residential development where:

1. All homes meet or exceed the minimum, national space standard, providing adequate internal space for the intended number of occupants (Table 3). A minimum ceiling height of 2.5 metres is strongly encouraged for at least 75% of the dwelling;
2. Dual aspect homes face at least two different aspects and allow for natural cross ventilation. Provision of a bay window does not constitute dual aspect. Single aspect homes will only be acceptable in exceptional circumstances and must meet the following requirements:
 - Single aspect family homes should be avoided and single aspect family homes providing three or more bedrooms will not be acceptable.
 - North facing single aspect homes will not be acceptable;
 - Single aspect homes should avoid exposure to noise levels above which significant adverse effects on health and quality of life may occur;
 - Single aspect homes should demonstrate good levels of privacy and ventilation to all rooms;
 - Single aspect homes must demonstrate how overheating will be avoided and must, where practical, utilise non-mechanical ventilation systems, such as increased ceiling heights;
3. All homes provide a useable amount of private amenity space. Where private amenity space can not be provided for each home, any shortfall will add to the requirement for communal amenity space.
4. Flatted development provides green communal amenity space for all residents and additional communal play areas for children (aged up to 16). The required amount of communal child play space will be calculated using the play space standards set out in Table 4. Communal amenity space should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, SUDS). In exceptional circumstances, where communal amenity space and child play space cannot be provided on site, we will seek a financial contribution towards improving existing play space provision in the vicinity of the site.
5. The external appearance of the development is tenure blind;
6. All homes meet planning practice guidance set out in BRE's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991);

Reasons

Good quality housing helps to improve the health, safety, amenity and quality of life of current and future residents. Southwark has an aging population and we want all residents to be able to stay in their homes throughout different phases of their life into old age. We believe all residents are entitled to the same quality homes irrespective of tenure. Our residents have told us it is important for social sustainability and community cohesion that neighbours and visitors should not be able to perceive the tenure of a home by its appearance.

It is important that family housing provides private amenity space to ensure that children have somewhere safe to play or provides an outdoor space to dry clothes and to enjoy the outdoors. Communal play areas are important for children, parents and carers to exercise and socialise.

Table 3: Minimum internal space standards

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in Storage
1b	1p	39 (37)			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7b	116	123	129	4
	8b	125	132	138	

Table 4: Play space standards – child bed space yield (Up to age 16)

A minimum of 10sqm of play space per child bed space is required within the development. 1 child yield = 1 child bed space.

Tenure	Number of Bedrooms	Child Yield	Child Play Space Requirement (sqm)
Market and Intermediate	2 bedroom flats	0.10	1
	3 bedroom flats	0.58	5.8
	2 bedroom houses	0.12	1.2
	3 bedroom houses	0.44	4.4
	4 bedroom houses	1.04	10.4
	5 bedroom houses	1.19	11.9
Social Rent	1 bedroom dwellings	0.20	2
	2 bedroom dwellings	0.95	9.5
	3 bedroom dwellings	1.83	10.83

	4 bedroom dwellings	2.92	29.2
	5 bedroom dwellings	3.99	39.9

Example:

Where a scheme provides six 3 bedroom social rent homes and four 2 bed private flats the requirement will be to provide 5.27 sqm of child play space in addition to communal amenity space requirements.

$$((6 \times 1.83) + (4 \times 0.12)) = 5.27$$

DM12 Tall buildings

Tall buildings are significantly higher than surrounding buildings or their context. The highest tall buildings will be located in our Regeneration Areas. This is where the highest public transport accessibility levels and densities are located and where there is the greatest opportunity for regeneration.

Planning permission will be granted for tall buildings that:

- a) Are located at a point of landmark significance and have a height that is proportionate to the significance of the proposed location and the size of the site; and
- b) Respond positively to local character and the existing townscape; and
- c) Are of exemplary architectural design and residential quality as set out in policy DM 8; and
- d) Make a positive and considered contribution to the London skyline and landscape, taking into account the cumulative effect of existing or emerging proposals or clusters; and
- e) Have no harmful impact on strategic views set out in the London Views Management Framework and to the borough views; and
- f) Avoid unacceptable harm to the significance of designated heritage assets or their settings; and
- g) Avoid harmful environmental impacts including wind shear, overshadowing and solar glare; and
- h) Maximise energy efficiency and prioritise the use of sustainable materials; and
- i) Are designed to have a positive relationship with the public realm, provide opportunities for new street trees, and lower floors that successfully relate to a positive pedestrian experience.

Buildings above a height of 30 metres or 25m in the Thames Policy Area must also:

- j) Provide a new, functional public space that is proportionate in size to the height and size of the proposed building.

Buildings above a height of 60 metres must also:

- k) Deliver publically accessible space at or near to the top of the building; and
- l) Incorporate communal facilities for users and residents.

Reasons

The significance of a location will be defined by its close proximity to the confluence of strategic routes, major public transport stations, strategic locations that have a regional or borough importance (e.g. Burgess Park) and the scale of the existing townscape. The significance of a location is likely to diminish the further away a site is from these factors.

Tall buildings, if designed thoughtfully, can be an important component in raising population density, avoiding urban sprawl and contributing to an area's regeneration. However, tall buildings can look out of place in their surroundings and cause unpleasant environmental effects, especially on the location's micro-climate.

We have taken a consistent approach when planning for tall buildings and use a number of criteria to determine applications. We will continue to use this approach alongside the Historic England/CABE guidance on tall buildings that gives additional information on the suitable locations and design of tall buildings.

DM13 Efficient use of land

1. Planning permission will be granted for development that:
 - 1.1 Ensures that the underutilisation or overdevelopment of sites is avoided;
 - 1.2 Does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites;
 - 1.3 Makes adequate provision for servicing, circulation and access to, from and through the site.
2. Planning permission will be granted for appropriate temporary 'meanwhile uses' where they deliver community benefits and do not compromise the future redevelopment of the site.

Reasons

Urban land is a vital, finite resource that must be efficiently used to reduce pressure on rural land and open spaces. In Southwark, increasing density in the Central Activities Zone, Opportunities Areas and major town centres is a key requirement for the sustainable use of land. By increasing the number of people who visit, work and live in an area, more services and infrastructure can be supported thereby reducing the need to travel and contributing to the vitality of an area. However, densities that are too high could have a harmful impact on the environment and quality of life and would not be supported. Meanwhile uses are supported as they can ensure that

buildings or land that are temporarily vacant are efficiently used in a way that delivers community benefits.

DM14 Listed buildings and structures

Planning Permission and/or Listed Building Consent will only be granted for development that:

1. Avoids unjustifiable harm to the significance of listed buildings and structures and their settings by conserving and enhancing:
 - 1.1 The historic fabric, architectural style and features, construction methods, curtilage, site layout, plan form and readability, and land use; and
 - 1.2 The contribution of the building to its setting or its place within a group; and
 - 1.3 Views that contribute positively to the significance of the building or structure or their setting.
2. Enables the viable use of listed buildings and structures that is consistent with their on-going and long term conservation.
3. Provides adequate justification for any harm to the significance of the listed building or structure that results from the proposal.

Reasons

We recognise the importance of Southwark's built heritage as a community asset and will seek the conservation and enhancement of this asset as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. Southwark has around 2500 listed buildings. These historic features can define local character, providing a sense of place and enriching the townscape.

All applications for listed building consent will require a design statement, including details of the protection of any retained fabric, and a detailed statement setting out the justification, design approach and methods of any building work to the listed building.

DM15 Conservation areas

1. Planning Permission and/or Conservation Area consent will only be granted for development that:
 - 1.1 Conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics; published in Conservation Area Appraisals; and
 - 1.2 Conserves and enhances the significance of a conservation area's setting, including views to and from the area.
2. The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not be generally supported. Any replacement buildings or structures must conserve and enhance the conservation area's historic character and distinctiveness.

Reasons

We recognise the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. These areas help define local

character, providing a sense of place and enriching the townscape. The control of external appearances is important within conservation areas and where the quality of the environment is particularly high. Our published conservation area appraisals include detailed evaluations of the character and special features of each conservation area and provide additional supplementary guidance for developments affecting conservation areas. We are keen to encourage a high quality of design in conservation areas. This may include the use of modern materials or innovative techniques on new developments as they can sustain or enhance the character or appearance of the area.

DM16 Conservation of the historic environment and natural heritage

Planning permission will only be granted for development that:

1. Conserves and enhances the significance of the following heritage assets and their settings:
 1. Scheduled monuments;
 2. Protected London squares;
 3. Registered parks and gardens;
 4. Trees within the curtilage of a listed building;
 5. Trees that contribute to the historic character or appearance of conservation areas;
 6. Trees that are subject to a Tree Preservation Order (TPO)
 7. Ancient hedgerows;

Buildings and land with Article 4(1) directions inside and outside conservation areas.
2. Enables the viable use of the heritage asset that is consistent with its on-going and long term conservation;
3. Provides adequate justification for any harm to the significance of the heritage asset that results from the proposal.

Reasons

Southwark possesses a wide variety array of historic assets of local, regional and national importance. They help define our historic character, provide a sense of place and enrich the townscape.

DM17 Borough views

Development must positively enhance the following important borough views:

1. The panoramic north facing view from One Tree Hill;
2. The view of St Pauls Cathedral from Nunhead Cemetery;
3. The view of St Pauls Cathedral along Camberwell Road;
4. The view of Tower Bridge from Kings Stairs Gardens;
5. The view south from the centre of the Millennium Bridge;
6. The view north along Great Suffolk Street.

Reasons

Borough views are significant views and panoramas that make a positive contribution to experiencing Southwark's position in London, informing how we are located in an historic and important world city.

DM18 Archaeology

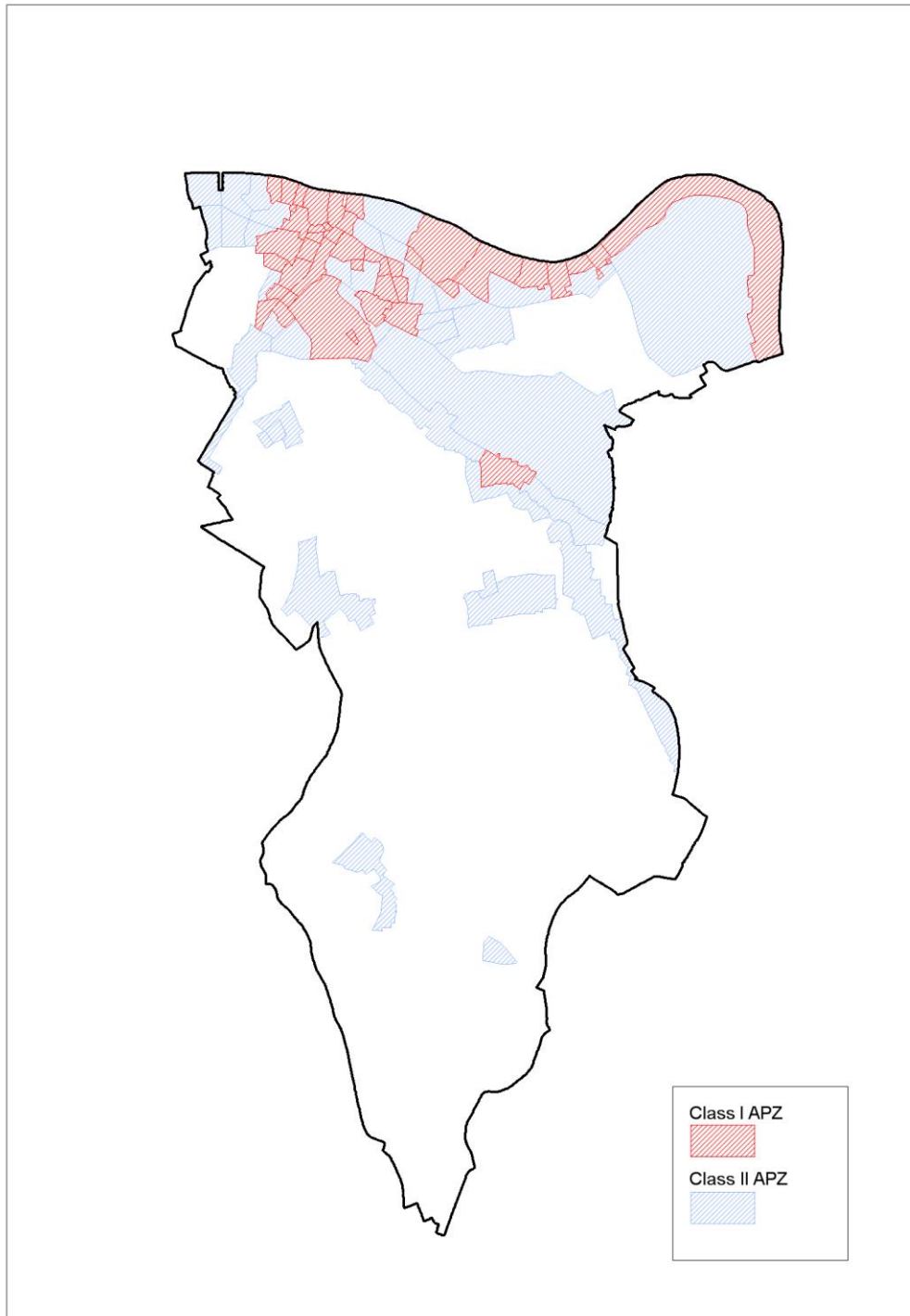
1. Within Class One Archaeological Priority Zones (APZs), planning permission will only be granted for development that:
 - 1.1 Conserves the archaeological resource commensurate to its significance; and has been informed by a prior archaeological assessment and trench-based archaeological evaluation to assess the archaeological significance; or
 - 1.2 has been informed by prior archaeological assessment and is designed to preserve potential archaeological significance on site through minimising foundation and construction impacts.
- 2.. Planning permission will only be granted for proposals that result in a loss of the archaeological significance of sites in Class One Archaeological Priority Zones if they offer significant public benefits or an assessment and trench-based archaeological evaluation demonstrates existing substantial loss of or damage to the archaeological significance of a site. In these circumstances, the excavation, recording, archiving, publication and display of a site will be required. Proposals must include details of how archaeological works will be made publically accessible.
3. Within Class Two Archaeological Priority Zones, planning permission will only be granted for development that assesses the archaeological resource. Proposals that are granted planning permission will be conditioned to achieve the preservation, recording, archiving, publication and display of a site according to its significance.
4. In proposals outside Archaeological Priority Zones, proposals will be assessed against the historic environment record for Southwark. If archaeological significance is identified within the proposed site, planning permission will be granted with appropriate conditions to achieve the preservation, recording, archiving, publication and display of the site according to its significance.

Reason

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and on sites to the north and south of the Old Kent Road. The Roman provincial capital (Londinium) crossed the river and in Southwark was focused on two islands that made up the southern bridgehead of the only river crossing over the Thames at the time and settled areas to the south. Remains of Roman buildings, industry, ports, boats, roads, temples and cemeteries have been discovered since the mid 1940s. The importance of the area during the medieval period is equally well attested, both archaeologically and historically. Elsewhere in Southwark the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich, also have the potential for the survival of archaeological remains from many periods. We will also consider the designation and the class of archaeological priority zones as new archaeological work and discoveries are made.

A schedule of new Archaeological Priority Zones are set ou in Appendix 8.

Figure 4: New Archaeological Priority Zones (APZs)



DM19 World Heritage Sites

Planning permission will only be granted for development that sustains and enhances the significance of the Outstanding Universal Value of World Heritage Sites and their settings, including within views in, out and across the sites.

Reasons

The United Nations Educational, Scientific and Cultural Organisation (UNESCO) recognises World Heritage Sites as internationally important with each having an inscription that details their Outstanding Universal Value. New development must consider the impact on the setting of the three World Heritage Sites that are located in central London. The three sites are:

1. Westminster Abbey, the Palace of Westminster and St Margaret's Church;
2. Tower of London;
3. Maritime Greenwich.

Consideration should also be given to the Statement of Outstanding Universal Value (SOUV) and the management plans of the World Heritage Sites that are named in the policy, as they contain further information on how the World Heritage Site is protected and managed.

DM20 River Thames

Planning permission will be granted for development in the Thames Policy Area that:

1. Integrates successfully with the waterspace in use, appearance and physical impact;
2. Maintains and enhances the existing facilities that support and increase the use and enjoyment of the river and the functions and activities associated with the Thames in the Thames Policy Area, including:
 - 2.1 Access points to and alongside the river, including stairs, piers and the Thames Path
 - 2.2 Docks, including protection against partial or complete infilling;
 - 2.3 Mooring facilities;
 - 2.4 Facilities for passenger, freight and tourist traffic;
 - 2.5 Sport and leisure facilities.
3. Establishes or continues the River Thames Path along the water frontage and encourages new access points to the River Thames;
4. Avoids unacceptable harm or effects on navigation, biodiversity or the existing character of the Thames Policy Area if proposing new mooring facilities;
5. Does not extend developed land or result in a continuous line of moored craft;
6. Maintains, remediates and improves flood defence walls for developments adjacent to the River Thames. Developments adjacent to defences and culverts should demonstrate that their development will not undermine the structural integrity or detrimentally impact upon its intended operation;
7. Provides landmarks that are of cultural and social significance along the river, providing orientation points and pleasing views without causing undue harm to the cohesiveness of the water's edge;
8. Successfully relates scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the river, or within borough or London Views Management Framework views. Such a position of buildings should take into account how the river meanders and the impact these can have on how

buildings may be seen together. Proposals for tall buildings should be set at least one block back from the river bank.

Reasons

The strategic importance and unique character of the River Thames needs to be maintained and enhanced to enable the use and enjoyment of the Thames for all.

The River Thames and its hinterland comprise the Thames Policy Area. The Thames Policy Area makes an important historical and environmental contribution to Southwark and London enabling significant recreation, tourism, nature conservation and open space provision. This is a busy tourist area, which is environmentally sensitive and subject to intense development pressure. Access and maintenance to the river is important to achieve this, along with repair of and raising of the river defence wall and expansion of the pathway to incorporate drainage and flood mitigation.

Best start in life

DM21 Education places

1. Planning permission will be granted for proposals of high design quality that provide more pre-school, school, higher and further education places where there are shared facilities with the community.
2. Development must not lead to the loss of existing educational facilities unless there is re-provision of the school places in an area of identified need or they are surplus to requirements.

Reasons

Education facilities in Southwark will be expanded and enhanced to meet the needs of a growing population and giving our population the best start in life. Southwark is investing in education, so that the growing population has access to excellent learning facilities everywhere in Southwark. Education facilities significantly enhance the economy and contribute to regeneration by complementing existing uses.

DM22 Student homes

Planning permission will be granted for student homes in Regeneration Areas to support the growth of universities and colleges where:

1. Schemes providing direct let student rooms at market rent provide 35% of the Gross Internal Area as conventional affordable housing, and 27% of student rooms let at a rent that is affordable to students;
2. Schemes providing affordable student rooms for nominated further and higher institutions provide as much conventional affordable housing as is viable;
3. Adequate living space is provided;
4. 10% of student rooms are easily adaptable for occupation by wheelchair users;
5. There is an excellent public transport accessibility level;
6. The development would not harm local character or residential amenity through an over-concentration of student homes.

Reasons

There is a need for more student accommodation across the whole of London. However this needs to be balanced with making sure we have enough sites for other types of homes, including affordable and family homes. Whilst London as a whole has a recognised need for more student bed spaces, we have the second largest number of student homes in London.

Our Strategic Housing Market Assessment highlights an acute need for more family and affordable housing. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or a contribution towards affordable housing from student housing development we can make sure we work towards meeting the strategic need for student accommodation and our local need for affordable homes including affordable family homes.

Strong, local economy

DM23 Transition of preferred industrial locations to mixed use neighbourhoods

The Southwark Core Strategy designates preferred industrial locations on Old Kent Road, South East Bermondsey, Mandela Way and Parkhouse Street. The New Southwark Plan will review these designations. Site specific policies (site allocations) for this land will be set out in the Old Kent Road AAP and New Southwark Plan. These will aim to intensify development, increase job numbers and promote growth of business uses within new mixed use neighbourhoods. In the meantime there will be no loss of employment space unless there are community or other uses that will develop the local infrastructure. In addition, financial contributions will be required for future infrastructure funding for the Bakerloo Line extension.

Reasons

Demand for business space in the borough is changing and while use of land for manufacturing and large scale warehousing and logistics is declining, demand for business space which services central London's economy is increasing. We want to use this opportunity to increase the number of jobs and businesses and help regenerate areas such as the Old Kent Road. It is important that the new business space suits the needs of occupiers and the type and nature of space will be expected to comply with DM policies on office and business development and small business units. Through the Old Kent Road AAP and New Southwark Plan site allocations we will set out appropriate mixes of uses that promote growth of new neighbourhoods and also explore potential to address impacts on existing businesses which may be affected. New mixed use neighbourhoods will require significant investment in new infrastructure. This includes transformation of the Old Kent Road itself and the quality of the public realm, reinforcement of pedestrian and cycle networks, improvements in the open space network and social infrastructure such as schools and health facilities. The Bakerloo line extension could help drive growth and regeneration but it has a significant cost. New development will be expected to help fund and provide the infrastructure that is required.

DM24 Office and business development

In Regeneration Areas:

1. Planning permission will be granted for business (Use Class B1) floorspace;
2. Development must retain or increase existing levels of business (B Use Classes) floorspace except where there is no demand for either the continued use of the site for business or for redevelopment involving re-provision. This needs to be demonstrated by a rigorous marketing exercise for 18 months.

Reasons

Our evidence suggests that around 47,000 new office jobs will be created in Southwark over the period leading up to 2036 and this would require around 530,000sqm of new office space. The retention of existing small and medium enterprises will support jobs to remain in Southwark and established local economies to grow alongside new uses. We want to promote the creation of new jobs alongside ensuring that there is a supply of sites and premises for businesses to grow. The

approach is to focus on the Regeneration Areas to either retain or reprovide employment unless there is no demand. This will retain diversity and encourage new small, medium and large businesses.

Business uses improve the popularity, vitality and viability of the centres. Outside of the Regeneration Areas and town centres releasing employment sites for other uses can contribute towards new housing and services.

DM25 Railway arches

Planning permission will be granted for business uses (B Use Classes), retail (A Use Classes) and community facilities (D Use Classes) in railway arches.

Reasons

Southwark Council is supporting and encouraging creative and vibrant uses within the over 800 railway arches. They are cheap spaces to rent and are well suited to 'incubating' smaller businesses and helping them to grow. They also add character and are interesting places for shops, cultural and community uses and restaurants.

Railway arches within site allocations will need to comply with those allocations. The Old Kent Road AAP will provide policy for assessing railway arches in the Old Kent Road opportunity area.

DM26 Small business units

In Regeneration Areas:

1. Development should retain small business units except where there is no demand for business use.
2. Planning permission will be granted for small businesses units where these incorporate a range of unit sizes and types and are well designed and flexible. Opportunities for long term management of the units by a company specialising in the management of space for small businesses should be fully explored. Furthermore there should be consideration of the feasibility of clustering non-residential uses in single use buildings (horizontal mixed use) and a full fit out.
3. Where existing SMEs are at risk of displacement from a development there should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development.

Reasons

Small and medium sized enterprises (SMEs) are vulnerable to displacement by other uses and therefore need protection. They are the majority of businesses in Southwark providing jobs for local people and opportunities for business start-ups and self-employment. It is important that units are flexible and designed to meet the needs of local businesses. The management of small business units by specialist companies will help ensure the success and long term retention of the space.

DM27 Town and local centres

1. New developments for retail and other town centre uses should be located in town and local centres:

Major Town Centres	<ul style="list-style-type: none"> • Elephant & Castle (including Walworth Road) • Peckham • Canada Water
District Town Centres	<ul style="list-style-type: none"> • Bankside and The Borough • London Bridge • Camberwell • Lordship Lane • Herne Hill
Local Centres	<ul style="list-style-type: none"> • The Blue • Dulwich Village • Nunhead • Tower Bridge Road • Old Kent Road/East Street

2. In town and local centres, planning permission will be granted for a range of town centres uses, markets, community, civic and cultural uses and residential homes, provided that:
 - 2.1 The scale and nature of the proposal is appropriate to the role and catchment of the centre;
 - 2.2 A Use Classes are retained or replaced by an alternative use that provides a service to the general public and would not harm the vitality and viability of the centre; and
 - 2.3 The proposals would not harm the amenities of surrounding occupiers or result in a concentration of uses that harms the character of the area; and
 - 2.4 The proposal provides an active use at ground floor in locations with high footfall; and
 - 2.5 Large schemes for town centre uses that are 1,000sqm or over provide public toilets.

Reasons

Town and local centres provide important services and facilities for the borough's residents and should be the main focus for new developments for town centre uses. Our aim is to increase the amount of shopping space in our centres and improve the choice of goods and services, particularly at Elephant and Castle/Walworth Road, Canada Water and Peckham which have the most capacity for growth. As well as improving choice, this should reduce the number of trips made to places further away and also boost the local economy. Our town and local centres are changing and whilst their role as shopping destinations are still very important, other activities and uses, such as offices, community facilities, cultural uses and new homes will also help make them more vibrant and sustainable places.

A list of revised town centre boundaries is included in Appendix 2.

DM28 Development outside town centres

Developments for town centre uses located outside town and local centres must comply with the sequential test. Large developments, over 1,000sqm (gross), should provide an impact assessment and demonstrate that they would not harm the vitality and viability of centres or planned investment in centres.

Reasons

Town and local centres should be the main focus for new developments for town centre uses. A large development of 1,000sqm could equal or exceed the need for shopping floorspace in the short term (up to 2021) in some areas of the borough and therefore could have a significant detrimental impact on the vitality and viability of nearby centres.

DM29 Protected shopping frontages

Planning Permission will be granted for changes of use in protected shopping frontages where:

1. The proportion of units in A1 Use Class in primary and secondary frontages does not fall below the percentages set out in Table 5 below; and
2. The premises have been rigorously marketed for A1 Use Class over an 18 month period prior to a planning application where the existing use class is A1 Use Class; and
3. The proposed use provides uses within the A Use Class or provision of a service involving visits to the premises by members of the public.

Table 5: Protected Shopping frontages proportions

Shopping Frontages		Proportion of retail (A1 Use Class)
Primary shopping frontages	Peckham	85%
	Elephant and Castle/Walworth Road	75%
	Camberwell	60%
	Lordship Lane	55%
	The Blue	80%
	CAZ shopping frontages in Borough and Bankside and London Bridge opportunities areas	40%
Secondary shopping frontages		50%

A list of proposed primary and secondary shopping frontages is included in Appendix 3.

Reasons

Shopping is the main reason for visiting the borough's centres and it is important that we maintain high proportions of shops in retail use (Use Class A1), especially where there are main concentrations in the primary shopping frontages. In the secondary and CAZ shopping frontages, whilst shops (Use Class A1) are important, there is a greater diversity of activities and services. Maintaining a healthy balance of uses is vital to protecting the vitality and viability of our centres.

DM30 Shops outside protected shopping frontages, town and local centres

Planning permission will be granted for development that loses A Use Class floorspace where:

1. A marketing exercise for 18 months demonstrates that the current use is financially unviable and that there is no need for A uses; and
2. There are alternative A Use Class shops within a 400 metre walking distance.

Reasons

Local shops provide an important service for communities. They can provide a convenient service to help to make people feel part of a community and do their shopping without difficult or expensive travel.

DM31 Shop fronts

Planning permission will be granted for shop fronts and shop front signage that:

1. Ensures that the proportion, scale, style, detailing, colour and materials make a positive contribution to the host building and its context; and
2. Retains and refurbishes existing traditional and historic shop fronts and features when located within heritage assets, conservation areas or the setting of heritage assets; and
3. Is adequately lit for its context; and
4. Utilises internal security grilles and security solutions; and
5. Retains or provides a shop window if part of a change of use within town centres; and
6. Does not support the use of external mounted shutter housings and solid roller shutters.

Reasons

The retention of historic shop fronts and the provision of high quality new shop fronts encourage a welcoming environment. Shop fronts and signage make important contributions to the appearance of our town centres and shopping parades. However, some new shop fronts or alterations to existing shop fronts can harm visual amenity and local character with poor quality design, materials, signage and security shutters.

DM32 Betting shops, pawnbrokers and pay day loan shops

Planning permission will be granted for betting shops, pay day loan shops and pawnbrokers in protected shopping frontages provided that:

1. The number of these types of shops would not comprise more than 5% of the total number of units within the protected shopping frontages; and
2. The number of betting shop, pawnbrokers or pay day loan shops would not be above 1 per 21 premises (10 on either side of the proposal).

Reasons

Concern has been raised by the community about the number and the resulting impact of the clustering of these shops on the diversity of shopping frontages and the choice available. Too many in one area can lead to a negative impact on the vitality and viability of a town centre, discourage investors from locating there and affect the quality of life of those living nearby. This can result in the perception that a centre's retail offer is weak and that the centre is in decline.

DM33 Hotels and other visitor accommodation

Planning permission will be granted for:

1. Hotels and other forms of visitor accommodation within Regeneration Areas that do not harm local character or amenity;
2. Supporting ancillary facilities in hotel developments that provide additional employment and encourage wider use of the building to benefit the local community and passing public.

Reasons

We will support proposals for new hotels, particularly those which contribute to employment growth and offer employment opportunities for local people. Proposals that also incorporate a range of day time uses which can provide additional employment will be considered favourably. Such uses may include hotel receptions, café and restaurants, conference facilities and meeting rooms, salons and other ancillary supporting space that can be made available for use by the local community as well as visitors staying at the hotel, whilst also activating the street frontage.

DM34 Pubs

1. Planning permission will not be granted for development that results in the loss of a pub unless the retention of a pub is financially unviable, as demonstrated through evidence of suitable marketing for a continuous period of at least 18 months.
2. Alterations that do not lead to the loss of a pub but that do lead to loss of cellarge or changes to a pub that make it unviable will not be permitted.
3. Where a change of use is acceptable, development must retain the design, character and heritage value of the building where it makes a positive contribution to street scene and local character.

Reasons

The number of pubs across London has been declining, while the number of cafes and restaurants has been growing. Many pubs have been demolished, whilst others have been converted into new homes while retaining their existing structure. A number have changed into other commercial uses and have lost their appearance and usage as a public house. Nevertheless there is still a market for pubs given the right management and sales offer. They provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Many pubs make a strong contribution to the historic character of an area, particularly through the features of the building itself and by historical and cultural connection to the local area.

DM35 Access to employment and training

Development proposals that include:

1. 5,000sqm or more of new or improved floorspace must provide training and jobs for local people in the construction stage;
2. 2,500sqm or more of new or improved non-residential floorspace must provide training and jobs for local people in the final development;
3. 1,000sqm or more of floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction;
4. The loss of employment floorspace in the Regeneration Areas and town centres must provide a financial contribution to help provide training and jobs for local people.

Reasons

This approach overcomes barriers to employment as it promotes a targeted approach to improve employment participation within Southwark and an entrepreneurial approach to business, especially amongst young people.

DM36 Outdoor advertisements and signage

Advertisement Consent will be granted for outdoor advertisements and signage that:

1. Avoid unacceptable harm to public amenity. Advertisements and signage should be designed so that their size, scale, type and illumination ensure that they form an integral and unobtrusive part of the site, taking into account site context and local character;
2. Avoid harm to the significance of heritage assets or their settings;
3. Do not compromise safety, security and obscure highway sightlines and allow the free movement along the public highway by all users, including people with disabilities, especially the visually impaired;
4. Do not adversely impact on trees on or in close proximity to the proposed site, especially those protected by Tree Protection Orders (TPOs) or within conservation areas.

Reasons

Signage is essential to the economy and often provides necessary and important information. Signage can have a disproportionate impact on the environment and must be carefully controlled to avoid detriment to the streetscape. The increasing use of hoardings can cause such adverse effects but, in some circumstances, can be

positively used around construction sites to add interest and colour on a temporary basis. As many signs are located within or beside the highway, care must also be taken to ensure that safety and free movement within the highway is protected.

DM37 Broadband and telecommunications

Development should seek to enable high speed broadband for future occupants and users. Telecommunications equipment and telecommunications development must:

1. Be designed and sited to avoid harmful impacts on public amenity or unacceptable street clutter in the public realm;
2. Avoid harm to the significance of heritage assets or their settings and support local distinctiveness;
3. Demonstrate an absence of alternative sites, including, but not only, the possibility of sharing of existing masts and sites;
4. Provide self-certification to the effect that a mobile phone base station when operational will meet the International Commission on Non-Ionising Radiation Protection guidelines; or
5. Provide a statement for each site indicating its location, the height of the antenna, the frequency and modulation characteristics and details of power output and where a mobile phone base station is added to an external mast or site, confirmation that the cumulative exposure will not exceed the ICNIRP guidelines.

Reasons

Digital connectivity is an important utility. Effective communications networks are vital in the efficient operation of business and home life, and have benefits for safety and security. High speed broadband can help businesses, including SMEs, to increase efficiencies and work in partnership with others, thereby realising their full economic potential and driving jobs and economic growth. They can also help residents to access information, products and services more easily. We will ensure that areas with low or poor digital connectivity are enhanced. However, poorly sited telecommunications installations can be unsightly in particular when situated close to historic buildings or places.

Healthy, active lifestyles

DM38 Healthy developments

Planning permission will be granted for development that:

1. Improves access to health care, promotes social interaction and promotes physical activity;
2. Provides new outdoor and indoor sports facilities, including playing pitches.

Reasons

There are many factors that can influence people's physical, social and psychological wellbeing. As well as health facilities, having an active lifestyle, opportunities to work and learn, social interaction and a healthy diet are all determinants of good health and wellbeing.

DM39 Leisure, arts and culture

Planning permission will be granted for:

1. New leisure, arts and cultural uses;
2. Development that retains or re-provides existing leisure, arts and cultural uses unless it is surplus to requirements;
3. Development that delivers or supports the delivery of public art projects.

Reasons

Southwark is a creative place to live, work and learn because there is such a thriving leisure, arts and cultural sector. They are essential for the regeneration and distinctiveness of areas making a positive contribution to the day, evening and night-time economies. A vibrant arts, leisure and cultural scene will bring employment, engage local people and visitors, and create opportunities for training and learning.

Southwark has a history of great public art and projects that contribute to our world renowned cultural offer, our burgeoning creative economy and the cultural wellbeing of our borough. We recognise the important role that public art projects have in making Southwark a more interesting and enjoyable place to live, work and visit. Its social and cultural qualities can contribute to improved health outcomes, wellbeing and community development initiatives. Public art projects support economic development through enhancing the design of buildings and the public realm and play a role in place making, which attracts inward investment and cultural tourism for the benefit of both the cultural sector and the broader business sector.

DM40 Flexible community uses

1. Planning permission will be granted for proposals for new community facilities to meet local need that are available for use by all members of the community;
2. Development must retain community facilities except where there is no demand. This needs to be demonstrated by a marketing exercise for 18 months.

Reasons

Southwark's population is diverse, and displays significant contrasts in characteristics. We have a role to play in facilitating social interaction and creating healthy, inclusive communities. We need to ensure that everyone has access to a variety of good quality community facilities, which promote healthier lifestyles and enable people to meet their day to day needs. Community facilities will be incorporated into larger developments, or planned as stand alone facilities, and will often be designed to facilitate opportunities for interaction between members of the community who might not otherwise come into contact with each other. The provision of community and health facilities often provides wider benefits to the local community, including the creation of jobs and encouraging new businesses to locate near to the facility. An example of this could be locating chemists or pharmacies near to walk-in health centres, or a gym or fitness centre with a day-care facility near to a hospital.

DM41 Hot food takeaways

Planning permission will be granted for hot food takeaways (A5 Use Class) in protected shopping frontages provided that:

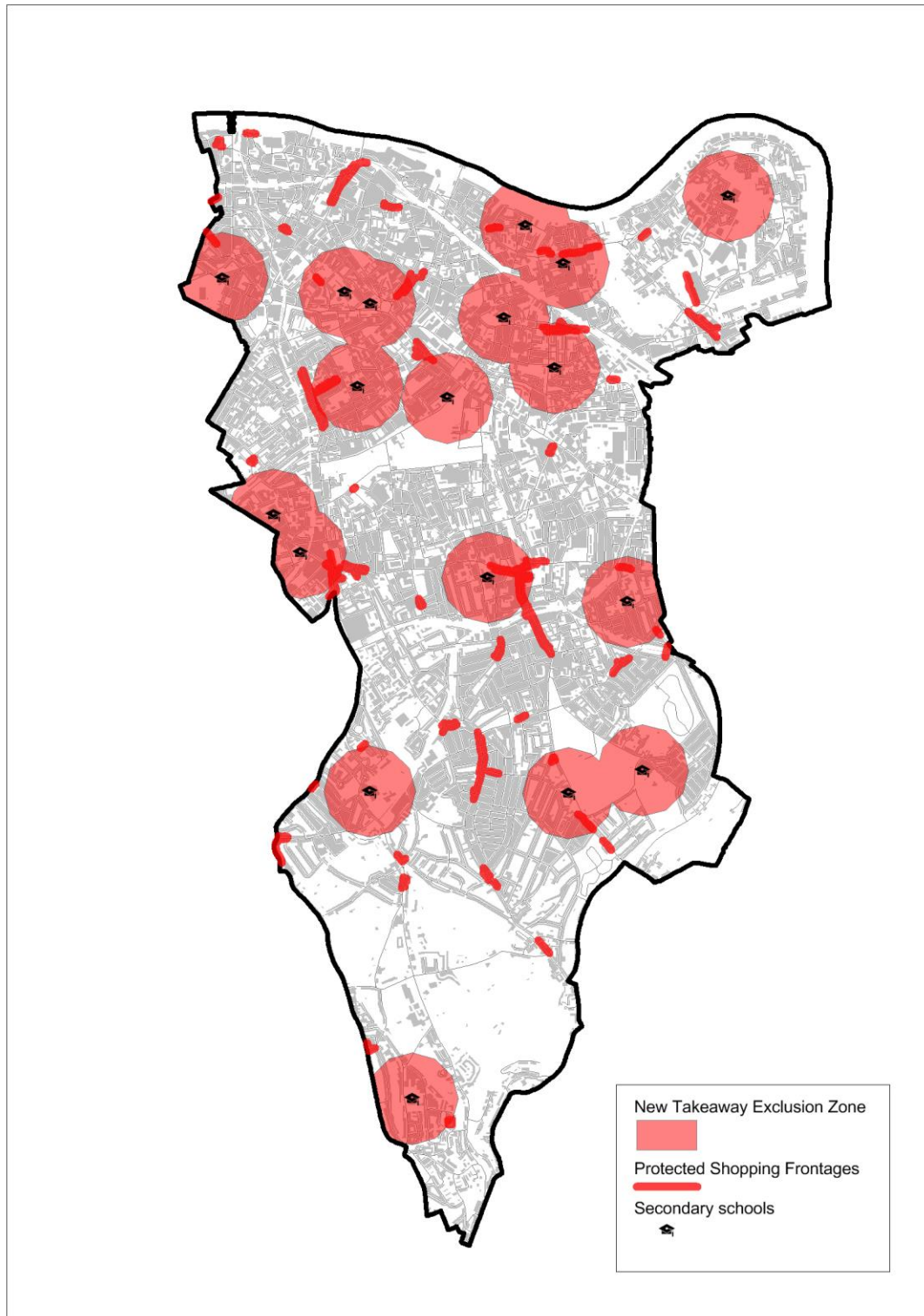
1. The number of A5 premises would not comprise more than 5% of the total number of units in the protected shopping frontages;
2. The concentration of A5 premises would not be above 1 per 21 premises (10 on either side of the proposal);
3. The proposed location is further than 400 metres from any secondary school boundary.

Reasons

Hot food takeaways (Use Class A5) can offer a popular service to local communities and provide employment/business opportunities. However, in the interests of the health of residents, particularly children, as well as ensuring a mix of different uses in shopping frontages, the numbers of A5 uses need to be carefully controlled.

Pupils in primary education should not be allowed out of school premises during the school day, and most primary school pupils will be accompanied home by an adult. Secondary school pupils have more freedom during school hours and hot food takeaways located within walking distance of secondary schools are considered a contributing factor to the rising levels of obesity in children. It is for this reason that an exclusionary zone is set at a radius of 400 metres from secondary schools only (10 minute walk). The proximity of the exclusion zones around secondary schools to primary schools, and the restriction of growth of Use Class A5 in shopping frontages, will also assist in limiting the number of hot food takeaways located near primary schools.

Figure 5: New takeaway exclusion zones



DM42 Public transport

Planning permission will be granted for development that:

1. Demonstrates that the public transport network has sufficient capacity to support any increase in resulting trips, taking into account the cumulative impact of adjoining or nearby development;
2. Improves accessibility to public transport by creating walking and cycling connections to and from local public transport;
3. Supports public transport service improvements to maintain and enhance service quality.

Reasons

The scale of development will be proportionate to public transport accessibility and the capacity of the transport network to absorb new trips that result. Improved quality and integration of public transport services will result in an improved journey experience for passengers using the network.

DM43 Highways impacts

Planning permission will be granted for development that:

1. Minimises the demand for private car trips;
2. Demonstrates that the road network has sufficient capacity to support any increase in resulting trips, taking into account the cumulative impact of adjoining or nearby development;
3. Prevents or mitigates adverse impacts on the local road network, the bus network and the Transport for London Road Network to ensure safe and efficient operation;
4. Ensures safe, efficient delivery and servicing, and minimises the number of motor vehicle trips required;
5. Incorporates delivery and servicing within large development sites and not on the public highway;
6. Demonstrates that the construction phase of development can be accomplished safely, minimising vehicle movements with the movement of vehicles strictly controlled to reduce danger to vulnerable road users.

Reasons

The road network will be safe and efficient with negative impacts being mitigated.

DM44 Walking

Planning permission will be granted for development that:

1. Enhances the borough's walking networks;
2. Provides exemplary facilities for pedestrians within the development and the surrounding area, ensuring access through development sites;
3. Ensures that facilities, routes and access are safe and designed to be inclusive and meet the needs of all pedestrians, with particular emphasis on disabled people and the mobility impaired.

Reasons

This policy will ensure the delivery of Southwark's walking strategy so that Southwark will be fully accessible and streets and spaces will be welcoming, attractive and convenient for those on foot, leading to more people walking.

DM45 Low Line walking routes

Planning permission will be granted for development that supports the implementation of 'Low Line' walking routes across the borough. Development that hinders the implementation or obstruction of the routes will not be supported

Reasons

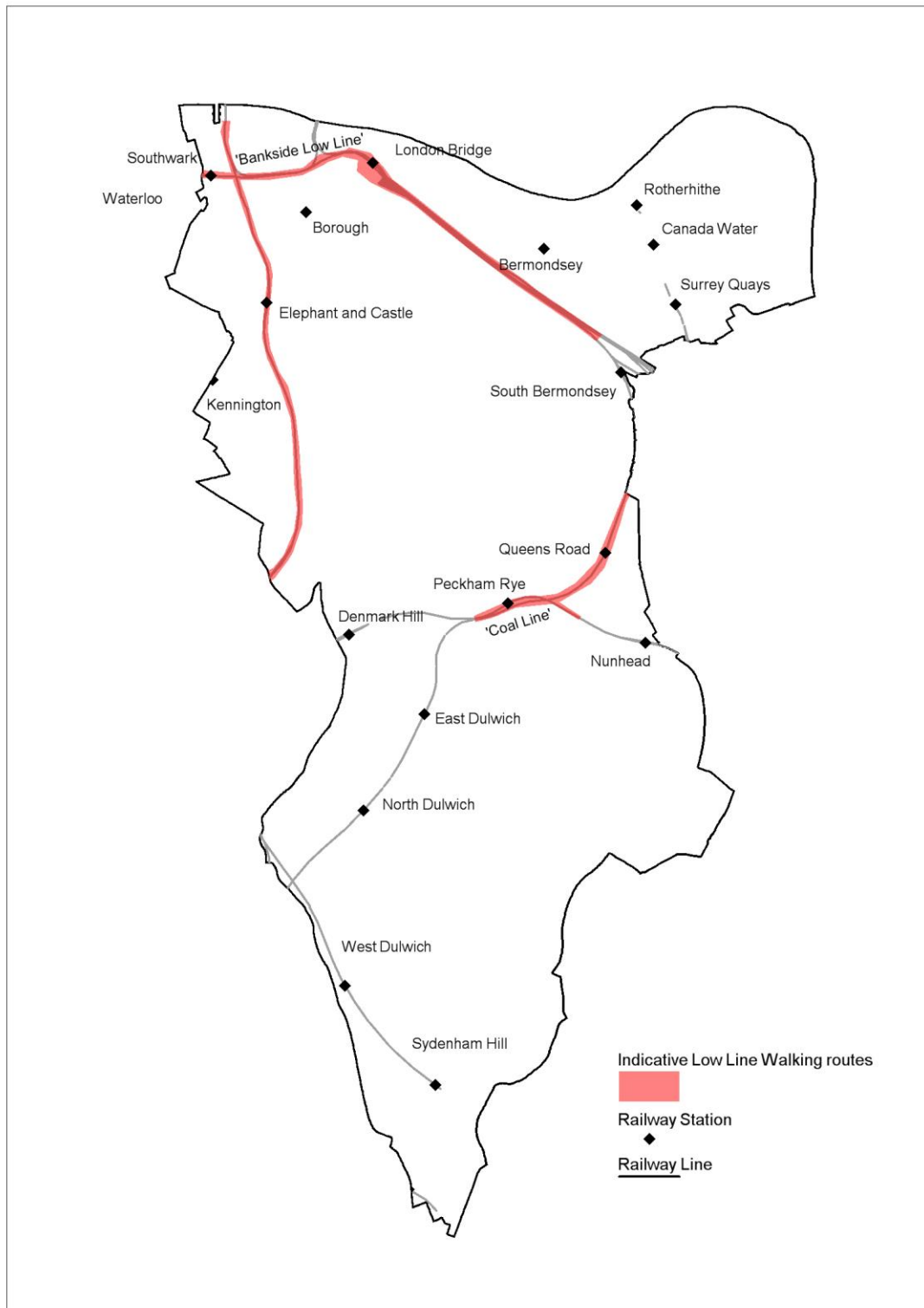
Southwark's 'Low Line' walking routes that seek to link existing centres of activity and enterprise by creating new attractive routes alongside rail arches and viaducts and their associated spaces and streets. The Low Line routes will facilitate economic growth and improve access and permeability along the rail viaducts.

The indicative Low Line routes are in the following locations and set out in Figure 6:

- Waterloo to Maltby Street to Rotherhithe New Road
- Camberwell to River Thames

We are undertaking further work to assess the feasibility of these routes and are reviewing whether there are further areas that could be included. It is likely the new Low Line routes could utilise either or both sides of the railway arches, as well as new routes through arches.

Figure 6: Indicative Low Line walking routes



DM46 Cycling

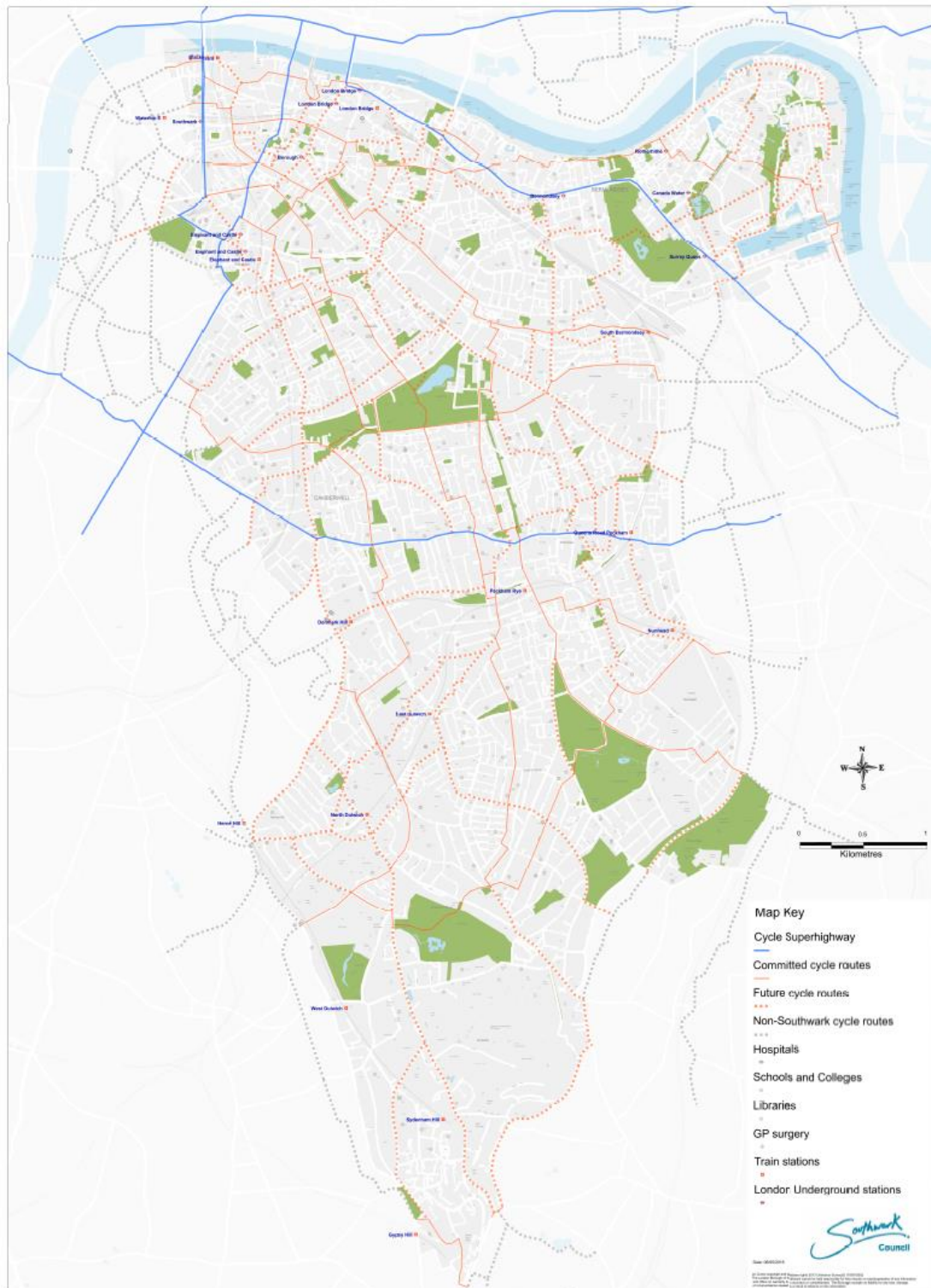
Planning permission will be granted for development that:

1. Ensures the delivery of the Southwark cycling spine and wider route network, as set out on the Adopted Policies Map. All sites on or adjacent to the route network must support and integrate into the network;
2. Removes barriers and improves permeability, access and safety for cycling;
3. Enables the growth in cycling through the generous provision of cycle parking for building users and visitors to the development in accordance with Appendix 6. The provision of associated showers and changing facilities should be proportionate to the scale of cycle parking provided. Cycle parking should be designed to best practice standards and shall be secure, conveniently located, adequately lit and accessible. Cycle parking shall include an adequate element of parking suitable for accessible bicycles and tricycles;
4. Provides convenient, secure, weatherproof and fully accessible cycle parking for all, including disabled people and the mobility impaired;
5. Contributes towards the provision of cycle hire docking stations. The contribution, applicable to major development, will be commensurate to the size and scale of the proposal. This includes providing space within the development, where required for the expansion of the cycle hire scheme;
6. Provides a free two year cycle hire fob per dwelling where a docking station is located within 400m of the proposed development.

Reasons

This policy will ensure the delivery of Southwark's adopted cycling strategy so that cycling is an attractive option for many people. The strategy seeks to significantly increase the number of people who cycle and the number of trips made by bicycle, and to ensure our streets will be safe for cyclists.

Figure 7: Committed and future cycle routes from Southwark Cycling Strategy (2015)



DM47 Infrastructure improvements

Planning permission will be granted for development that supports the implementation of the following strategic transport projects and initiatives:

1. The Bakerloo Line extension to Camberwell, Peckham and Old Kent Road;
2. A rail station at Camberwell;
3. The adopted cycle route network;
4. A walking and cycling bridge from Rotherhithe to Canary Wharf;
5. The Elephant and Castle northern roundabout project and the Northern Line ticket hall;
6. Bus priority measures.
7. Coal Line linear park in Peckham.

Reasons

Planned increases in public transport capacity and quality, as well as walking and cycling routes, will increase accessibility and therefore unlock the potential for further development. This will facilitate the provision of more homes and jobs in Southwark.

DM48 Car parking

1. Planning permission will be granted for development that:
 - 1.1 Is car free in areas of public transport accessibility level 5 or 6;
 - 1.2 Minimises the number of spaces provided for car parking and adheres to the local standards based on public transport accessibility in accordance with Appendix 6.. The demand for parking within Controlled Parking Zones (CPZ) and the impact on surrounding streets must also be taken into account;
 - 1.3 Provides all car parking spaces within the development site and not on the public highway;
 - 1.4 Ensures car parking within town centres for retail and leisure uses are shared with public parking, and not reserved for customers of a particular development;
 - 1.5 Ensures that any parking within the development provides facilities for the charging of electric vehicles;
 - 1.6 Ensures off-street town centre car parking that is associated with new development:
 - 1.6.1 Contributes to the economic vitality of its location;
 - 1.6.2 Supports rapid turnover of spaces;
 - 1.6.3 Includes maximum stay restrictions;
 - 1.6.4 Provides alternative access to the use of a car by providing the required amount of parking spaces within the site for car club bays: and / or; A minimum of three years free membership per dwelling to a car club should a car club bay be located within 850m of the development; and / or; A contribution towards the provision of new car club bays relevant to the size and scale of the development.

2. Development within existing or planned CPZs will not be eligible for on-street resident and business car-parking permit;
3. The subdivision of existing properties into smaller dwellings within a CPZ will only be eligible for one parking permit per original dwelling.

Reasons

Southwark will grow sustainably without adverse environmental impacts through car free development in highly accessible areas and reduced reliance on the private car.

DM49 Parking standards for disabled people and the mobility impaired

Planning permission will be granted for development that:

1. Provides accessible car parking spaces to a maximum of one car parking space per wheelchair accessible unit, considering:
 - 1.1 Anticipated demand for the space and tenure of the development;
 - 1.2 The quality and accessibility of local public transport network and the access to local amenities;
 - 1.3 Car ownership levels within the borough.
2. Ensures that car parking spaces provided for disabled people and the mobility impaired are:
 - 2.1 Located within the development in close proximity to the nearest entrance;
 - 2.2 Located adjacent to lift cores and that entrance ramps are of sufficient height to accommodate higher vehicles (when parking is underground);
 - 2.3 Designed to allow sufficient space to access the vehicle from both sides and at the rear of the vehicle;
 - 2.4 Designed to enable easy manoeuvrability into and out of the space provided.
3. Ensures all spaces identified for people with disabilities or mobility impairments remain designated as such for the life of the development. Any spaces that remain unused must not be returned to the general car parking pool.

Reasons

This policy will ensure that the mobility needs of disabled and mobility impaired people are provided consistently, conveniently and to a high standard. Requirements for additional accessible car parking spaces will correspond with the location of the development, demand and use of the development and the accessibility of the local public transport network and local amenities.

Cleaner, Greener, Safer

DM50 Protection of amenity

Planning permission will be granted for development that does not cause an unacceptable loss of amenity to present or future occupiers or users.

Reasons

The amenity of those living, working in or visiting Southwark needs to be protected, to ensure a pleasant environment. Factors that impact amenity can include visual, noise and smell.

DM51 Designing out crime

Planning permission will be granted where:

1. Development has windows overlooking places such as parks and streets, courtyards, parking areas and civic spaces to provide natural surveillance;
2. Street network designs, pedestrian routes, footpaths and cycle paths are easy to navigate and there are permeable, direct routes that provide good visibility and avoid sharp or blind corners, tunnels, and hidden alcoves;
3. Clear and uniform signage helps people move around, making the public realm and public transport safer and more attractive for people to use;
4. Effective street lighting illuminates the public realm, enabling natural surveillance and avoiding the creation of dark, shadowed areas;
5. Clearly defined boundaries between public and private spaces reduce the likelihood of anti-social behaviour by establishing ownership and responsibility for a particular space;
6. Security considerations for buildings and places are proportional to their use and function, taking into account the need to avoid creating places that are hostile or unwelcoming;
7. Secured by Design principles are demonstrated.

Reasons

Designing out crime is the process whereby streetscape, open spaces, buildings and transport infrastructure are positively influenced by practical design solutions to reduce the occurrence of crime and provide a safer and more attractive urban environment. Small changes such as creating well lit, overlooked spaces can significantly reduce opportunities to commit crime as well as fear of crime. Creating and maintaining a safe environment is extremely important as people who live in, work in, or visit the borough, have a right to expect that they can move about without unreasonable concern for their safety and can feel safe in their homes. It is also important to address the community's 'fear of crime', whether this is a real or perceived threat, because this also influences people's behaviour patterns about how they interact in public spaces. Improving community safety involves designing the urban environment to enable the community to assume an ownership role for the guardianship of their local space. This helps inspire a sense of pride and encourages community use of public spaces within the private realm.

DM52 Open space and open water space

1. Planning permission will not be granted for development within a designated open space or open water space. In exceptional circumstances, we will consider:
 - 1.1. Ancillary facilities that positively contribute to the setting and quality of the open space, enhance public access and that do not affect the openness of the open space or detract from its character;
 - 1.2. Replacement, extension of or alteration to an existing building, providing that it does not result in disproportionate additions over and above the size of the original building; and
 - 1.3. For Other Open Space, development where land of equivalent or better size and quality is secured within the local catchment area for similar or enhanced use before development commences, provided that this would not result in an increase in district or local park deficiency as identified in the Open Space Strategy.
2. Development must sustain and enhance borough and regional open space initiatives and strategic networks such as the Green Chain walking route, and support new and existing green links and corridors across the borough and sub-regionally.
3. New publically accessible open space, green links and green infrastructure must be provided in major development. Such spaces should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, Sustainable Urban Drainage Systems).

Reasons

Southwark has a wealth of open space of different types, including woodland, parks, community farms, cemeteries, Thames-side paths, and sports pitches. We will need to maintain and improve the existing network to ensure that people who live and work in the borough experience the wide range of positive benefits associated with health and wellbeing, recreation, quality of life and cohesive communities that open space provides. Southwark's areas of open space need to be protected, especially in areas of development pressure.

Southwark's open spaces vary in size and importance within three designations. Firstly, Metropolitan Open Land (MOL) protects strategically important spaces across London that are key parts of London's physical structure and landscape, and which contribute to Londoners' quality of life. Borough Open Land (BOL) is open space of borough-wide importance that contains features or landscapes of historic, recreational or nature conservation value at the borough level. Open Water Space would have a similar level of designation to Borough Open Land. Other Open Spaces (OOS) are locally important spaces.

A list of new open spaces is included in Appendix 4.

DM53 Biodiversity

1. Planning permission will be granted for development that:
 - 1.1 Avoids material harm to biodiversity;
 - 1.2 Includes features that enhance biodiversity in development, such as green and brown roofs, green walls, soft landscaping, nest boxes and habitat restoration and expansion, improved green links and buffering;
 - 1.3 Supports the nature conservation value of Sites of Importance for Nature Conservation (SINCs) and local nature reserves (LNRs) and/or habitats, populations of protected species or priority habitats/species identified in the United Kingdom, London or adopted Southwark Biodiversity Action Plan.
2. Where material harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

Reasons

We have a responsibility to protect and enhance biodiversity throughout Southwark and particularly to protect areas of nature conservation. We also recognise the important health and wellbeing benefits that contact with nature can provide to people. Due to the intense pressure on land for development, it is important that areas of nature conservation value or ecological importance are identified and the flora and fauna associated with these areas are protected and enhanced.

A list of new and amended Sites of Important Nature Conservation is included in Appendix 5.

DM54 Trees

Planning permission will be granted for development that:

1. Retains and enhances trees and canopy cover as part of the urban forest. Where trees are lost as a result of development, they should be replaced by new trees which result in no net loss of canopy cover as measured by stem girth. If this is not possible a financial contribution must be provided to improve tree planting as close as possible. Valuation of trees may be calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology;
2. Retains and protects existing significant trees:
 - 2.1 Trees designated with Tree Protection Orders (TPOs);
 - 2.2 Trees that have a high amenity value;
 - 2.3 Trees within Conservation Areas;
 - 2.4 Trees within the setting or curtilage of listed buildings;
 - 2.5 Veteran, ancient and notable trees.
3. Plants trees as part of landscaping and public realm schemes that are commensurate to the scale and type of development and the character of the neighbourhood;
4. Ensures that retained trees are protected during the construction process in accordance with best practice guidance;
5. Plants appropriate native species of trees that have a long life and high biodiversity and amenity value.

Reasons

Southwark's trees are an asset to the borough as they provide many amenity, environmental and financial benefits that include softening of the landscape, providing habitats for biodiversity, providing shading and reducing the urban heat island effect. Trees also have an important role in enhancing air quality, reducing surface water flood risk and helping wayfinding and are an integral part of the historic townscape.

DM55 Environmental Standards

Planning permission will be granted for development that:

1. Achieves high standards of sustainable design and construction;
2. Achieves a BREEAM rating of 'Excellent' for major non-residential and non-self-contained residential development.

Reasons

Requiring development to meet high environmental standards will ensure more sustainable buildings and spaces than would be achieved through the statutory building regulations alone. Buildings that are designed to be sustainable will minimise their environmental impact and directly address their contribution to man-made climate change through looking at a range of measures related to energy, CO₂, water, materials, drainage, waste, pollution, health and wellbeing, management and ecology. The Building Research Establishment Environmental Assessment Methodology (BREEAM) ratings are the industry standard for sustainable design and construction.

DM56 Energy

1. Planning permission will be granted for development that minimises carbon dioxide emissions through the application of the Mayor's energy hierarchy;
2. Planning permission will be granted for:
 - 2.1 Major residential development that is zero carbon;
 - 2.2 Major non-residential development that meets a carbon dioxide emissions saving target of a minimum of 50% on 2013 buildings regulations up to 2019 and zero carbon from 2019 onwards.
 - 2.3 Development that achieves the carbon dioxide reduction targets on site. In exceptional circumstances any short fall will be secured off site through planning obligations or a financial contribution.
 - 2.4 Major development that connects to existing or planned decentralised energy networks. Where connection to an existing or planned network is demonstrated not to be feasible, major development should prioritise use of a site wide Combined Heat and Power (CHP) communal heating system. Where CHP is feasible, the opportunity to oversize the CHP and extend the network to supply nearby buildings beyond the site should be evaluated and enacted.

Reasons

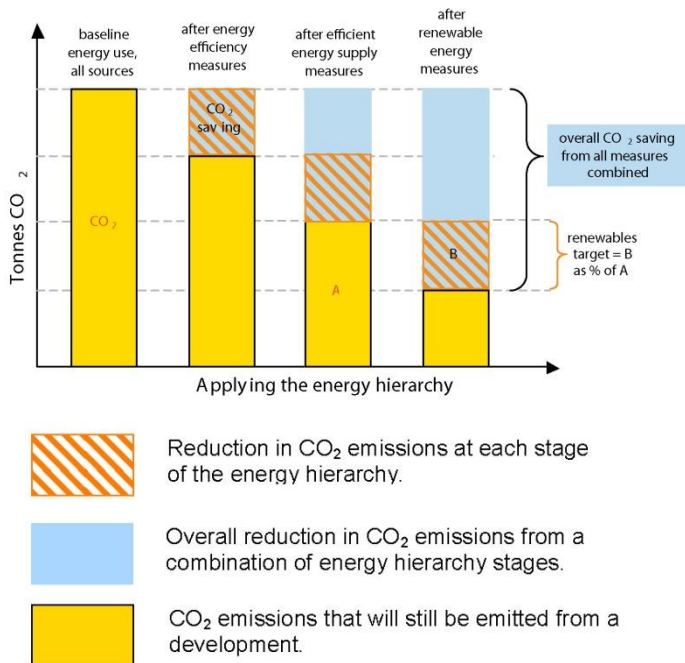
Most carbon dioxide emissions come from heating, cooling and powering buildings (84% of emissions in Southwark). Reducing carbon dioxide emissions, especially through requiring zero carbon buildings, will contribute to objectives to reduce greenhouse gas emissions and tackle the effects of man-made climate change.

The Mayor’s energy hierarchy relies on three stages to reduce carbon dioxide emissions in new development: ‘being lean’ (energy efficient design); ‘being clean’ (clean, low carbon energy supply such as combined heat and power) and ‘being green’ (using renewable sources of energy). This is how a development’s overall carbon dioxide emissions reduction is calculated.

A financial contribution towards off-site mitigation to replace any shortfall in reducing carbon dioxide emissions will be calculated using the per tonne cost in the Mayor’s Sustainable Design and Construction SPG.

Decentralised energy networks provide an important opportunity for reducing carbon emissions and fuel poverty in dense urban areas like Southwark. The policy therefore seeks to encourage the expansion of existing decentralised energy networks within the borough and, where this is not practicable, the development of new networks.

Figure 8: Mayor’s energy hierarchy



DM57 Reducing waste

Planning permission will be granted for development that:

1. Adequately provides recycling, composting and waste disposal, collection and storage facilities on site;
2. Has a suitable off-site waste management plan that does not adversely impact amenity, access or the environment where on-site waste management provision is not possible;
3. Demonstrates how the waste management hierarchy will be applied during construction.

Reasons

If not properly managed, waste can have negative impacts on health and wellbeing, amenity, and the environment, whether on-site or off-site. Providing waste facilities and implementing waste management plans for development will ensure that these impacts are reduced as much as possible.

DM58 Land for waste management

1. We will protect our existing waste management sites unless:
 - 1.1 A site is surplus to requirements; or
 - 1.2 Another facility is provided that meets the same throughput as the existing site.
2. Planning permission will be granted for new and extended waste management facilities that:
 - 2.1 Are in the optimum location; and
 - 2.2 Apply the principles of sustainable waste management; and
 - 2.3 Are safe, accessible and do not adversely impact local amenity.

Reasons

Transporting and dumping waste into landfill causes harm to the environment. Southwark needs to have waste management facilities that are capable of processing 247,000 tonnes of waste by 2036. The 'Proximity Principle' enables testing to ensure that sites are retained and developed to process waste as close to the source as possible. The principles of sustainable waste management ensure that waste is managed to minimise creating waste by avoiding waste, reusing, recycling and recovering energy from waste. A range of criteria will be assessed to determine optimum locations for waste facilities, including potential impacts on the environment or residential amenity.

DM59 Environmental protection

1. Planning permission will not be granted for development that has a material adverse impact on the environment.
2. Planning permission will be granted for development that:
 - 2.1 Ensures safe storage, transportation or usage of hazardous substances on a site; and
 - 2.2 Remediates any contaminated land within the development site; and
 - 2.3 Remediates any contaminated land outside of, but related to, the development site where the contaminated land would have an adverse effect on the occupiers of the new development; and
 - 2.4 Effectively reduces and mitigates negative impacts of the construction process on the amenity of the neighbouring occupiers and the environment.

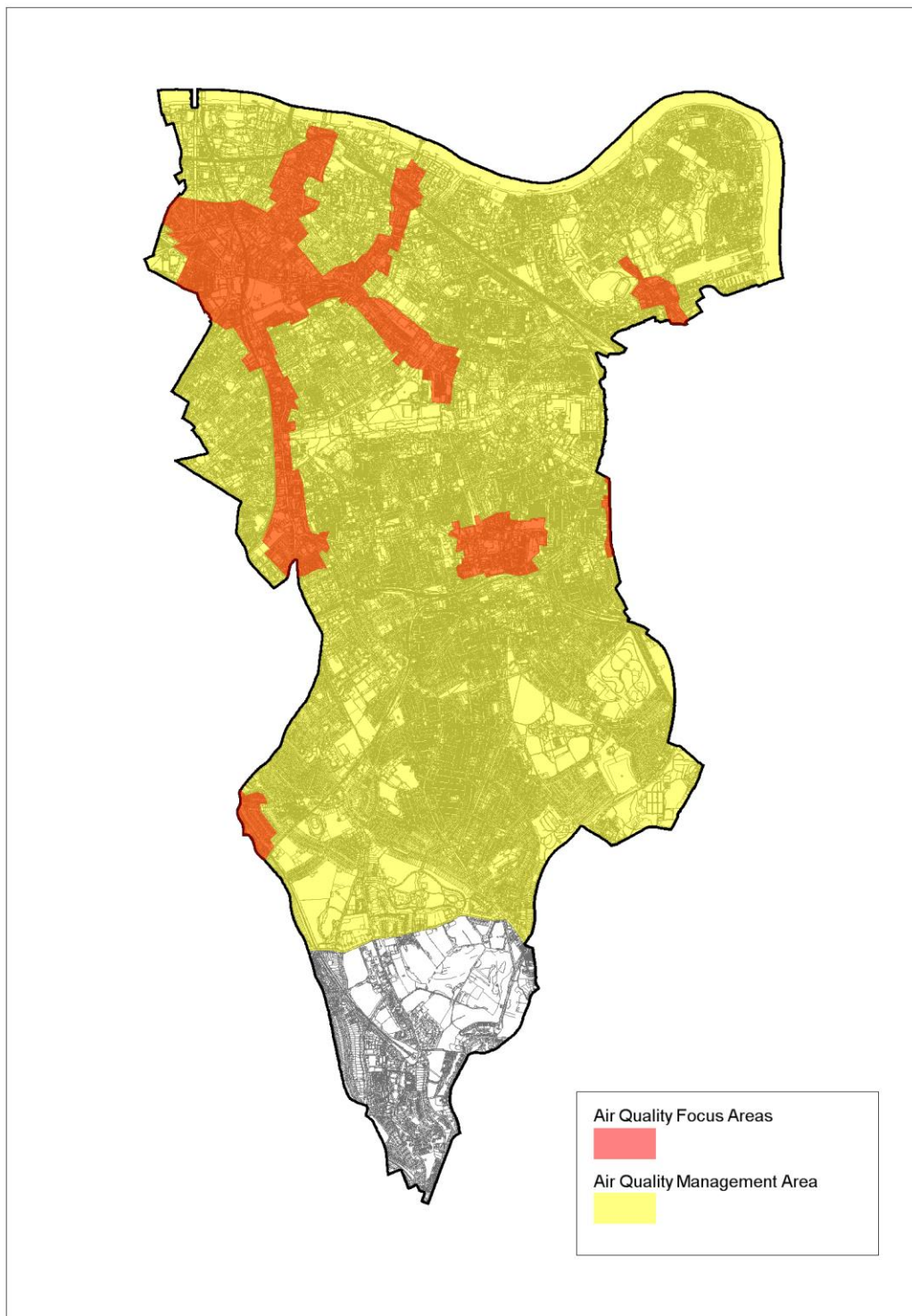
Reasons

Changes to the environment can have significant knock-on impacts for the ecology and biodiversity of a site and its surroundings. Sometimes these impacts are irreversible. We need to minimise adverse effects on the natural environment and its constituent parts such as soil, water, habitat and biodiversity. It is equally important to ensure there is no risk to the health, safety or amenity of users of the site and neighbouring occupiers. The effects of new development on the environment can be temporary, permanent and/or cumulative and if these impacts are not identified at the design stage it can be much more difficult to add measures once a scheme is built. The temporary impacts of the construction process can be detrimental to the surrounding community so it is important that any such impacts arising from development are identified and reduced.

DM60 Improving air quality

1. Planning permission will be granted for development that:
 - 1.1 Achieves or exceeds air quality neutral standards; and
 - 1.2 Reduces the exposure and mitigates the effects of poor air quality on occupiers and users of new development in Air Quality Management Areas, through design solutions that may include orientation and layout of buildings and ventilation systems.
2. Planning permission will be granted for major development that:
 - 2.1 Provides measures to improve air quality on or as close to the site as possible where the site is located in an Air Quality Focus Area as set out in Figure X. This must be achieved through measures beyond those implemented to achieve air quality neutral standards and will be commensurate to the scale of the development;
 - 2.2 Provides a financial contribution towards improving air quality within the vicinity of the development in exceptional circumstances where opportunities to improve local air quality are not provided on site.

Figure 9: Air Quality Focus Areas



Reasons

Poor air quality, which includes high concentrations of particulate matter (such as PM₁₀ and PM_{2.5}) and nitrogen oxides (known as NO_x) has a direct and adverse impact on the health and life expectancy of Londoners and on the natural environment. Developments that are Air Quality Neutral will help to minimise air pollution. Southwark has a designated Air Quality Management Area where our local air quality is below national standards.

Motorised road vehicles are the main pollution source of concentrations of poor air quality. Requiring development to deliver measures to reduce air pollution in the borough's road-based Air Quality Focus Areas will help address the areas worst affected by poor air quality.

DM61 Reducing noise pollution

Planning permission will be granted for development that:

1. Avoids a Significant Observed Adverse Effect level of noise that is generated by the development;
2. Mitigates and reduces any Observed Adverse Effect level of noise that is generated by the development. This should be achieved through the application of good acoustic design principles;
3. Mitigates and manages any noise pollution during the construction process to minimise harm to the amenity of present occupiers of the site and adjoining neighbours;
4. Mitigates and manages noise through the use of separation from major noise sources, distance and screening or internal layout in preference to the sole reliance on sound insulation for noise sensitive developments.

Reasons

Noise can have a major detrimental impact on the quality of life of a user of a building or space. Effects can include stress, annoyance and sleep disturbance. It is important that noise management is considered as early as possible in the planning process and as an integral part of development proposals. Reducing noise pollution will minimise instances of such effects from unwanted noise. This can be achieved through an improved acoustic environment, incorporating appropriate soundscapes and ensuring development reflects good acoustic design principles, including traditional and innovative noise reduction measures. Major noise sources that can have a detrimental impact on surrounding occupiers of sites affected by noise can include roads, railways, industrial land uses, airline flight paths and demolition and construction activity. Noise sensitive development can include dwellings, schools, hospitals, law courts and libraries.

DM62 Reducing water use and improving water quality

1. Planning permission will be granted for residential development that has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external water use; and
2. All new development must incorporate measures to:
 - 2.1 Reduce the demand for mains water treated to drinking standard; and
 - 2.2 Enable the use of grey water and/or rainwater for non drinking uses.

Reasons

Currently, all mains water is treated to a drinking standard. This is an expensive and energy intensive process, particularly considering that at least 50% of water consumed in homes and workplaces does not need to be of drinkable quality. London's consumption of water already outstrips available supplies in dry years. To remain sustainable London needs to reduce the level of water consumption per person. The need for this will be exacerbated by climate change impacts, which are predicted to include more sporadic and intense rainfall and a higher likelihood of droughts. Limiting the type of fittings that water-dispensing and consuming elements of a development can incorporate will contribute to ensuring the most efficient use of London's limited water resources.

DM63 Reducing flood risk

1. Planning permission will only be granted for development that is designed to be safe and resilient to flooding where located within in an area of flood risk, and meets the Exceptions test where located within Flood Zones 2 or 3.
2. Planning permission will be granted for major development that reduces surface water run-off by more than 50% relative to the existing run-off from the site, through the application of water sensitive urban design and Sustainable Urban Drainage Systems (SUDS).
3. Where hard surfacing is proposed for front gardens, planning permissions will only be granted for permeable surfacing in order to reduce rain water runoff.

Reasons

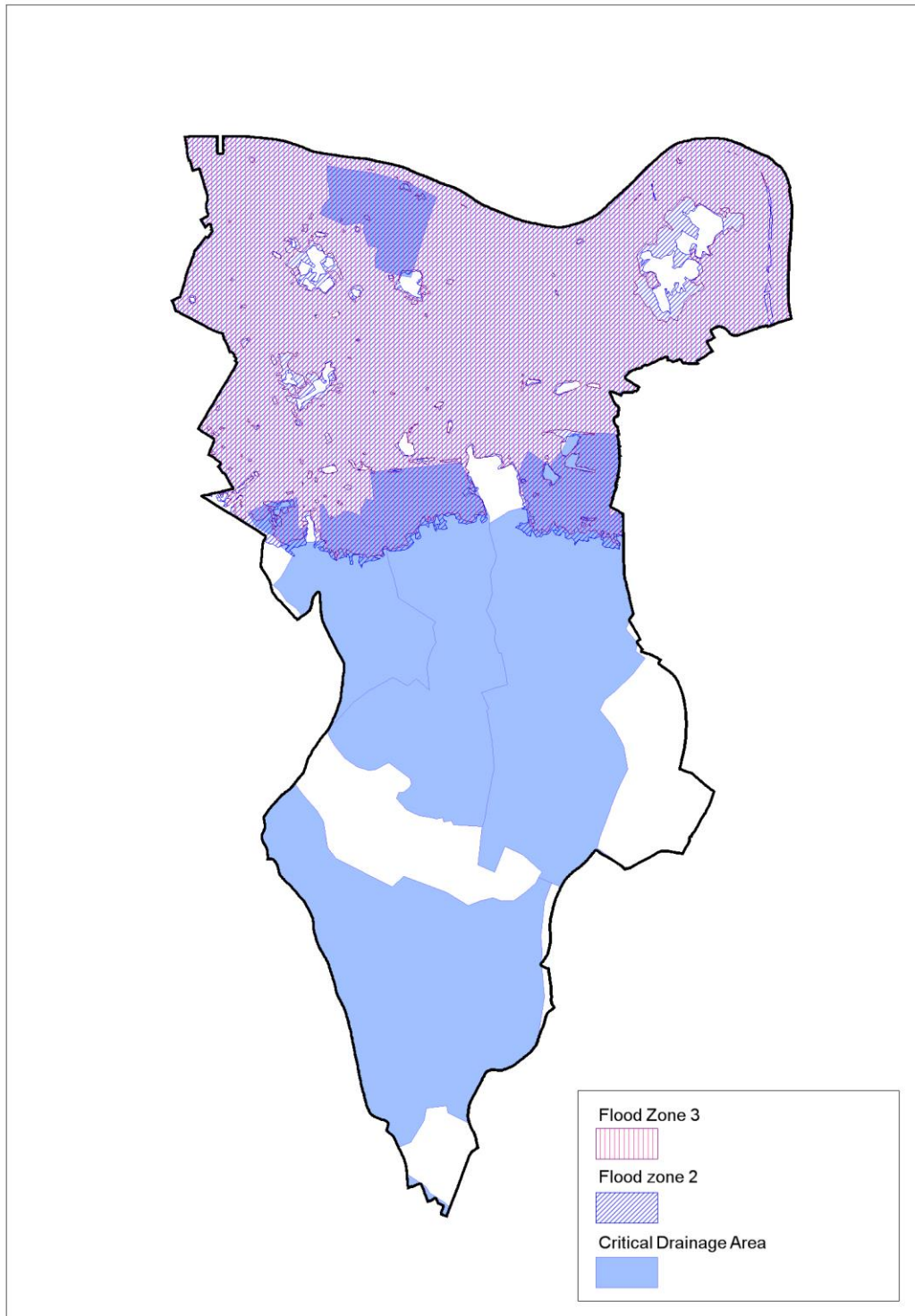
There is a risk of flooding in Southwark from two main sources. First is the tidal and river flooding from the River Thames. We are currently protected from this risk by the Thames Barrier. However, we still need to plan effectively to minimise risk should the barrier ever fail as a flood defence. Areas at risk of flooding from the Thames include the neighbourhoods in the north of Southwark which contains over two thirds of the borough's properties in well established communities and our major regeneration areas.

The second risk of flooding is from the critical drainage areas where there is a risk of surface water flooding during heavy rainfall. Water can rapidly pool in these drainage areas from the combination of too many hard surfaces which contribute to too much surface run-off, and local topography where hills and valleys form catchment basins for water. Surface water flooding events within Southwark, most notably in 1984,

2004 and 2007, have shown the risk and impact of flooding on residential communities and public infrastructure. A site-specific flood risk assessment will ensure flood risk from surface water flooding is minimised. The rate of surface run-off (and so the related flood risk) can be significantly reduced through the careful design of developments and the inclusion of Sustainable Urban Drainage Systems (SUDS).

Planning permission is not currently required to pave over a front garden of a house as long as the surface is permeable. However planning permission is required where the proposal involves putting a non-permeable driveway surface down over an area of more than five square metres. The hard surfacing of front gardens increases water run-off when it rains, increasing flood risk, and also reduces habitat for wildlife. For these reasons the council seeks to encourage people to use permeable surfaces where practicable when surfacing their front gardens.

Figure 10: Flood Risk Zones and Critical Drainage Areas



Implementation

DM64 Infrastructure

Our approach is to work with infrastructure and utility companies and neighbouring boroughs to ensure large development is located in sustainable locations. We will also encourage developments in concentrated areas to explore shared servicing options and to ensure adequate infrastructure (both social and physical) is in place to support the occupants of developments through their lifetimes. Developments should consider the requirements and impacts on water and wastewater infrastructure and work with Thames Water to determine water supply and wastewater infrastructure capacity and any upgrade requirements. Development will be required to deliver supporting infrastructure at an early stage of development to ensure the impacts of development are effectively mitigated.

DM65 Southwark CIL and Planning Obligations

Our approach is to ensure development mitigates its impact through the use of Planning Obligations, Southwark CIL and Mayoral CIL. Southwark CIL applies a standard charge to developments, as specified in Southwark's CIL Charging Schedule. Planning obligations may still be applied to developments where mitigation of site-specific impacts is required.

To make a development acceptable in planning terms the Council may use planning obligations in relation to matters including (but not limited to):

- Infrastructure (transport, public realm, open space, sport, leisure and recreation, public art, community, play space, education, child care, health, utilities, emergency services, trees and biodiversity, energy, climate change adaptation and mitigation)
- Affordable housing
- Small or affordable workspace
- Highway and footway reinstatement and highways agreement
- Travel plans
- Construction placements and training
- Employment contribution (operation phase)
- Health Impact Assessment
- Community use agreements
- Construction and logistics plans
- Construction practice monitoring
- Management plans

The council's Supplementary Planning Document provides further guidance on CIL and Section 106 planning obligations.

DM66 Enforcement

Enforcement action will be taken against unauthorised development, in particular where it affects listed buildings, or is causing demonstrable harm to amenity.

DM67 Compulsory Purchase Order

We will compulsorily purchase land when necessary to meet planning and regeneration objectives.

DM68 Monitoring

Our approach is to continue to monitor development to assess how the planning policies are working and responding to people's needs in Southwark through the Authority Monitoring Report (AMR). The AMR covers the types of development and conservation taking place in Southwark by area, whether planning policies are making a difference and how the policies can be improved by future plan making. Appendix 7 sets out how we shall monitor the Plan over the plan period.

APPENDIX 2

Housing Asset Management Strategy

Southwark's eight year plan for its Housing Stock

www.southwark.gov.uk

This strategy covers the period 2016/17 to 2023/24

Version Control

Publication date	
Due date for next review	
Approval	Southwark Cabinet Approval on XX XXXX 2015
Key consultation	Tenant Council, Home Owners Council, Housing Area Forums
Author	Dave Markham, Head of Major Works

DRAFT

Executive Summary

This asset management strategy (AMS) has been prepared by the London Borough of Southwark in relation to the housing portfolio.

Southwark has made a substantial investment in delivering Warm, Dry and Safe (WDS) homes which has made a visible difference to the borough's housing stock and residents' homes. However, there remains an ongoing need to replace components nearing the end of their life and some poorly designed and built housing that is expensive to repair and costly to maintain and replace.

For this reason, while our current AMS covers a period to 2015/16 a new strategy is required to support our 30 year housing investment plan which reflects the council's ambition to maintain and invest in its existing housing stock that meets residents' expectations and provide a sustainable long term solution through active asset management. The plan must deliver the key priorities of a quality kitchen and bathroom guarantee, maintain decency, delivery of a cyclical planned maintenance and decoration programme and bringing all properties to a 'tolerable' fire safety risk level.

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1. Purpose

1.1. Our Vision

Through active asset management and proactive investment, achieve a well maintained, sustainable housing stock that residents value and enjoy living in.

1.2. Definition of Asset Management

Asset management is the management of physical assets to meet service and financial objectives. Through applying good asset management practices and principles the council will ensure that its housing stock meets current and future needs, including planning for investment in repair and improvements, and reviewing and changing the portfolio to match local circumstances and housing need.

1.3. Definition of Assets

Assets are defined as those contained within the Housing Revenue Account (HRA) and include:

- Houses, flats, maisonettes where Southwark is the landlord or retains an interest
- Communal blocks and their facilities such as door entry systems, lifts, communal walkways, bin and pram sheds
- Estate facilities such as boiler houses, playgrounds and landscaping
- Other HRA assets such as Tenant & Residents' Associations Halls, Temporary Accommodation and garages
- Commercial units where they are integral to residential blocks

1.4. Importance of Asset Management

The book value of Southwark's housing assets currently exceeds £9,388m (market value). These are supported by £376m (loans) and generate revenue streams of £191m per annum (net) from dwelling rents. The effective management of these assets is therefore critical both as a landlord looking to meet future demands on our housing resource and in achieving our aims, objectives and values.

In the past asset management strategies have focused principally on delivering works programmes rather than managing assets. The focus of asset management has been on:

- Stock surveys providing asset intelligence
- The delivery of works programmes
- Managing budgets and spending money wisely
- Attending to the worst properties first

Increasingly asset managers have seen the need to take a more proactive approach that sees the development of long-term asset management strategies. The focus is now on the long term performance of the property portfolio as a whole, actively managing each asset. This will involve making clear and accountable decisions as to whether to retain properties and if so, what form of investment to make to keep them "fit for purpose".

1.5. Purpose

The purpose of this strategy is to set out how Southwark intends to proactively manage its property assets to support HRA business plan objectives. Recognising the increasing emphasis on long term performance the strategy includes both "traditional" stock investment actions and "active asset management" activities. The strategy distinguishes between these as:

- **stock investment** – those activities that will maintain the stock to a standard that meets need

- **active asset management** – those activities to improve or replace properties that have a poor economic and social performance with properties that are fit for purpose.

1.6. Key Objectives of the Strategy

The strategy seeks to ensure that moving forward our residents and key stakeholders are fully engaged in investment decisions and planning programmes and deliver an investment **standard** that means we deliver the decent homes target, achieve affordable warmth and meet identified needs.

The strategy sets out how we **manage the stock portfolio**, in terms of not just of age, condition and standard, but also as part of a process of assessment to guide policies of re-investment to meet the needs of current and future tenants. This strategy also supports our corporate priorities through **investment plans** that reflect the agreed allocation of resources for re-investment and will contribute to building sustainable neighbourhoods.

The key objectives of this strategy are:

- Provide quality homes to an agreed standard
- Ensure residents are at the heart of everything we do
- Deliver value for money (VFM)
- Inform future investment plans and coordinating resources
- Provide clear picture and route map for understanding and improving the overall performance of the property portfolio
- Move towards planned investment and works programmes and away from current reactive day to day service

The key strategic priorities are:

- Maintaining council homes to a warm, dry and safe standard
- Delivering a quality kitchen and bathroom guarantee
- Managing resources to enable the council to meet its wider objectives such as delivering 11,000 new homes

1.7. Background

1.7.1. Southwark Context

In late 2011 cabinet agreed a housing investment programme to make every council home warm, dry and safe over a five year period to 2015/16. At the same time, cabinet recognised the need to develop a long-term strategy for the council's housing stock. In order to secure an unbiased perspective, cabinet established the Independent Housing Commission supported by the Smith Institute. The Independent Housing Commission was asked to examine proposals and make recommendations for an investment strategy for up to thirty years, which was sustainable and affordable.

The independent Housing Commission concluded that much of the housing stock in Southwark is of poor quality and in need of sustained levels of investment to bring and keep council housing up to acceptable standards. To achieve the levels of investment required the council would require a more business-orientated mind-set to investment and options appraisals. The report also stated that the council faced a choice on how many low-rent homes it wants to provide and for whom and provided some scenarios.

Following the report and extensive consultation, Southwark Council agreed a large-scale, ambitious home building project, committing to build 11,000 brand new council homes across the borough over the next 30 years to help address the huge demand and short supply in London alongside the investment in the current stock.

The council has also commission Savills to carry out financial and options appraisals for the delivery of those plans. This concluded that there were opportunities for a viable long term business plan for investment beyond warm, dry and safe.

In January 2014 cabinet agreed the vision for a new housing strategy and plans for developing a new borough-wide housing strategy for Southwark. The vision emerged from the extensive community conversations on the future of council housing following publication of the independent Housing Commission's report.

The July 2014 cabinet report "Next Steps on Developing Long Term Plans for the Delivery of New Council Homes" established a clear direction of travel for the delivery of both new council homes, and investment in the existing housing stock. Among other actions, the Strategic Director of Housing and Community Services was instructed to undertake a comprehensive review appraisal of the overall performance of current Housing Revenue Account (HRA) assets.

On 27 January 2015 cabinet agreed its new long term housing strategy for the borough, to 2043, probably the first such attempt to develop a long-term housing plan in London for many years. The housing strategy sets the overarching framework for increasing housing supply, transforming housing conditions in Southwark across all tenures, and responding to the borough's housing needs.

The housing strategy contains specific commitments for increasing housing supply, including building 11,000 new council homes for social rent by 2043 (including 1,500 by 2018), 'delivering the successor to our 'warm, dry and safe' housing investment programme', as well as taking a longer term view of measures to improve the housing stock over the duration of the strategy.

On 25 February 2015 Council Assembly endorsed the Council Plan to 2017/18 which included the Fairer Future Promise- **Quality affordable homes**, which states 'We will improve housing standards and build more homes of every kind, including 11,000 new council homes with 1,500 built by 2018. We will make all council homes warm, dry and safe and start the roll out of our quality kitchen and bathroom guarantee.'

Southwark Housing Strategy to 2043 set out Southwark's first long-term housing strategy, and marks Southwark out over others in setting out a long-term plan of action. Principle 2 states 'We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership' And more specifically the following commitments as set out in the strategy:

- a. Putting in place a robust 30 year business plan, enabling us to invest in our homes, improve energy efficiency and provide a planned, preventative approach to maintaining and investing in our housing stock.
- b. Providing a quality kitchen and bathroom for all council homes
- c. Carrying out other improvement works to our stock and the surrounding area, including increasing estate security.

1.7.2. National Context

On 1 April 2012, the Government abolished the Housing Revenue Account (HRA) subsidy system and introduced self-financing for council housing which gave councils control of rental income, allowing an increased investment capacity.

The Government's welfare reforms provide changes to the welfare system increasing pressure on household incomes and putting pressure on the landlord's revenue streams. The right to buy policy also continues to reduce the number of existing homes and therefore revenue streams.

There are a number of national factors which continue to put pressure on the HRA and the council's ability to deliver its priorities including:

- Strong promotion and increases in local authority right to buy - In March 2013 the right to buy discount was increased to £100,000 in London. This has caused a significant increase in applications and right to buy sales in Southwark, Lambeth, the sub-region and across London. In Southwark sales had been running at about 20-25 a year but increased to 250 in 2013/14 and

304 in 2014/15. Last year Greenwich and Lambeth both had close to 250 right to buy sales, while Lewisham had 122.

- Forcing councils to sell vacant council properties in the upper third of values - If regional thresholds are used, this will result in the loss of a significant number of social rented properties in Southwark. Replacement properties have been promised but it is not clear if this will definitely be in the local authority area of the sale, and it is very likely that these will be affordable rents, shared ownership or even discounted sale properties. These will be vacant properties rather than occupied properties, so will directly affect relets.
- Pay to stay – Pay to stay is likely to become mandatory for tenants with combined household incomes of £40,000 in London. This is very likely to increase the number of tenants exercising the right to buy as a means to avoid higher rents.
- Review of lifetime tenancies - Local authorities are likely to lose the option to issue life time tenancies except in a few circumstances. While this is unlikely to apply to existing tenants, it will increase the number of fixed term tenancies. As tenants approach the end of their fixed terms, there could be an increase in right to buy.
- The reduction in the benefit cap from £26k to £23k - Some movement from the social sector is from people in the social sector moving to the private sector to meet their needs (due to the lack and high demand for larger or ground floor properties in the social sector). This change may reduce this.
- The 1% reduction in social rents over the next four years - This replaced the existing plan to allow councils to increase rents by the consumer price index (CPI) of inflation plus 1% until 2026. After the 4 year period rents may possibly revert to increasing by CPI plus 1% but this is by no means certain. This is in addition to very little funding for new affordable housing.

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2. Supply and Demand

2.1. Asset Profile

Southwark's Housing and Community Services Department currently manages stock in excess of 51,000 properties, of which around 38,000 are tenanted, and over 13,000 are leasehold properties. The Housing stock under Southwark's control is unusually large and varied in its composition.

Table 1 below shows that as expected for a social landlord based in an urbanised area, the majority of this stock comprises traditional housing blocks: however, there are also a significant number of street properties and houses within Southwark's management. In terms of its tenanted stock alone, over 6,500 dwellings are categorised as houses, street properties or conversions.

Table 1: Housing Stock by Property Type.

Property Type	Total
FLAT TRADITIONAL BLOCK	80%
HOUSE ON ESTATE	7%
CONVERTED STREET PROPERTY	6%
STREET PROPERTY	4%
FLAT SHELTERED HOUSING	2%
FLAT INFILL BLOCK	1%

Within each of the above categories there is a further range of building types and constructions that require varying strategies for effective long-term management of these assets. Table 2 further illustrates the degree of complexity in the composition of the housing stock.

Table 2 – Housing Stock by Property Archetypes

Property Archetype	Total
LOW RISE FLATS POST 1945	43%
HIGH RISE FLATS (6 STORIES PLUS)	25%
LOW RISE FLATS 1920 - 1944	13%
FLATS PRE 1920	8%
HOUSES POST 1945	7%
HOUSES PRE 1945	4%

Post-war residential blocks account for the majority of Southwark's stock. There is, however, still an unusually large proportion of properties that do not fall within this category, including a relatively high number of pre-war blocks and houses, and properties dating from the turn of the previous century.

2.2. Stock Condition and Quality

The quality and condition of Southwark's housing stock reflects the varied profile of its stock, and different maintenance issues arise from different building types and construction epochs, legacies of which still have major implications for the council's ability to bring its stock up to the government's decent homes standard. For example, it is often difficult to meet modern standards for kitchens and bathrooms in the confined spaces of interwar stock. Similarly, the prominent post-war, system-built housing have left a legacy of maintenance problems attributable to poor design, including a variety of structural issues, water penetration, flat-roof failure, asbestos, and poor thermal and noise insulation. These issues have

been further compounded by historical under-investment, and made modernising these properties prohibitively expensive.

Large sections of Southwark's interwar stock were identified as requiring major improvement as far back as the 1970s. However, funding for such work had to be diverted to deal with repairing damage arising from vandalism on its newly completed flagship estates such as the Aylesbury and Heygate estates, meaning only reduced-scale modernisation programmes could be undertaken. The need to deal with aged stock as well as the unforeseeable cost of maintaining new estates meant that the council spent many years operating within a "structural trap" where defects would only be dealt with once they had deteriorated to become major issues.

In 2010 Southwark Council commissioned Savills to carry out a sample stock condition survey of its stock in order to obtain a snapshot of the condition of council housing in the borough, as well as an indication of both current and future investment needs. The Savills' survey continues to be topped up by a programme of in-house stock condition surveys to review and update Savills' findings.

In 2010 Southwark Council agreed a capital investment strategy to bring Southwark's properties up to a Warm, Dry and Safe standard, meeting the government's decent homes standard. Decency of Southwark's tenanted properties prior to this investment stood at 56% in April 2010, well below the national average for social landlords. The warm, dry and safe investment will eliminate the majority of the backlog of non-decent housing and enable the council to move towards programmes of maintaining decency and begin investing to improve the quality of its stock.

In 2010, the stock condition survey found that the main causes of failure of the decent homes standard are related to windows, roofs, electrical wiring and bathrooms.

2.3. Housing Need

Despite the fact that Southwark Council is the largest local authority landlord in London, and the borough has the highest proportion of social housing of any local authority area in England, it still finds itself at the forefront of a London-centric and regional housing crisis where demand for affordable housing far exceeds supply. There are currently around 12,000 people on the housing waiting list in Southwark.

Shortages of low-rent homes are already beginning to drive low-income residents out of the borough and such trends are highly likely to have adverse economic and social consequences for future generations. Southwark Council is committed to building 11,000 new council homes by 2043, with the first 1,500 to be delivered by 2018, enabling the council to at least maintain its current stock levels over the medium term whilst simultaneously encouraging an increasingly diverse range of housing providers to offer affordable housing solutions within the borough.

The high levels of housing need in Southwark are exemplified by the large backlog of applicants on the housing register. Households in priority band 4 are unlikely to ever be offered a property by the council and are hence strongly encouraged to seek alternative housing solutions. But even for applicants in priority bands 1 to 3 there may be prohibitively long waiting times before a suitable offer can be made.

Band	Number on register*
1	1241
2	634
3	4569
4	5497
Grand Total	11941

*August 2015

3. Delivering the strategy

3.1. Stock Investment

The planned maintenance programme sets out what the council will do to maintain the structure and decency of its housing stock to an agreed standard. It follows on from the 5 year warm, dry and safe investment and sets out how the Council will continue to invest in its homes to avoid them falling into long-term disrepair.

3.1.1. Providing quality homes to an agreed standard.

- We will maintain decency to the warm, dry and safe standard
WDS principles equates to the Government's Decent Homes Standard. These principles are:
 - **Warm** – modern functioning heating, well insulated roofs, windows in good condition or double glazed with secure locks, sliding window vents and restrictor hinges where needed, draught excluders on front doors, cavity wall insulation
 - **Dry** – roofs, windows and building fabric in good condition, free from water penetration and damp
 - **Safe** – modern electrics including rewiring where necessary, secure front doors (fire rated where necessary)

A decent home meets the following four criteria:

a) It meets the current statutory minimum standard for housing. Dwellings which fail to meet this criterion are those containing one or more hazards assessed as serious ('Category 1') under the Housing Health and Safety Rating System (HHSRS).

b) It is in a reasonable state of repair

Dwellings which fail to meet this criterion are those where either: one or more of the key building components are old and, because of their condition, need replacing or major repair; or two or more of the other building components are old and, because of their condition, need replacing or major repair.

c) It has reasonably modern facilities and services

Dwellings which fail to meet this criterion are those which lack three or more of the following:

- a reasonably modern kitchen (20 years old or less);
- a kitchen with adequate space and layout;
- a reasonably modern bathroom (30 years old or less);
- an appropriately located bathroom and WC;
- adequate insulation against external noise (where external noise is a problem); and
- adequate size and layout of common areas for blocks of flats.

d) It provides a reasonable degree of thermal comfort

- We will keep homes in a reasonable state of decorative repair and maintenance
We will deliver a cyclical programme of decorations with associated repairs as outlined below
- We will provide a quality kitchen and bathroom
Going beyond the minimum decency levels Southwark is committed to providing a modern kitchen and bathroom in the first cycle of the programme and onwards.
- We will provide programmed upgrades to other non decency components such as lifts
- We will provide programmed works required from Fire Risk Assessments to maintain all blocks to a 'tolerable' rating and install and maintain smoke detectors (LD2) in flats and communal areas of houses to tie in with the overall cyclical programme.

It should be noted that decency levels, which is the government standard for homes owned by social landlords, will remain in the region of 90-95% due to larger-scale regeneration projects, and particularly complicated projects. Also, some properties may fall out of decency unexpectedly if a new issue comes

to light after the programme has been agreed; or some schemes may take over a year to complete works.

3.1.2. Moving to a cyclical programme

The council will be moving to a cyclical programme over eight to ten years with the initial programme outlined in Appendix 1. In general, in the longer term there will be an average of 7,000 properties included in each annual programme if a seven year programme can be met within budgets. Each year's programme will be derived from stock condition data held in the council's asset management database (Apex). All programmes are subject to reprioritisation due to emergencies and additional investment requirements.

The cyclical programme will include:

- Wherever possible all main internal and external works, such as doors, roofs and windows, are to be carried out to the structure of a block, together with external and communal decorations and repairs. The individual components of buildings, which are the parts of the building that make up the overall structure, such as doors, roofs and windows, will be repaired where feasible or renewed if detailed surveys indicate that the condition is such that the component has reached the end of its repairable life-span. Components requiring scaffold will be renewed at the same time if the condition warrants this, for example, if we have put up a scaffold to carry out repairs to the roof of a building, we will make sure that we use the scaffold to carry out any repairs to the windows at the same time to avoid the need to erect scaffolding in the future. When we do this, we will always assess whether this is necessary by looking at the best value for money using a simple cost benefit analysis.
- Repairs and decorations to communal internal stairways, walkways, balconies, brickwork, estate railings, integral garages & integral store sheds.
- Decorations to the communal parts of designated sheltered units will also be included if needed.
- Works required from Fire Risk Assessments will usually be integrated into the cyclical programme to bring all remaining blocks to a 'tolerable' rating. Where components such as front doors are renewed based on condition these will be to the standards required by the fire safety regulations. Prior to external decoration works paint testing may be required to ensure that the correct fire rating is achieved. The Fire Risk Assessment programme of works is already reviewed on a quarterly basis through a joint strategic meeting between the Council and the London Fire Brigade to ensure that resources are appropriately prioritised.
- We will provide a quality kitchen and bathroom, where kitchens older than 20 years and bathrooms older than 30 years are replaced.

The cyclical programme will not include:

- Works to be carried out to hard surfaces such as estate paving, estate roads and boundary walls and individual/estate fences, stand alone garages and stand alone store sheds as these repairs will be dealt with as part of the on-going communal repairs.
- Estate drains would not be included where under the management of Thames Water but renewals and repairs to the building drainage systems may be included if supported by an extensive and costly repairs history, and capital resources are available within the scheme.
- District heating; lifts, water tanks and entry phones would generally not be included in the cyclical programme as the budgets and programmes for these are separate.
- Block ducting works, except in communal areas where they are identified as necessary through the fire risk assessment

Notes for the cyclical programme:

- Internal electrics would be checked in tenanted properties only where there are known repair issues, to ensure that they are safe; and it is likely where kitchens are renewed that some internal electrical works would also be required.
- Communal electrics would be checked again only where there are known repairs issues; but otherwise they would be assumed to be safe, and any repair issues would be dealt with via communal repairs.

- The initial cycle has been compiled in Appendix 1, with the principles in prioritising this in Appendix 2.
- With the recent investment, cyclical programme and a kitchens and bathroom programme in place it is anticipated that voids works will be funded from the revenue budgets
- Stand alone garages, hostels and Tenant & Resident Association halls have received major investment programmes and it is not anticipated that there will be capital investment in the first five years of the programme.

3.1.3. Mechanical and electrical strategy

A planned programme has been outlined in Appendix 3 and allows only for the minimum investment to maintain services provided there are no unforeseen major circumstances. Below are all the key area of work:

- District heating (boilers, mains, internal works) – Many district heating systems have far exceeded their life expectancy. The programme only provides a minimum investment whilst the council commissions a stock and options appraisal to addresses the future requirements of its needs such as fuel use, Carbon Dioxide (CO₂) emissions, service demands and expectations. The appraisal is planned for 2016/17 and the findings and recommendations will be used to ensure that the investment required can be financially viable within the constraints of the business plan. The investment requirement for district heating for the future is expected to increase dramatically and the options appraisal will look at solutions and provide clear evidence for the council to take an informed decision.
- Individual boilers are serviced annually and the programme allows for a 7% annual replacement of its stock. This ensures that all individual boilers are replaced at the end of their life expectancy.
- Landlords communal electric supplies (including lateral mains) –The installations are tested every 5 years to monitor the condition and these tests provide evidence that renewals are required. The programme allows for only minimal replacements/ extensive repairs as and when installations are identified as being at risk of failure.
- External lighting – This programme only allows for minimal repairs.
- Emergency Lighting – These are tested monthly in line with current legislation. The programme allows for only essential installation, and replacement as and when installations fail.
- Lifts – Monthly planned maintenance and performance data highlight lifts that will require refurbishments to ensure step free access to the council's residents. Currently the KPI for availability is exceeding the council's target.
- Tanks – The programme allows for replacing old galvanised tanks that require urgent attention.
- Door Entry Systems – An existing revenue budget allows for upgrading obsolete systems and a small number of new installations only where anti social and criminal activities exist.
- Communal ventilation replacements – The existing communal ventilation systems, many of which are the original, require a programme of fan replacements to ensure moisture is removed from internal bathrooms and toilet that have no natural ventilation (windows).
- Internal electrics to homes – These require a full rewire approximately every 35 years.
- Smoke and fire alarms – a programme is in place to install smoke and heat alarms (LD2) to tie in with the overall cyclical programme.

3.1.4. Health and Safety

The health and safety of council residents, staff and contractors is given the highest priority and is summarised below;

- The council has a rigorous health and safety vetting procedure as part of its procurement process which ensures that contractors comply with current legislation and regulations
- The council has ongoing health and safety training for its employees. Contractors are required to demonstrate training as part of the procurement exercise and periodic audits
- Council employees visiting sites hold a Construction Skills Certification Scheme (CSCS) card
- The council carries out assessments of properties in line with the Housing Health and Safety Rating System (HHSRS) and incorporates these into it's programmes.

- The council has an extensive asbestos register which is maintained in accordance with regulations and the council's policy on asbestos. Surveys are undertaken and the register is updated as asbestos materials are found or removed. Additionally, all known asbestos in communal areas is inspected annually to check its condition.
- The council has a 100% duty to ensure all properties with gas have a Landlord's Gas Safety Record to meet current legislation
- The council has a proactive testing and compliance regime to ensure water hygiene and management of risk of legionella
- All landlord electrical installations are periodically tested every 5 years
- Pressure vessels and district heating plants are inspected and tested annually
- Lifts are independently inspected every 6 months and by contractors on a monthly basis.
- The council carries out risk assessments of all communal areas, these are kept current and plans in place to actively manage risks. The council wants to ensure all risks are 'tolerable' by delivering works to reduce risks. Although the risks are constantly updated with the new assessments, the council has tackled the majority of the known substantial risks identified and has plans in place to tackle the remaining substantial risks. The majority of works required is to properties with a moderate risk. Most of the Fire Risk Assessment works such as installing fire approved doors, where required, will be carried out alongside the cyclical programme.
- The council has a programme to install smoke and fire alarms (LD2) to both tenanted and leasehold properties
- All schemes comply with Construction Design Management (CDM) Regulations 2015 and this is monitored by an in house CDM Compliance Manager.

3.1.5. Other programme considerations

Other programme considerations include:

- Energy efficiency issues – Over 7,000 properties have benefited from ECO funded energy efficiency works in partnership with British Gas to March 2015. The council will continue to look for opportunities to maximise funding and deliver energy efficiencies including, carrying out a pilot scheme to look at photovoltaics on a council block, replacing redundant lighting with more energy efficient lighting systems and providing insulation when replacing roofs.
- The council will also improve thermal comfort issue by replacing single and double glazed units that are beyond repair with modern double glazing and improving the efficiency of district systems through the use of Building Energy Management Systems (BEMS).
- Aids & Adaptations – the council is working alongside health professionals to ensure all major works and installations meet the requirements of the residents, such as the installation of new bathrooms
- Other assets such as playgrounds, community buildings and other assets will be repaired as necessary through day to day maintenance

3.1.6. Delivering value for money (VFM)

The Council will constantly be looking to deliver VFM in its asset management strategy to maximise the use of scarce resources and keep down tenant and leaseholder charges.

An effective procurement policy is in place that maximises the use of framework contracts for both contractors and consultants, which not only achieves VFM but is seen to do so. Having different types of procurement will ensure benchmarking of pricing can be done simply.

The partnering contracts with contractors contain clauses to ensure supply chains are used to drive down prices whilst maintaining quality and to ensure a continuity of materials with the repairs teams and contractors.

One of the key performance indicators (KPIs) which will be used to monitor performance of contractors will be value for money.

A new contractor framework will be in place for the delivery of works in January 2016, primarily in two of the five contract areas, whereby two lists of contractors would be chosen to tender for individual building works projects through mini-competition (one for smaller contractors to offer opportunities to medium sized firms). The current major works partnering contracts are still in place in the remaining three contract areas until 13 June 2018 subject to contract extension and have non exclusive extensions with termination at will clauses. However mini-competition through the new framework contract will be used in the areas where there are no major works partnering contracts.

Delivery of work is being programmed wherever possible so that whole estates are in a single contract to save on set up and cost of preliminaries.

External funding sources will be maximised where opportunities arise such as with the ECO funding and if necessary trying to use existing funding as match funding.

The more resources that can be used for planned major works and investment programmes, the less resources that will be required for reactive day to day repairs.

Benchmarking will be used to verify that all planned programmes are delivering value for money and the investment modelled alongside repairs to see the effect of planned works on the day to day repairs.

3.2. Active Asset Management

3.2.1. Options appraisals

It is commonly assumed that residential property is always an asset. In practice the market and high costs can often have the results that properties are actually liabilities, threatening viability.

Our aim is to ensure that there is a continuing demand for our properties and to identify stock that is, or may become a liability. Such properties may be a drain on resources and best suited for disposal or redevelopment. It is important that we do not bring properties up to a decent homes standard if there is a question about their short to medium term future.

Southwark's housing stock is not uniform and in reality asset analysis will vary across the borough with some assets creating surpluses and others making losses. Given the legacy of housing in Southwark that is now reaching the end of its life it is important that we understand the cashflows associated with different assets in order to provide an objective basis for future decision making.

The financial criteria used to identify those properties or estates which potentially could be a liability might include:

- Low net present value of assets in existing use
- Asset showing cashflow deficits in early years
- High capital expenditure in early years and over entire life of business plan
- Asset with high vacant possession value

The analysis of return on investment needs to include more than a purely financial measure. The financial results need to be considered alongside an assessment of other sustainability factors linked to our housing obligations, these might include:

- Demand and housing need
- Cost of re-provision
- Social return linked to our housing obligations
- Maintaining efficiencies in management costs.

One of the central features of an effective asset management strategy is the robust measure and appraisal of the performance of housing stock and other assets. It is clear that for the life of this strategy data intelligence and management will become central to the work of the asset management team in the future. This links to the review of our own asset management systems and a re-launch of Apex, the council's asset management system in 2016.

3.2.2. Investment Planning

HRA self funding introduces new opportunities for a viable long term business plan with potential to increase levels of investment beyond Warm, Dry and Safe. Initial modelling indicates that additional investment is affordable this will be constantly reviewed and developed with information presented into our on going 30 year investment plan using stock condition data held in Apex.

There can be real tension between investing in existing assets and the delivery of new homes. The council has ambitious plans to deliver 11,000 new homes over the next 30 years. Detailed work is being undertaken so that resources for the initial 1,500 homes can be delivered by 2018 as well as ensuring the HRA is forecast to have sufficient resources to meet the needs of the current stock over the next 30 years and whilst building 11,000 homes. The delivery of new homes will be funded with contributions from the Affordable Housing Fund, section 106 funding, Right to Buy receipts, grant, loans and other forms of cross subsidy through mixed tenure development.

The asset management strategy is an important document in aiding the delivery of new homes, with the two being intricately linked.

A progressive business will use its asset management strategy to continuously examine the performance of its assets in terms of social and economic performance. Such reviews will identify opportunities for new build development in terms of:

- Re-provision of existing homes
- Increasing densities
- Identifying additional land capacity
- Utilising existing assets in terms of airspace, undercrofts, hidden homes and infill sites etc.

In Southwark, land values are on average over 50% to 60% of the total scheme cost of any new build development, so any opportunity to maximise the council's assets will increase the cross subsidy opportunities to successfully deliver the council's new homes objectives.

The new council homes that are developed and included within the council's property portfolio must be accounted for in our asset management strategy. They will bring real benefits to meeting the objectives of the strategy; but will require a different approach to the ongoing maintenance as their construction and the technological advances within the building will be very different to the majority of homes we currently manage and maintain.

The increased new homes provision together with a gradual reduction of those existing assets that have a negative worth within the overall business plan will aid in meeting the following objectives:

- Provide quality homes
- Reduce ongoing maintenance cost in the short term and major works capital expenditure in the longer term
- Increase our energy efficiency average SAP ratings
- Balance the portfolio
- Maintain the level of council owned homes

3.2.3. Portfolio Economic and Social Performance

Following the Housing Commission report in 2012, Savills consultancy was instructed to carry out work in conjunction with the council to assist with a comprehensive appraisal of the overall performance of current HRA assets. The aim of this review was to:

- Consider operational cash flows at a local level and assess their worth to the housing business to provide a measure of financial performance
- Identify non-financial measures of social sustainability and to provide an analysis of this at the same local level.

Savills' evaluation of the performance of HRA assets has been used to inform the investment strategy and detailed planning based on an active asset management approach where the council seeks to make investment decisions that are informed by an understanding of the financial performance of the stock, and the extent to which it delivers the council's social housing objectives. In this way decisions can strengthen the business plan and contribute to meeting the council's policy objectives.

The 30-year net present value (NPV) of the income and expenditure associated with a tenanted housing stock, at the point in time when Savills undertook the analysis, stood at £457.3m or £12,597 per unit. This reflects a range of NPV levels across the stock.

11.5% of the stock (4,167 units) has an NPV which is below zero. We will be working with residents of these 'High Investment Needs Estates' to find the best way to improve this stock. As with our approach for previous High Investment Needs Estates such as Four Squares and Hawkstone estates and Maydew House, redevelopment would only be considered as a last resort.

Southwark has already committed to the Warm, Dry and Safe programme, which includes the majority of the units that the analysis showed as having a negative NPV.

The WDS investment plans have been fed into the Savills' analysis to create a revised investment profile. Since receiving the Savills' model, Southwark has been developing a revised HRA asset management plan which has fed into the over-arching business plan, which in turn includes the investment needs of the existing stock as well as the new build programme.

Further refinement of the business plan and associated decisions has allowed the resources available for capital investment to be estimated and therefore prioritisation for this investment strategy.

The business plan and resources will be under constant review and the impact of recent announcements from central government, particularly around the annual reduction to council rents of 1% year on year for the next four years, are still being assessed by officers regarding the effect that this will have on the council's overall housing investment plan.

Savills supplemented the financial performance data by undertaking broader sustainability analysis taking into account the social and economic performance of a neighbourhood in which an estate is located.

Savills worked closely with Southwark to develop a set of indicators that reflects the council's social housing objectives. The combination of sustainability analysis and financial analysis allow an estate's overall sustainability to be more accurately measured.

The purpose of including non-financial data into the measurement of the sustainability of estates is to ensure that interventions in management services can be planned to support the physical investment in estates.

Southwark will use this tool to continually model the performance of its assets in terms of social and economic performance to assess the best option for the long term sustainability in both investing in existing assets and delivering new homes.

An initial year appraisal has been carried out on the blocks within the first year of the programme in Appendix 5.

3.3.30 year financial plan

Since April 2012, the national housing revenue account subsidy system was abolished and replaced with a local authority managed 'self-financing' system introduced through the Localism Act 2011.

Authorities now retain the rental income generated from their housing assets, alongside the responsibility for maintaining and improving them. The introduction of 'self financing' included a one-off payment to or from each council, which was used to adjust their housing debt to reflect the value of their stock.

The Housing Revenue Account Self-financing Determination for Southwark Council

Local Housing Authority	Notional housing borrowing (SCFR) £'000	Self-financing Valuation £'000	Payment to be made by Secretary of State on 28 March 2012 £'000
Southwark	773,937	574,683	199,254

As the self-financing valuation for the council was less than the SCFR, the Secretary of State made a payment so that the debt was equal to the self-financing valuation.

The HRA 'self financing' means that the council has new opportunities to take proactive and decisive actions in actively managing and investing in stock that were not previously available.

To enable those decisions to be made it is even more important that the council understands its asset portfolio, the condition of the assets and the investment need. The council will need to have a better understanding of where stock investments make long term economic sense. Through strategic management of the HRA and its associated assets the council will need to make key decisions around investment, re-development and disposal decisions in order to maintain a long term viable business plan.

This asset management plan has been prepared alongside the HRA Business Plan, setting out priorities for investment and improvement of the HRA housing stock and related housing assets. The resources to deliver this strategy have been allowed for within the HRA business plan, however work continues on the plan to balance priorities with resources.

3.4. Data Management

Asset Management Software

Apex is the asset management software suite used by Southwark Council to store key stock condition data about its housing stock. This data is used for short, medium and long-term planning purposes to address the borough's investment needs.

Southwark's Housing Services department uses Apex to maintain an accurate record of the condition of its housing stock, and to facilitate the complex analysis required for a best-value approach to strategic planning.

The Apex asset register stores information about the key building elements of Southwark's housing stock. The most crucial pieces of information stored relate to the age, quantity, current condition, and estimated 'remaining life' for all core building components/elements of Southwark's blocks and properties.

Southwark has commissioned an 18 month project to deliver an upgraded Apex system that will be completed by 2016. This will deliver an upgraded system that will encompass a servicing and inspection regime, energy information and wider access to asset and programme information.

3.5. Service Standards

Southwark are committed to maintaining the highest service standards in the delivery of its asset management strategy. The quality and availability of our properties is important to the health and wellbeing of our customers and the current investment strategies will ensure that all of our properties are up to the decent, modern standard that our customers expect.

The planned maintenance programmes will deliver significant investment in the housing stock for the next thirty years, to improve standards and to ensure there is a continuing demand for properties. Effective asset management will ensure that this programme is financially sustainable.

Homes will be kept in good condition beyond this by adopting a strategic, long-term approach to investment and an intelligent approach to cyclical maintenance aimed at maximising the life of building components.

High customer satisfaction and contributing to sustainable communities will be achieved through constant monitoring and review. There will be two main arms to deliver this.

Firstly, quality of contractors. The intention is to increasingly move towards a high quality group of contractors who can deliver high standard works, understand what makes residents satisfied, are committed to delivering value for money, and will work with the council in enhancing the community through the use of local apprentices, sponsoring local events and working with local firms. This can best be done by developing long term framework agreements.

At the same time, efforts will be made through both procurement and through large contractors using local sub contractors and suppliers, to enhance the local Southwark economy and create more employment opportunities for Southwark residents.

The performance of contractors will be monitored through a series of Key Performance Indicators (KPI's) which will be analysed to see where service improvements are required.

Secondly, quality of professional technical support services, for example surveyors. Wherever possible in house technical support services are used, but if professional technical services are required from outside firms, the intention is to use a small number of high quality firms through frameworks for exactly the same reasons as for contractors. Southwark currently has contracted two firms providing professional technical support services until October 2017. These firms will also be able to develop a sustained knowledge about the stock, which can be used to supplement other data gathering information for stock condition analysis purposes and to prepare programmes. Their performance will be monitored through the use of a series of Key Performance Indicators (KPI's) which will also be analysed to see where service improvements are required.

3.6. Residents involvement

The council is fully committed to resident involvement in all aspects of its asset management strategy. Resident involvement forms a very important part of the process of making decisions about assets. The strategic objective is to ensure tenants are at the heart of decisions taken in planning, delivering and monitoring the service, with discussions on standards and timetables being the priorities within this AMS.

Investment in assets should reflect the views expressed by residents in customer surveys and via other feedback mechanisms. The resident representative organisations, such as Tenants' Council, will be involved in investment decisions including the overall strategy. Affected residents will be consulted about locally applicable proposals and strategies, for example in relation to new homes and conversions.

In terms of the overall strategy, this will be presented and agreed with the two main resident representative groups, Tenants' Council and Home Owners' Council.

The council's consultation strategy 'Putting Residents First' is currently under review but the existing scheme is current being continued. This sets out an extensive and thorough consultation process from the start of each scheme through to the end of the defects liability period.

The Major Works Monitoring Group chaired by the Lead Cabinet member for Housing will continue, with resident representatives at each meeting.

The overall Asset Management Strategy will be formally reviewed every five years however an annual update will be provided to Cabinet, Tenants' Council and Home Owners' Council.

3.7. Key measurable outcomes

To show the delivery of this strategy a series of key measurable deliverables will be monitored and commented on as part of the updates.

- Delivery against the plans outlined in appendix 1 and 3, including cyclical works.
- Percentage of decent homes
- Percentage of homes receiving and meeting the kitchen and bathroom standard
- Spend against planned resources
- Spend on planned compared to reactive (including % reduction in reactive repairs)
- Resident satisfaction
- SAP energy scores (following the conclusion of the apex project in 2016)
- % of homes reaching a 'tolerable' level from fire risk assessments
- % of district heating systems outages
- % of individual boilers replaced
- % of lift availability

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4. Strategy Action Plan

No	Action	Date	Reporting	Key Measures
1	Deliver cyclical Investment Programmes <ul style="list-style-type: none"> - Maintaining decency - Delivering FRA works - Delivery of kitchens and bathroom programme 	Annual	Annual Cabinet / Resident forum update report	<ul style="list-style-type: none"> • Percentage of decent homes • Spend against planned resources • % of blocks reaching a 'tolerable' level from fire risk assessments • SAP energy scores • Percentage of homes receiving and meeting the kitchen and bathroom standard
2	Review of planned and reactive budgets to ensure the best use of resources	March 2016, then December annually	Annual Cabinet / Resident forum update report	<ul style="list-style-type: none"> • Spend on planned compared to reactive
3	Review planned investment programme to ensure the investment will deliver economic and social performance	Annual	Annual Cabinet / Resident forum update report	<ul style="list-style-type: none"> • Investment performance measures reported.
4	Review resident consultation on major works	March 2016	Annual Cabinet / Resident forum update report	<ul style="list-style-type: none"> • Resident consultation plan formally agreed with Tenants' Council and Home Owners' Council. • Resident satisfaction
5	Complete an options appraisal for the borough's district heating systems	September 2017	Cabinet Paper	<ul style="list-style-type: none"> • Cabinet Paper
6	Deliver lift and heating programmes	Annual	Annual Cabinet / Resident forum update report	<ul style="list-style-type: none"> • % of district heating systems outages • % of individual boilers replaced • % of lift availability
7	Deliver the upgrade to the APEX asset management and compliance system	September 2016	Update in a cabinet report	<ul style="list-style-type: none"> • Cabinet Paper

5. Key Terms

Term	Meaning
Asset Management	Asset management is the management of physical assets to meet service and financial objectives.
Fire Risk Assessments	Legislation requires that landlords carry out fire risk assessments in all areas of their properties. This process will identify any fire hazards and who is at risk and decide if anything needs to be done to remove or reduce that risk. The council carries out risk assessments of all communal areas these are kept current and plans in place to actively manage risks. The council wants to ensure all risks are 'tolerable' by delivering works to reduce risks.
Stock investment	Those activities that will maintain the stock to a standard that meets need
Active asset management	Those activities to improve or replace properties that have a poor economic and social performance with properties that are fit for purpose.
Value for money (VFM)	A term used to assess whether or not an organisation has obtained the maximum benefit from the goods and services it both acquires and provides, within the resources available to it.
Warm, dry and safe (WDS)	WDS principles equate to the Government's Decent Homes Standard. This is the standard that Southwark is maintaining and improving upon through the delivery of this strategy. These principles are: Warm – modern functioning heating, well insulated roofs, windows in good condition or double glazed with secure locks, sliding window vents and restrictor hinges where needed, draught excluders on front doors, cavity wall insulation Dry – roofs, windows and building fabric in good condition, free from water penetration and damp Safe – modern electrics including rewiring where necessary, secure front doors (fire rated where necessary)
Decent Homes Standard	A Government minimum standard that all social housing should meet. a) It meets the current statutory minimum standard for housing. b) It is in a reasonable state of repair c) It has reasonably modern facilities and services d) It provides a reasonable degree of thermal comfort
Housing Health and Safety Rating System (HHSRS)	All rented properties must meet certain standards to make them safe and fit to live in. The Housing Health and Safety Rating System (HHSRS) is used to assesses these standards
Net present value	Is defined as the sum of the present values (PVs) of incoming and outgoing cash flows over a period of time. It is an indicator of how much value an investment or project adds to the council.
SAP ratings	Is the government standard for calculating the energy performance of buildings. It estimates the energy efficiency performance of your home expressed on a scale of 1 to 100.
Housing Revenue Account (HRA)	The HRA is a "ring-fenced" account held by local authorities. It contains all the spending and income related to the dwellings owned by the council, acting as landlord.
Construction Design Management (CDM) Regulations 2015	The Regulations that aim to make sure the construction project is safe to build, use and maintain and offers good value.

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Appendix 1 – The cyclical programme

Type of Works	1	2	3	4-5	6-7	8-10	Grand Total
External & Communal Maintenance (Estates)	£ 18,680,128	£ 15,229,233	£ 23,042,737	£ 78,238,427	£ 96,654,692	£ 171,976,267	£ 403,821,484
Kitchens & Bathrooms (Estates)	£ 5,293,800	£ 3,949,400	£ 5,841,713	£ 25,671,995	£ 32,290,126	£ 46,627,802	£ 119,674,836
Street Properties (All Works inc. K&B)	£ 9,068,994	£ 14,956,495	£ 6,177,967	£ 6,439,226	£ 38,020,176	£ 31,900,000	£ 106,562,859
Engineering	12,240,000	12,480,000	12,720,000	26,160,000	27,120,000	42,480,000	133,200,000
Fire Risk Assessment	3,060,000	3,120,000	3,180,000	6,540,000	6,780,000	10,620,000	33,300,000
Total	48,342,922	49,735,128	50,962,417	143,049,648	200,864,994	303,604,069	796,559,179

Appendix 2 – Prioritisation principles for the initial programme cycle

The initial cycle of works has been planned on the following basis:-

- **Year 1:** Any estate/block properties that fall out of decency in April 2016 would be included in the 2016/17 programme. In addition, some of the properties that did not previously have works completed under the Warm Dry and Safe (WDS) programme, and now require some planned maintenance works would be included. Two of the eight management areas (based on the management areas of Borough & bankside, Walworth, Bermondsey, Rotherhithe, Camberwell, Peckham, Dulwich, and Nunhead & Peckham Rye.) would have work to all its street properties in 2016/17, as indicated above. Any properties with immediate structural issues will also be included.
- **Year 2:** 2017/18 would include those estate/block properties that fall out of decency in April 2017, plus some of the properties which had works completed as part of the old 'two year programme'. (This was a previous two year programme agreed in approximately 2008-09 to the 'Southwark Standard' which included kitchens and bathrooms, which predated WDS) Another area of street properties would also be included.
- **Year 3:** 2018/19 would include estate/block properties falling out of decency in April 2018; plus some estates that were in the WDS 2012/13 programme. Another area of street properties would also be included.
- **Year 4:** 2019/20 would include properties falling out of decency in April 2019, plus some estates that were in the WDS 2013/14 programme. Street properties in another management area would also be included.
- **Year 5:** 2020/21 would include properties falling out of decency in April 2020, and some estates that were in the WDS 2014/15 programme; plus possibly another street properties area.
- **Years 6 & 7:** 2021/22 and 2022/23 would include properties falling out of decency, and some estates that were in the WDS 2015/16 programme; plus any remaining street properties.
- **Years 8 to 10:** 2023/24 to 2025/26 would pick up any remaining properties, with the intention to move to a seven year programme as quickly as resources allow.
- There may be some variations to the planned programme should a newly arising urgent repair issue occur. This is expected in the main to be newly arising structural issues which potentially pose a risk to health & safety.

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Appendix 3 – Mechanical and Electrical Programmes

The approximate annual breakdown for the capital mechanical and electrical programmes are:

No	Element	Amount
1	District heating	£5,000,000
2	Individual boiler replacement	£4,000,000
3	Communal electrical supplies, emergency and external lighting	£1,000,000
4	Lifts	£1,200,000
5	Tanks	£ 490,000
6	Ventilation	£ 310,000

The planned programmes (subject to change and reprioritisation)

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
District heating scheme	<ul style="list-style-type: none"> Acorn Boiler House (Acorn Estate) Ashdene 1-10 Ashdene 11-23 Ashdene 24-26 Oakdene 1-19 Pinedene 1-21 Meeting House Lane 53-89(o) Meeting House Lane 131-157(o) Carlton Grove 1-53 Carlton Grove 6-76 Carlton Grove 78-148 Beechdene 1-28 Willowdene 3-4,7-14,17-18,21-28 Willowdene 1,2,5,6,15,16,19,20 Hollydene 1,2 Hollydene 3-18 Great Dover Street 102-130 Cardinal Bourne Street 1-9 Bartholomew Street 37-67 Burge Street 1-4 Arica House 1-88 Canada Boiler House (Canada Estate) Salisbury Plant Room (Heygate Estate – Salisbury) 	<ul style="list-style-type: none"> Albert Barnes 1-99 Bankside Boiler House Peronet 1-90 Green Walk 6-11 Green Walk 12-20 Green Walk 21-26 Rephidim Street 50-57 Rephidim Street 58-63 Rephidim Street 64-69 Rephidim Street 70-75 Keetons Plant Room 	<ul style="list-style-type: none"> Leontine Close 1-99 Wentworth Crescent 1-16 Wentworth Crescent 17-36 Wentworth Crescent 37-62 Pennack Road 1-35 Pennack Road 37-75 Pennack Road 77-133 Pennack Road 2-26 Pennack Road 28-46 Willowbrook Road 1-3 	<ul style="list-style-type: none"> Priory Court 1-36 Priory Court 37-72 Columbia Point 1-80 Regina Point 1-80 Adron 1-16 Millender Walk 1-78 	<ul style="list-style-type: none"> Cossall Walk SHU 109 (1-32) Cossall Walk 1-108 Gordon Road 1a-5c,7a-15a(o),7-23 Mortlock Close 1-12 Mortlock Close 13-19 Mortlock Close 20-22 Mortlock Close 23-31 Mortlock Close 32-40 Mortlock Close 41-44 Sunwell Close 1-22 Sunwell Close 23-39 Hooks Close 1-9 Hooks Close 10-30 Soane House 1-30 Soane House 31-35 	<ul style="list-style-type: none"> Hooks Close 31-35 Hooks Close 36-44 Hooks Close 45-59 Woods Road 6-22 Woods Road 24-40 Woods Road 42-52 Woods Road 54-88 Burchell Road 2-42 Queens Road 90 SHU (1-24) Toussaint Walk 1-5 Toussaint Walk 7-17 Toussaint Walk 2-8 Toussaint Walk 10-20 Webster Road 1-31 Tranton Road 1-17 Tranton Road 19-29 Tranton Road 2-12 Tranton Road 14-20 Tranton Road 22-42 Tranton Road 44-54 Keetons Road 30-40 Ben Smith Way 1-11 Gillison Way 1-8 Major Road 2 John Roll Way 1-11(o),37-65(o),12-36 Collett Road 2-36 John Mckenna Walk 1-20 Storks Road 71-73 Storks Road 75-81 William Ellis Way 1-9 	<ul style="list-style-type: none"> Pardoner 1-12 Wakefield House 1-21 Wakefield House 22-37 Wakefield House 38-46 Wakefield House 47-54 Wakefield House 55-70 Wakefield House 71-91 Attleborough Court 1-15 Attleborough Court 16-25 Attleborough Court 26-40 Attleborough Court 41-57 Bromleigh Court 1-6 Bromleigh Court 7-12 Bromleigh Court 13-21 Bromleigh Court 22-29 Bromleigh Court 30-36 Bromleigh Court 37-42 Dunton Court 1-10 Dunton Court 11-20 Parfew Court 1-6 Thetford Court 1-11 	<ul style="list-style-type: none"> Barslet Boiler House Potier Street 1-12 Tabard Street 269-279 Harry Lambourne SHU (1-36) Hastings Close 1-58 Helen Gladstone House 210-221 Helen Gladstone House 222-269 Jack Jones SHU (1-38) Lucy Brown SHU (1-38) Quenington Court 1-32 Quedgley Court 1-36 Westonbirt Court 30 North Peckham Plant Room 5 Pentridge Street 37-67 North Peckham Plant Room 6 Cronin Street 63-88 Cronin Street 39-62 East Surrey Grove 18-38 Rowan Court 25-45 Pear Court 1-17 North Peckham Plant Room 7 Danube Court 19-30 Danube Court 1-18 Thames Court 1-15

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
						<ul style="list-style-type: none"> • Dockley Road 20-34 • Jamaica Road 112-122 • St James's Road 32-38 • St James's Road 41-59 • St James's Road 61-85 • St James's Road 87-95 • Rock Grove Way 1-42 • Rock Grove Way 43-60 • Market Place 14-23 • Market Place 24-35 • Drappers Way 1-35 		

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Lift Refurbs	<p>Fleming Hse Falcon Pt 31-42 Falcon Pt 73-84 Falcon Pt 95-102 Falcon Pt 103-110 St Peters Hse St Peters Hse Downend Ct Quedgley Ct Quedgley Ct Torrens Ct 1-12 Torrens Ct 13-24 Torrens Ct 25-36 Grosvenor Park SHU Grosvenor Park SHU</p>	<p>Bramcote Development Cooper Close Moreton Hse Ifield Hse Ivychurch Lane Leysdown Hse Littlebourne Hse Swinburne Ct 10-21 Swinburne Ct 22-33 Swinburne Ct 34-45 Swinburne Ct 46-57 Swinburne Ct 58-69 Honor Oak Rise Lew Evans Hse SHU Lew Evans Hse SHU</p>	<p>Prestwood Hse Abinger Hse Abinger Hse Ifield Hse Pedworth SHU Pedworth SHU Pedworth SHU Pedworth SHU Perth Ct 10-21 Perth Ct 22-33 Perth Ct 34-45 Perth Ct 46-57 Perth Ct 58-69 Shaftesbury Ct 1-12 Shaftesbury Ct 13-24 Shaftesbury Ct 25-36</p>	<p>Keetons SHU Jephson Hse Jephson Hse King Charles Ct SHU Hughes Hse SHU Prospect Hse Prospect Hse Tayside Ct 22-33 Tayside Ct 46-57 Hovendon Hse Ryegates Walkynscroft Crane Hse Crane Hse</p>	<p>Pallant Hse Pallant Hse Selbourne Hse Selbourne Hse Selbourne Hse Selbourne Hse Selbourne Hse Selbourne Hse Ely Hse Gisburn Hse Greystoke Hse Cross Ct 13-24 Mayhew Ct 1-12 Leconsfield Hse</p>	<p>Lingfield Hse Bittern Hse Crompton Hse Dartford Hse Hartley Hse Brownlow Hse Kellow Hse Huntley Hse Markham Hse Markham Hse Solomons Passage Russell Ct SHU Applegarth Hse Andoversford Ct Westomber/East</p>	<p>Blick Hse Eglington Ct Molesworth Hse Molesworth Hse Napier Hse Napier Hse Olney Rd 225-263 Andoversford Ct Cam Ct Quenington Ct Wickway Ct Wickway Ct Honeywood Hse Havil St 20-100 Havil St 165-203</p>	

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Tanks	<p>Amigo House, Westminster Bridge Road, SE1 Applegarth House A, Rockingham Estate, SE1 Applegarth House B, Rockingham Estate, Se1 Bittern House, Lant Street, SE1 Falcon Point 103-110 J, Hopton Street, SE1 Falcon Point 1-10 A, Hopton Street, SE1 Falcon Point 11-20 B, Hopton Street, SE1 Falcon Point 21-30, Hopton Street, SE1 Falcon Point 31-42 D, Hopton Street, SE1 Falcon Point 43-56 E, Hopton Street, SE1 Falcon Point 57-72 F, Hopton Street, SE1 Falcon Point 73-84 G, Hopton Street, SE1 Falcon Point 85-94 H, Hopton Street, SE1 Falcon Point 95-102 I, Hopton Street, SE1 Flaxman House, London Road, SE1</p>	<p>Detling House, Congreve Street, SE17 Detling House, Congreve Street, SE17 Dormstone House, Congreve Street, SE17 Cooks Road 31-101, SE17 Dighton Court 1-38, John Ruskin Street, SE17 Dighton Court 28-54, John Ruskin Street, SE17 Eglington Court 27-35, Peller Estate, SE17 Eglington Court 36-44, Lorrimore Road, SE17 Fielding Street 41 a-f, Peller street Estate, SE17 Hillingdon Street 154-170, Peller Estate, SE17 Hillingdon Street 172-188, Peller Estate, SE17 Hillingdon Street 72 a-f, Peller Estate, SE17 Kean House 1-13, Doddington Grove, SE17 Langdale Close 29-34, Off Fielding Street, SE17 Lorrimore Road 123-181, Lorrimore Road, SE17 Lorrimore Road 123-181,</p>	<p>Laing House Tank Room, West Camberwell, SE5 Lowel House 20-40, Sultan Road, SE5 Myershouse 1-16, Bethwin Road, SE5 Palgrave House 1-45, Sultan Road, SE5 Palgrave House 19-31, Sultan Road, SE5 Benhill Road 1-27, Benhill Road, SE5 Benhill Road.1-27, Benhill Road, SE5 Bonsor Street 12 -17, Bonsor Street, SE5 Cunningham House 1-20, Hopewell Street, SE5 Bath Close, 115 - 126, Asylum Rd SE15 Bath Close, 126 - 138, Asylum Rd SE15 Bath Close, 140 - 150 Asylum Rd SE15 Bath Close, 14-24 Asylum Rd SE15 Bath Close, 150 -160 Asylum RD SE15 Bath Close, 91 - 101 Asylum Rd SE15</p>	<p>Naylor Road 85 - 91a Flint Street SE17 Naylor Road 86 - 92 Flint Street SE17 Oakdene House 10, Queens Rd, SE15 Oakdene House 15, Queens Rd, SE15 Oakdene House 18, Queens Rd, SE15 Oakdene House 20, Queens Rd, SE15 Peterchurch House, Commercial Way, SE15 Andovers Court, St Georges Way SE16 Hordle Promenade South, North Peckham, SE16 North Peckham Estate Tower 6, SE16 North Peckham Estate Tower 9, SE16 North Peckham Estate Tower 10, SE16 72 Grove Lane Camberwell Grove 125 - 151 Lettson St SE5 Camberwell Grove 125 - 151 Lettson St SE5 Camberwell Grove 125-151</p>	<p>Brownlow House 1-20, Goerge Row, SE1 Dartle Court, Scott Lidget Crescent, SE1 Purbrook D 81-106, SE16 Purbrook E 107-130, SE16 Burton House 1-24, Cherry Street, SE16 Layard Square, New Place Estate, SE16 Lockwood Square, New Place Estate, SE16 Marden Square, New Place Estate, SE16 New Place Square, New Place Estate, SE16 Perryn Road, St Crispin Estate, SE16 Risden House, Albion Estate, SE16 Ritchie House, Howlands Estate, SE16 Maydew House 1-145, Abbeyfield Road, SE16 Tissington Court, 73-134 Rotherhithe New Road SE16 Detling House no. 10, Congreve Street, SE17 Detling House no. 13,</p>	<p>Dormstone House, Congrieve Street, SE17 Dormstone House, Congreve Street, SE17 Hampton House, Newington Offham House, Townsend Street, SE17 Bowness House, Tustin Estate, Old Kent Road, SE1 Dartford House, Tustin Estate, Dunton Road, SE1 Kentmere House, 1-38 Old Kent Road, SE1 Mortain House, 1-16 Camilla Road, SE1 Radcliffe House 1-16, Anchor Street, SE16 Ramsfort House 1-36, Roseberry Street, SE16 William Rushbrook House, Linsey Street SE15 Alberta Street 37-41, Alberta Street, SE17 Alberta Street 8-24, SE17 Churchward House, Lorrimore Road, SE17 Cooks Road 1-11, Brandon Estate, SE17 Cooks Road 13-23,</p>	<p>Cunningham House 1-20, Hopewell Street, SE5 Cunningham House 1-20, Hopewell Street, SE5 Dalwood Street 9-19, Dalwood Street, SE5 Gilesmead 1-40, Vicarage Grove, SE5 Herrick House 1-18, Elmington Road, SE5 Hood House 1-24, Brisbane Street, SE5 Kimpton Court 1-11, Kimpton Road, SE5 Kimpton Road 1-35, Kimpton Road, SE5 Kipling House, 1,6,721, Camberwell Road, SE5 Kipling House, 1,6,721, Camberwell Road, SE5 Lamb House 1-40, Camberwell Road, SE5 Langland House 1-14, Edmund Street, SE5 Rill House, Harris Street, SE5 Rumball House, Harris Street, SE5 Sedgemoor Place 138-148,</p>	

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
	<p>Helen Gladstone Hosue C, Blackfriars Road, SE1 Helen Gladstone House D, Blackfriars Road, SE1 Helen Gladstone House, Blackfriars Road, SE1 Hunter House 1-15, Borough Road, SE1 Hunter House 16-30, Borough Road, SE1 Hunter House, King James Street, SE1 Laurie House, St Georges Road, SE1 Meadow Road 56-66, SE1 Meadow Road 68-78, SE1 Meadow Road 80-90, SE1 Meadow Road 92-108, SE1 Merrrow House, Rushworth Street, SE1 Murphy House 1-6 A, Borough Road, SE1 Murphy House 19-22 C, Borough Road, SE1 Murphy House 7-18 B, Borough Road, SE1 Newman House 19-55 B, Garden Row, SE1 Prospect House, Gayworth St, SE1 Prospect House, st Georges Drive, SE1 Redman House 1, Lant Street, SE1 Redman House 1-52, Lant Street, SE1 Redman House 8, Lant Street, SE1 Redman House C, Lant Street, SE1 Redman House D, Lant Street, SE1 Redman House E, Lant Street, SE1 Redman House F, Lant Street, SE1 Redman House G, Lant Street, SE1 Redman House H, Lant Street, SE1 Redman House J, Lant Street, SE1 Redman House Lower A, Lant Street, SE1 Redman House Lower B, Lant Street, SE1 Redman House Tower 1-52, Lant Street, SE1 Redman Tower B, Lant Street, SE1 Ripley House A, Rushworth Street, SE1 Ripley House B, Rushworth Street, SE1 Rockingham Community Centre, Flamouth Road, SE1 Rowland Hill House, Blackfriars Road, SE1 Trundle House, Lant</p>	<p>Lorrimore Road, SE17 Manor Place 145-159, Manor Place, SE17 Molesworth House, Brandon Estate, SE17 Morton House 1-39, Otto Street, SE17 Olney Road 234-262, Olney Road, SE17 Penrose House 13-24, Penrose Street, SE17 Penrose House 133-138, Penrose Street, SE17 Penrose House 25-36, Penrose Street, SE17 Penrose House 37-52, Penrose Street, SE17 Penrose Street 94-104, Penrose Street, SE17 Penrose Street 133-138, Penrose Street, SE17 Penrose Street 140-190, Penrose Street, SE17 Sharsted Street 24a - 24f, Sharsted Street, SE17 Sharsted Street 26a - 26f, Sharsted Street, SE17 Stopford Road, SE17 Stopford Road 1a-5c, Chadwell House, Inville Road Chartridge, Portland Street, SE17 East Street 184 A-F, East Street, SE17 Gayhurst 1-61, Hopwood Road, SE17 Groombridge House 1-9, Upnor Way, SE17 Knight House, Huntsman Street, SE17 Latimer House, Beaconsfield Road, SE17 Lees House, Inville Road, SE17 Brantwood 1-19, Sultan Road, SE5 Brantwood 20-40, Sultan Road, SE5 Crawford Est 22-55, Crawford Road SE5 Laing House Tank Room, West Camberwell, SE5</p>	<p>Bath Close,1 - 11 Asylum Rd,SE15 Bath Close,104 - 114 Asylum Rd,SE15 Beechdene House 19, Carlton Grove SE15 Bird in Bush 48-58, Bird In Bush Road, SE15 Bird in Bush Road, 48-58 Bird in Bush Road,SE15 Bromyard House, Commercial Way, SE15 Budleigh House, Oliver Goldsmith Estate, SE15 Bunbury House, Oliver Goldsmith Estate, SE15 Carlton Grove, 25 Carlton Grove, SE15 Carlton Grove, 47 Carlton Grove, SE15 Clifton Way 22-32 Clifton Way SE15 Clifton Way 22-32, Clifton Way, SE15 Commercial Way 157 - 177 Commercial Way SE15 Friary Road ,69 -73 Friary Rd SE15 Hollydene House 1-2 , Carlton grove SE16 Holme House 1 - 6 Studholme St SE15 Juniper House 1-75, Pomeroy Street, SE14 Labernum Close 1 - 8 Clifton Way Labernum Close 13 - 18 Clifton Way Labernum Close 25 - 30 Clifton Way Labernum Close 31 -35 Clifton Way Labernum Close 43 - 51 Clifton Way Labernum Close 7 - 12 Clifton Way Meeting House Lane 155 Meeting House Lane SE15 Naylor Road 85 - 91a Flint Street SE17</p>	<p>Lettsom St SE5 Camberwell Grove 94 Camberwell, SE5 Chatham, Lettsom, SE15 Crasston, Lettsom, SE15 Crofton Road 61-73, Crofton Road, SE5 Edge Combe House, Lettsom, SE15 Fearnley House 14-84, Vestry Road, SE5 Fearnley House, Vestry Road, SE5 Fowler, Lettsom, SE15 Graces Road, 15-23 Graces Road SE5 Harden, Lettsom, SE15 McNeil 26-61, Lettsom, SE15 McNeil 62-85, Lettsom, SE15 Rignold, Lettsom, SE15 Springfield, Lettsom, SE15 Vestry Road 116 - 130 Vestry Rd SE5 Vestry Road 132-142 Vestry Rd SE5 Vestry Road 90 - 112 Vestry Rd SE5 Vestry Rd 132 - 142 Vestry Rd SE5 Walters House,1-14, Lettsom Street,SE5 Arnold Dobson House, St Marys Road, SE15 Hawkslade Road, SE15 Torridge Gardens 1-23, Torridge Gardens SE15 Hannen House, Pirie Road, SE5 Sunray Avenue 89-95, Denmark Hill, SE5 Sunray Avenue 105-111, Denmark Hill, SE5 Adys Road, 1-11Adys Road SE15 Adys Road,1-11 Adys Road SE15 Adys Road,1-11, Adys Road,SE15 Holderness House, Champion Hill, SE5 Oak Hill Court 1-25, Honor Oak Park, SE23 Ullswater Hostel , Tustin Estate, Old Kent Road, SE15 Russel Court, Heaton Road, SE15</p>	<p>Congreve Street, SE17 Detling House, Congreve Street, SE17 Detling House, Congreve Street, SE17</p>	<p>Brandon Estate, SE17 Cooks Road 13-31, Brandon Estate, SE17 Cooks Road 14-24, Brandon Estate, SE17 Cooks Road 2-12, Brandon Estate, SE17 Cooks Road 26-32, Brandon Estate, SE17 Cooks Road 31-101, Cooks Road, SE17</p>	<p>SE5 Angelina House, Oliver Goldsmith Estate, SE15 Ashdene House, Meeting House Lane SE15 Ashdene House10 - 12 , Meeting House Lane, SE15 Ashdene House15 - 16 , Meeting House Lane, SE15 Ashdene House17 - 18 , Meeting House Lane, SE15 Bath Close 2 -12 , Asylum Rd SE15 Bath Close 25 -35, Asylum Rd SE15 Bath Close 26 36, Asylum Rd SE15 Bath Close 37 - 47 , Asylum Rd SE15 Bath Close 38 - 48 , Asylum Rd SE15 Bath Close 49 - 59 , Asylum Rd SE15 Bath Close 50 - 60, Asylum Rd SE15 Bath Close 61 - 79 Asylum Rd SE15 Bath Close 80 - 90 Asylum Rd SE15</p>	

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
	Estate, SE1 Vaughan House, 1 - 55 Blackfriars Road, SE1							

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Ventilation	Ryehill Park 210 - 296 66 Linden Grove Albert Barnes House Albert Westcott Amstel Court 1 - 6 Amstel Court 7 - 17 Andoversford Court Arnot House Astley House Balman House Barsett Road Barton Close 1 - 12 Barton Close 13 - 20 Barton Close 21 - 39	Arica House Bateman House Bells Green Community Centre Bishopsmead Blackthorne 1 - 8 Blackthorne 9 - 16 Blackthorne 17 - 31 Bradenham House 1 - 41 Bradenham House 42 - 256 Brodie House	Calverton Camberwell Grove Chatham Street 2 - 8 Chatham Street 10 - 16 Chatham Street 18 - 24 Chatham Street 26 - 32 Church Mead Columbia Point Coniston House Consort Community Centre Cornish House Cossall Community Centre Crane House Cronin Street 25 - 62 Cronin Street 63 - 68 Cronin Street 115 - 126	Cronin Street 1 - 12 Dunlin House East Surrey Grove 1 - 38 East Surrey Grove 63 - 92 Edgecombe House Eglington Court Egret House Emberton Empress Street Hemp Walk 5 - 8 Hemp Walk 9 - 12 Hemp Walk 13 - 16 Hillery Close 7 - 12 Hillery Close 13 - 18 Hillery Close 31 - 36 Laird House Marie Curie House Marinel House Masterman House	Mardyke House Pennack Road 1 - 35 Pennack Road 2 - 26 Pennack Road 28 - 46 Pennack Road 37 - 75 Pennack Road 77 - 133 Penrose TA Hall Pentridge Street Pentridge Street 25 - 67 Pope House Prescott House Prospect House Redman House 53 - 110 Regina Point Rignold House Simla House	Siskin House Smeaton Court Tawny Way Thames Court 1 - 15 Thames Court 16 - 33 Thames Court 34 - 53 Tissington Court Wendover 1 - 240 Wendover 241 - 471 Wickway Court	Southwark Park Road 10 - 20 Southwark Park Road 22 - 36 Southwark Park Road 38 - 48 Springfield house Styles House Tadworth House Taplow Walkynscroft Walters House Wilmot Close Windermere Point Winslow Witcombe Point Wollaston Close	

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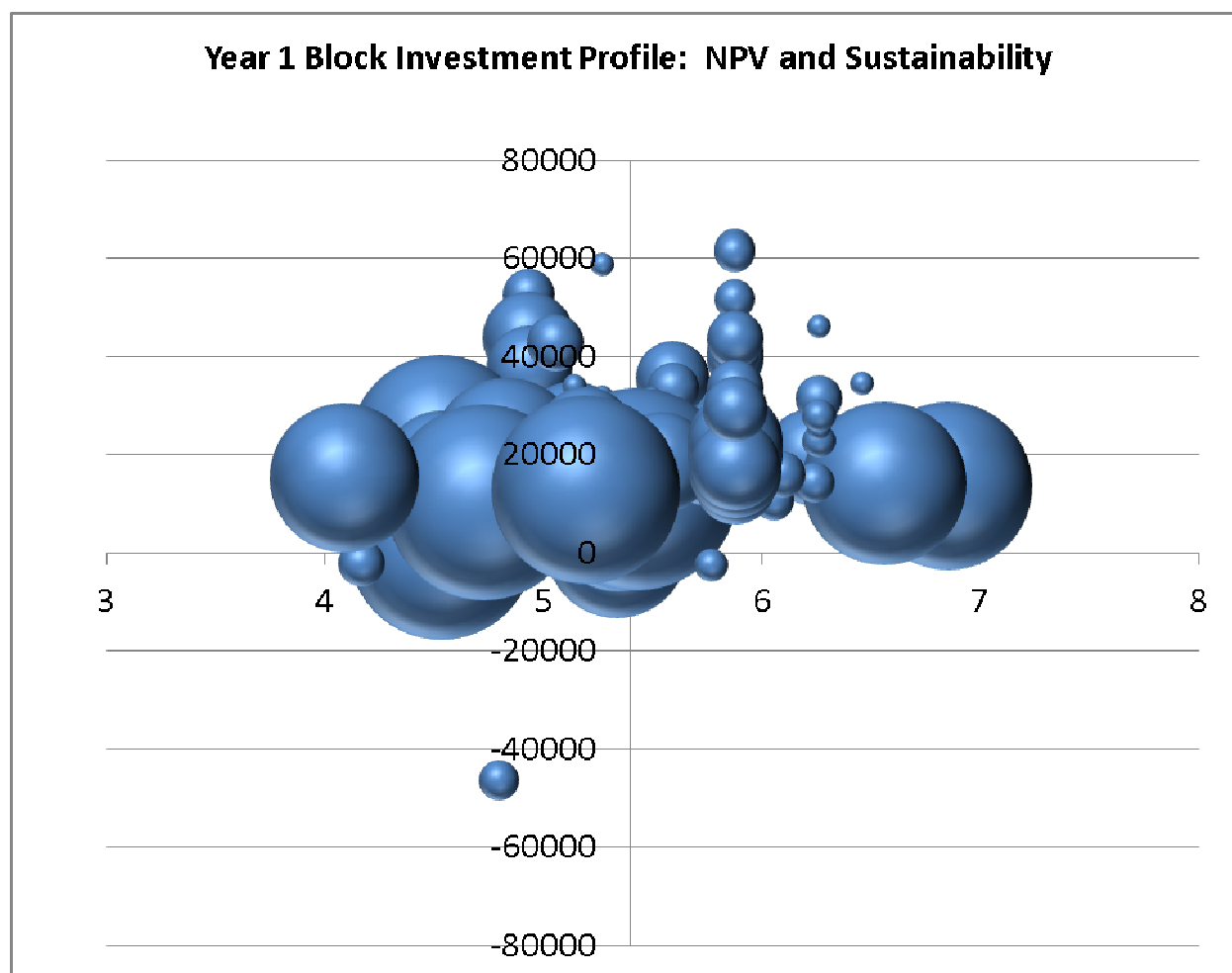
Appendix 4 – Strategy Capital resources in the 30 year business plan

The following resources are currently within the 30 year HRA business plan assumptions to deliver the strategy. The resources exclude any existing commitments for WDS.

Year	Amount
1	£48,342,922
2	£49,735,128
3	£50,962,417
4 – 5	£143,049,648
6 – 7	£200,864,994
8 – 10	£303,604,069
10 – 15	£304,214,999
16 – 20	£341,294,248
21 – 25	£359,863,801
26 – 30	£308,172,132

Appendix 5 – Initial Year programme and investment appraisal

Using the model developed by Savills a profile of the year one block investments has been created. This shows that nearly all the blocks have a positive NPV, despite these block containing properties that are falling out of decency or properties that did not receive works in the previous five years. The majority of these properties are above the bottom quartile for sustainability of 4.82.



There are two blocks showing bottom quartile for sustainability (against the overall stock) and a negative NPV. On further investigation there was found to be data integrity issues for one block leaving one block that had a poor NPV and sustainability score. It is a two story building, with 4 tenanted homes and 3 commercial units. These properties have, for the moment, been removed from the programme for further consultation in line with the Charter of Principles.

Year 1 investment profile

Measure	Block Average
NPV (30 year)	£21,970
Sustainability score	5.5

Savills stock average

Measure	Average
NPV (30 Year)	£12,597
Sustainability score	4.8

Block under consideration

Measure	Average
NPV (30 Year)	-£2,258.75

Sustainability score	4.2
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**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10
Area 1	Borough & Bankside	Albert Barnes House	1-99 Albert Barnes House,New Kent Road						✓
		Amigo House	1-30 Amigo House,Westminster Bridge Road					✓	
		Ayres Street	11-29 Ayres Street,Ayres Street						✓
		Bankside Edgar Development	103-110 Falcon Point,Hopton Street	✓					
			1-10 Falcon Point,Hopton Street	✓					
			11-20 Falcon Point,Hopton Street	✓					
			21-30 Falcon Point,Hopton Street	✓					
			31-42 Falcon Point,Hopton Street	✓					
			43-56 Falcon Point,Hopton Street	✓					
			57-72 Falcon Point,Hopton Street	✓					
			73-84 Falcon Point,Hopton Street	✓					
			85-94 Falcon Point,Hopton Street	✓					
			95-102 Falcon Point,Hopton Street	✓					
		Borough Road Estate	1-15 Hunter House,Borough Road						✓
			1-24 Murphy House,Borough Road						✓
			1-4 Gardiner House,Borough Road						✓
			16-30 Hunter House,Borough Road						✓
		Brook Drive	71-89(Od) Flats 1-38 Brook Drive,Brook Drive	✓					
		Cooper Close	1-18 Cooper Close,Cooper Close						✓
			19-49 Cooper Close,Cooper Close						✓
		Dodson Estate	1,10-13 Jurston Court,Gerridge Street						✓
			1-48 Dodson Street,Dodson Street						✓
			1-8,13- Guthrie Court,Dodson Street						✓
			2-9,14- Jurston Court,Gerridge Street						✓
			49-56 Dodson Street,Dodson Street						✓
			9-12,21 Guthrie Court,Dodson Street						✓
			Houses - CRANFIELD ROW						✓
		Gaywood Estate	1-10 Flaxman House,London Road						✓
			1-17 Laurie House,St Georges Road						✓
			1-62 Newman House,Garden Row						✓
			1-63 Prospect House,St Georges Road						✓
			1-90 Perronet House,Princess Street						✓
			20-42 Princess Street,Princess Street						✓
		Haddonhall Estate	1-12 Potier Street,Potier Street				✓		
			12-20 Green Walk,Green Walk				✓		
			13-18 Potier Street,Potier Street				✓		
			13-18 Prioress Street,Prioress Street				✓		
			1-6 Prioress Street,Prioress Street				✓		
			1-6 Thornham House,Law Street				✓		
			19-24 Potier Street,Potier Street				✓		
			19-24 Prioress Street,Prioress Street				✓		
			21-26 Green Walk,Green Walk				✓		
			21-31 Rothsay Street,Rothsay Street				✓		
			25-30 Potier Street,Potier Street				✓		
			31-42 Potier Street,Potier Street				✓		
			33-43 Rothsay Street,Rothsay Street				✓		
			36-48 Rephidim Street,Rephidim Street				✓		
			45-55 Rothsay Street,Rothsay Street				✓		
			50-57 Rephidim Street,Rephidim Street				✓		
			58-63 Rephidim Street,Rephidim Street				✓		
			6-11 Green Walk,Green Walk				✓		
			64-69 Rephidim Street,Rephidim Street				✓		
			70-75 Rephidim Street,Rephidim Street				✓		
			7-12 Prioress Street,Prioress Street				✓		
			7-12 Thornham House,Law Street				✓		
			Houses - ROTHSAY STREET				✓		
			Houses - WILDS RENTS				✓		
		Hayles Buildings	1-20 Hayles Buildings,Elliotts Row						✓
			21-40 Hayles Buildings,Elliotts Row						✓
			41-60 Hayles Buildings,Elliotts Row						✓
			61-84 Hayles Buildings,Elliotts Row						✓
		Kellow House	1-16 Kellow House,Tennis Street					✓	
		Lake House	1-10 Lake House,Scovell Road		✓				
			11-20 Lake House,Scovell Road		✓				
		Lancaster Estate	1-15 Gibbings House,King James Street					✓	
			1-24 Brookwood House,Lancaster Street					✓	
			1-27 Lingfield House,Lancaster Street					✓	
			1-27 Tadworth House,Webber Street					✓	
			28-38 Lingfield House,Lancaster Street					✓	
		Lant Estate	1-16 Bittern House,Lant Street						✓
			1-25 Lant House,Lant Street						✓
			1-9 Trundle House,Lant Street						✓
			26-49,3 Lant House,Lant Street						✓
		Lefroy House	1-10 Lefroy House,Collinson Street		✓				
			11-20 Lefroy House,Collinson Street		✓				
		Ley House	1-10 Ley House,Scovell Road		✓				
		Long Lane	100 Long Lane,Long Lane					✓	
			102 Long Lane,Long Lane					✓	
		Marshalsea Estate	1-10 Babington House,Redcross Way						✓
			1-10 Pattison House,Redcross Way						✓
			11-20 Babington House,Redcross Way						✓
			11-20 Pattison House,Redcross Way						✓
			1-4 Avery House,Redcross Way						✓
			21-30 Pattison House,Redcross Way						✓
			31-40 Pattison House,Redcross Way						✓
			41-50 Pattison House,Redcross Way						✓
		Nelson Square Gardens	1-51 Vaughan House,Blackfriars Road				✓		
			210-221 Helen Gladstone House,Blackfriars Road				✓		
			222-269 Helen Gladstone House,Blackfriars Road				✓		
			52- 155 Rowland Hill House,Blackfriars Road				✓		
			Applegarth House,157-209 Blackfriars Road				✓		
		Park Street Estate	17 Southwark Bridge Road,Southwark Bridge Road					✓	
			27 Lucy Brown House,Park Street					✓	
			31-41 Park Street					✓	
			33-37 The Gatehouse,Southwark Bridge Road					✓	
			61-71 Park Street,Park Street					✓	
			89-99 Park Street,Park Street					✓	
			9-19 Porter Street,Porter Street					✓	
			Houses - GATEHOUSE SQUARE					✓	
			Houses - MAIDEN LANE					✓	
			Houses - PARK STREET					✓	
			Houses - PERKINS SQUARE					✓	
			Houses - PORTER STREET					✓	
			Houses - RED CROSS WAY					✓	
			Houses - THRALE STREET					✓	
		Quentin House	1-8 Quentin House,Gray Street						✓
			37-53 Quentin House,Gray Street						✓
			9-36 Quentin House,Gray Street						✓
		Redman House	1-52 Redman House,Lant Street				✓		
			53-110 Redman House,Lant Street				✓		
		Rochester Estate	Houses - BRINTON WALK					✓	
			Houses - NICHOLSON STREET					✓	
			Houses - ROTHERHAM WALK					✓	
		Rockingham Estate	1-15 Arrol House,Rockingham Street						✓
			1-16 Cartwright House,County Street						✓
			1-16,37 Ellington House,Falmouth Road						✓
			1-20 Aird House,Rockingham Street						✓
			1-20 Binnie House,Bath Terrace						✓

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10
Area 1	Borough & Bankside	Rockingham Estate	1-20 Edison House,New Kent Road						✓
			1-21 Crompton House,County Street						✓
			1-23,7A Brunlees House,Bath Terrace						✓
			1-23,8A Telford House,Avonmouth Street						✓
			1-24 Newall House,Harper Road						✓
			1-25 Rankine House,Bath Terrace						✓
			1-25 Rennie House,Bath Terrace						✓
			1-25 Rumford House,Bath Terrace						✓
			1-25 Stephenson House,Tarn Street						✓
			1-27 Bramwell House,Falmouth Road						✓
			1-28 Bath Terrace,Bath Terrace						✓
			1-29 Martin House,Falmouth Road						✓
			1-30 Banks House,Rockingham Street						✓
			1-30 Whitworth House,Falmouth Road						✓
			1-30 Wickstead House,County Street						✓
			1-35 Longridge House,Falmouth Road						✓
			16-38,2 Arrol House,Rockingham Street						✓
			17-36 Ellington House,Falmouth Road						✓
			1-9 Varley House,County Street						✓
			1-9 Wheatstone House,County Street						✓
			24-42 Telford House,Avonmouth Street						✓
			26-53,3 Stephenson House,Tarn Street						✓
			28-52 Bramwell House,Falmouth Road						✓
			30-54 Martin House,Falmouth Road						✓
			31-55 Whitworth House,Falmouth Road						✓
			31-60 Wickstead House,County Street						✓
			36-86 Longridge House,Falmouth Road						✓
			39-57,4 Arrol House,Rockingham Street						✓
			53-82 Bramwell House,Falmouth Road						✓
			54-78 Stephenson House,Tarn Street						✓
			56-75,5 Whitworth House,Falmouth Road						✓
			58-80,6 Arrol House,Rockingham Street						✓
			61-90 Wickstead House,County Street						✓
			76-100 Whitworth House,Falmouth Road						✓
			83-109 Bramwell House,Falmouth Road						✓
		Rockingham Street	56-66 Rockingham Street,Rockingham Street					✓	
			68-78 Rockingham Street,Rockingham Street					✓	
			80-90 Rockingham Street,Rockingham Street					✓	
			92-108 Rockingham Street,Rockingham Street					✓	
		Rushworth-Boyfield	1-12 Clandon Buildings,Boyfield Street					✓	
			1-12 Merrow House,Rushworth Street					✓	
			1-12 Ripley House,Rushworth Street					✓	
			1-4,9-1 Albury Buildings,Boyfield Street					✓	
			5-8,13- Albury Buildings,Boyfield Street					✓	
		Scovell Estate	10-13 Borough Square					✓	
			1-13,15 Collinson Walk,Collinson Walk					✓	
			14-28 Collinson Walk,Collinson Walk					✓	
			17-31 Collinson Walk,Collinson Walk					✓	
			27-31 Scovell Crescent,Borough Road					✓	
			30-47 Collinson Walk,Collinson Walk					✓	
			33-41 Scovell Crescent,Borough Road					✓	
			7-9 Borough Square,Borough Square					✓	
			Houses - BOROUGH SQUARE					✓	
			Houses - MCCOID WAY					✓	
			Houses - SCOVELL CRESCENT					✓	
		Smeaton Court	1-54 Smeaton Court,Rockingham Street			✓			
		Styles House	1-48 Styles House,The Cut					✓	
			49-52 Styles House,The Cut					✓	
			53-56 Styles House,The Cut					✓	
		Tabard Gardens Estate	1-12 Halling House,Long Lane						✓
			1-12 Pardoner House,Pardoner Street						✓
			1-12 Strood House,Hankey Place						✓
			1-12 Tatsfield House,Pardoner Street						✓
			1-15 Dunkirk House,Long Lane						✓
			1-15 Kemsing House,Weston Street						✓
			1-15 Wrotham House,Law Street						✓
			1-18 Tabard House,Manciple Street						✓
			1-20 Lenham House,Staple Street						✓
			1-20 Pilgrim House,Law Street						✓
			1-20 Seal House,Weston Street						✓
			1-21 Rochester House,Manciple Street						✓
			1-22 Dorking House,Pardoner Street						✓
			1-22 Godstone House,Pardoner Street						✓
			1-25 Balin House,Long Lane						✓
			1-25 Becket House,Becket Street						✓
			1-25 Betsam House,Newcomen Street						✓
			1-25 Boughton House,Tennis Street						✓
			1-25 Eynsford House,Crosby Row						✓
			1-25 Westerham House,Law Street						✓
			1-29,14 Chilham House,Law Street						✓
			1-29,15 Headbourne House,Law Street						✓
			1-30 Northfleet House,Newcomen Street						✓
			13-24 Strood House,Hankey Place						✓
			1-33,24 Chartham House,Weston Street						✓
			1-35 Crayford House,Staple Street						✓
			1-35 Shalford House,Law Street						✓
			1-38 Harbledown House,Manciple Street						✓
			1-38 Huberd House,Manciple Street						✓
			1-40 Brenley House,Tennis Street						✓
			1-45 Aylesford House,Long Lane						✓
			1-54 Geoffrey House,Law Street						✓
			1-57 Pallant House,Tabard Street						✓
			16-23 Shere House,Globe Street						✓
			1-63,8A Otford House,Staple Street						✓
			1-7 Shere House,Globe Street						✓
			17-24 Abinger House,Pilgrimage Street						✓
			17-24 Selbourne House,Pilgrimage Street						✓
			1-73,42 Eastwell House,Weston Street						✓
			1-8 Abinger House,Pilgrimage Street						✓
			1-8 Medway House,Hankey Place						✓
			1-8 Selbourne House,Pilgrimage Street						✓
			19-36 Tabard House,Manciple Street						✓
			20 A-C Pilgrimage Street,Pilgrimage Street						✓
			21-40 Pilgrim House,Law Street						✓
			22-42 Rochester House,Manciple Street						✓
			24-31 Shere House,Globe Street						✓
			25-32 Selbourne House,Pilgrimage Street						✓
			25-32 Strood House,Hankey Place						✓
			26-35 Balin House,Long Lane						✓
			26-50 Boughton House,Tennis Street						✓
			26-70 Becket House,Becket Street						✓
			31-60 Northfleet House,Newcomen Street						✓
			32-39 Shere House,Globe Street						✓
			33-40 Selbourne House,Pilgrimage Street						✓
			36-45 Balin House,Long Lane						✓
			40-47 Shere House,Globe Street						✓
			41-47 Selbourne House,Pilgrimage Street						✓
			41-62 Pilgrim House,Law Street						✓

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10		
Area 1	Borough & Bankside	Tabard Gardens Estate	46-70 Balin House,Long Lane						✓		
			71-90 Becket House,Becket Street						✓		
			8-15 Shere House,Globe Street							✓	
			9-16 Abinger House,Pilgrimage Street							✓	
			9-16 Selbourne House,Pilgrimage Street							✓	
			9-27 Medway House,Hankey Place							✓	
			1-10 Dauncy House,Webber Row						✓		
			1-10 Delarch House,Webber Row						✓		
			1-12 Mawdley House,Webber Row						✓		
			11-20 Dauncy House,Webber Row						✓		
			11-20 Delarch House,Webber Row						✓		
			1-15 Algar House,Webber Row						✓		
			1-15 Overy House,Webber Row						✓		
			13-20 Mawdley House,Webber Row						✓		
			16-25 Algar House,Webber Row						✓		
			16-25 Overy House,Webber Row						✓		
			1-29 Suffield House,Penton Place								✓
			1-30 Cavour House,Alberta Street								✓
			1-48 Albert Westcott House,Alberta Street					✓			
			1-48 Harold Maddison House,Penton Place					✓			
			20-38 Penton Place,20-38 Penton Place					✓			
			2-18 Penton Place,Penton Place					✓			
			25-41 Alberta Street								✓
			2-6 Alberta Street,Alberta Street								✓
			30-44 Delverton House,Penton Place								✓
			40-56 Penton Place,Penton Place						✓		
			43-47 Alberta Street,Alberta Street								✓
			45-59 Delverton House,Penton Place								✓
			78,80 Alberta Street						✓		
			82,84 Alberta Street						✓		
			8-24 Alberta Street,Alberta Street								✓
			86,88 Alberta Street						✓		
			94,96 Alberta Street						✓		
	98,100 Alberta Street						✓				
	Houses - ALBERTA STREET						✓				
	Houses - AMBERGATE STREET						✓				
	Houses - PENTON PLACE						✓				
	Walworth	Alberta Estate	Alvey Estate	1-20 Dent House,Beckway Street						✓	
				1-20 Staunton House,Beckway Street						✓	
				1-24 Dunnico House,East Street						✓	
				1-24 Thomson House,Beckway Street						✓	
				1-25 Innis House,East Street						✓	
				1-25 Knight House,Huntsman Street						✓	
				26-40,2 Innis House,East Street						✓	
				41-70 Innis House,East Street						✓	
				1-58 Amery House,Kinglake Street			✓				
				1-12 Tisdall House,Congreve Street			✓				
				1-24 Ellery House,Beckway Street			✓				
				1-29 Atkinson House,Congreve Street			✓				
				1-39 Povey House,Congreve Street			✓				
				1-63 Eugene Cotter House,Catesby Street			✓				
				56-58 Braganza Street,Braganza Street							✓
				60-62 Braganza Street,Braganza Street							✓
				103-107 Cooks Road,Cooks Road							✓
				106-116 Penrose Street,Penrose Street							✓
				110-124 John Ruskin Street							✓
				1-11 Cooks Road,Cooks Road							✓
				1-12,20-33,42-55 Trevelyan House,John Ruskin Street							✓
				1-140 Hanworth House,John Ruskin Street							✓
				1-16 Dighton Court,John Ruskin Street			✓				
				118-128 Penrose Street,Penrose Street							✓
				1-20 Chalmers Walk,Dale Road							✓
				1-20 Pascall House,Draco Street							✓
				123-181 Lorrimore Road,Lorrimore Road							✓
				1-3,24-26 Eglington Court,Lorrimore Road							✓
				130-138 Penrose Street,Penrose Street							✓
				1-31 Andrews Walk,John Ruskin Street							✓
				13-19,34-41,56-63 Trevelyan House,John Ruskin Street							✓
				13-23 Cooks Road							✓
				1-36 Napier House,Maddock Way							✓
	1-38 Rutley Close,Otto Street							✓			
	1-39 Morton House,Otto Street							✓			
	140-190 Penrose Street,Penrose Street							✓			
	14-24 Cooks Road							✓			
	143-151 Hillingdon Street,Hillingdon Street							✓			
	145-183 Olney Road,Olney Road							✓			
	154-170 Hillingdon Street							✓			
	1-56 Conant House,St Agnes Place							✓			
	1-58 Molesworth House,Royal Road							✓			
	162-202 Olney Road							✓			
	16-34 Maddock Way,Maddock Way							✓			
	1-65 Forsyth Gardens,Forsyth Gardens							✓			
	1-68 Bateman House,Otto Street							✓			
	1-68 Brawne House,Hillingdon Street							✓			
	1-68 Cornish House,Otto Street							✓			
	1-68 Cruden House,Hillingdon Street							✓			
	1-68 Prescott House,Hillingdon Street							✓			
	1-68 Walters House,Hillingdon Street							✓			
	172-188 Hillingdon Street							✓			
	17-38 Dighton Court,John Ruskin Street			✓							
	185-223 Olney Road,Olney Road							✓			
	190-206 Hillingdon Street							✓			
	19-64 Lorrimore Square,Lorrimore Square							✓			
	204-262 Olney Road,Olney Road							✓			
	208-224 Hillingdon Street,Hillingdon Street							✓			
2-12 Cooks Road,Cooks Road							✓				
225-263 Olney Road,Olney Road							✓				
25-29 Cooks Road,Cooks Road							✓				
26-32 Cooks Road,Cooks Road							✓				
265-303 Olney Road,Olney Road							✓				
27-44 Eglington Court,Lorrimore Road							✓				
31-101 Cooks Road,Cooks Road							✓				
34-50 Cooks Road,Cooks Road							✓				
39-54 Dighton Court,John Ruskin Street			✓								
4-23 Eglington Court,Lorrimore Road							✓				
57-84 Conant House,St Agnes Place							✓				
70A-72F Hillingdon Street,Hillingdon Street							✓				
91-104 Penrose Street,Penrose Street							✓				
9-15 Maddock Way							✓				
Houses - DALE ROAD							✓				
Houses - FLEMING ROAD							✓				
Houses - GREIG TERRACE							✓				
Houses - HILLINGDON STREET							✓				
Houses - OLNEY ROAD							✓				
Houses - RUTLEY CLOSE							✓				
Copley Close,1-5 Hillingdon Street							✓				
Church Ward House,1-10 Lorrimore Road							✓				
Browning Estate			1-20 Barrett House,Browning Street						✓		

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10
Area 1	Walworth	Browning Estate	1-20 Shelley House,King And Queen Street						✓
			1-24,11A Coleridge House,King And Queen Street						✓
			1-24,11A Gower House,Morecombe Street						✓
			1-24,13A Cowper House,King And Queen Street						✓
			1-25 Harrison House,Brandon Street						✓
			1-25 Marnock House,Brandon Street						✓
			1-25 Paxton House,Morecombe Street						✓
			1-26 Curtis House,Morecombe Street						✓
			1-26 Ellis House,Brandon Street						✓
			1-26 Newbolt House,Brandon Street						✓
			1-28,8A & 19A Gray House,King And Queen Street						✓
			1-29,16 Tennyson House,King And Queen Street						✓
			1-38,10A & 25A Southey House,King And Queen Street						✓
			1-44,22A Nicholson House,Brandon Street						✓
			30-48,40A Tennyson House,King And Queen Street						✓
		Comus House	1-32 Comus House,Congreve Street	✓					
			33-49 Comus House,Congreve Street	✓					
			50-70 Comus House,Congreve Street	✓					
		Congreve Estate	1-12 Culand House,Congreve Street					✓	
			1-16 Detling House,Congreve Street					✓	
			1-16 Dormstone House,Congreve Street					✓	
			1-20 Boarley House,Congreve Street					✓	
			1-20 Broomfield House,Congreve Street					✓	
			1-22 Ightham House,Congreve Street					✓	
			1-25 Chelsfield House,Congreve Street					✓	
			1-26 Barker House,Congreve Street					✓	
			1-29 Eynsford House,Beckway Street					✓	
			1-30 Thornton House,Congreve Street					✓	
			1-40 Offham House,Congreve Street					✓	
			1-5 Stanford Place,Congreve Street					✓	
			1-6 Plaxdale House,Congreve Street					✓	
			23-30 Ightham House,Congreve Street					✓	
			6-15 Stanford Place,Congreve Street					✓	
			Yaldham House,Old Kent Road					✓	
		Cooks Road	141A-141F Cooks Road,Cooks Road						✓
			143A-143F Cooks Road,Cooks Road						✓
		Darwin Street	57-69A Darwin Street,Darwin Street						✓
		Doddington Grove Estate	1-12,1A Jephson House,Doddington Grove					✓	
			1-13 Kean House,Doddington Grove					✓	
			128-158 Edmund House,Doddington Grove					✓	
			1-31, 22A Arnold House,Doddington Grove					✓	
			13-24 Jephson House,Doddington Grove					✓	
			14-25 Kean House,Doddington Grove					✓	
			159-183 Faunce House,Doddington Grove					✓	
			184-201 Garbett House,Doddington Grove					✓	
			202-219 Harvard House,Doddington Grove					✓	
			220-276 Irving House,Doddington Grove					✓	
			32-39,3 Arnold House,Doddington Grove					✓	
			40-65,6 Burns House,Doddington Grove					✓	
			66-95,9 Colet House,Doddington Grove					✓	
			96-127, Dickens House,Doddington Grove					✓	
		Draper Estate	107-117 Newington Butts,Newington Butts						✓
			1-141 Draper House,Hampton Street						✓
			119-129 Newington Butts,Newington Butts						✓
			1-33 Wollaston Close,Hampton Street						✓
			1-8,19-57 Sherston Court,Hampton Street						✓
			Houses - HOWELL WALK						✓
		Elizabeth Estate	1-10 St Peters House,Queens Row		✓				
			11-20 St Peters House,Queens Row		✓				
			1-15 St Matthews House,Westmoreland Road		✓				
			1-20 St Johns House,Lytham Street		✓				
			1-20 St Marks House,Queens Row		✓				
			1-20 St Stephens House,Westmoreland Road		✓				
			16-29 St Matthews House,Westmoreland Road		✓				
			1-9 Lady Margaret House,Queens Row		✓				
			21-26 St Johns House,Lytham Street		✓				
			21-26 St Marks House,Queens Row		✓				
			21-26 St Stephens House,Westmoreland Road		✓				
			21-30 St Peters House,Queens Row		✓				
			31-40 St Peters House,Queens Row		✓				
			41-50 St Peters House,Queens Row		✓				
			51-60 St Peters House,Queens Row		✓				
			Houses - LYTHAM STREET		✓				
			Houses - PHELP STREET		✓				
			Houses - SONDES STREET		✓				
			Houses - WESTMORELAND ROAD		✓				
		Elmington Estate	1-12 Kenyon House,New Church Road						✓
		Gateway Estate	1-4 Gateway					✓	
			1-77 Empress Street					✓	
			2-30 Dartford Street					✓	
			32-108 Dartford Street					✓	
			5-44 Gateway					✓	
		Hampton House	Hampton House,1-8 Walworth Road	✓					
		Kennedy Walk	1,2 Kennedy Walk,Kennedy Walk						✓
			3,4 Kennedy Walk,Kennedy Walk						✓
			5,6 Kennedy Walk,Kennedy Walk						✓
			7,8 Kennedy Walk,Kennedy Walk						✓
			Houses - KENNEDY WALK						✓
		Kennington Park House	Kennington Park House,Kennington Park Place						✓
		Kennington Park Road	167A-167E Kennington Park Road,Kennington Park Road						✓
			67A-73D Kennington Park Road,Kennington Park Road						✓
		King Charles Court	1-36 King Charles Court,Royal Road					✓	
			32 Royal Road,Royal Road					✓	
		Kinglake Estate	1-10 Barham House,Kinglake Street					✓	
			1-10 Benenden House,Kinglake Street					✓	
			1-10 Bethersden House,Kinglake Street					✓	
			1-10 Cuxton House,Kinglake Street					✓	
			1-10 Deal House,Mina Road					✓	
			1-10 Keston House,Kinglake Street					✓	
			1-12 Ifield House,Madron Street					✓	
			11-20 Bethersden House,Kinglake Street					✓	
			11-20 Keston House,Kinglake Street					✓	
			11-30 Barham House,Kinglake Street					✓	
			1-15 Swanley House,Kinglake Street					✓	
			1-17 Ivy Church Lane,Ivy Church Lane					✓	
			1-20 Hadlow House,Kinglake Street					✓	
			1-20 Southborough House,Kinglake Street					✓	
			1-20 Tenterden House,Kinglake Street					✓	
			1-28,11 Faversham House,Kinglake Street					✓	
			1-31 Kinglake Street,Kinglake Street					✓	
			1-49 Leysdown House,Madron Street					✓	
			16-30 Swanley House,Kinglake Street					✓	
			1-8 Folkestone House,Kinglake Street					✓	
			1-9 Groombridge House,Kinglake Street					✓	
			1-9 Littlebourne House,Mina Road					✓	
			21-30 Bethersden House,Kinglake Street					✓	
			21-30 Keston House,Kinglake Street					✓	
			21-30 Southborough House,Kinglake Street					✓	

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10		
Area 1	Walworth	Kinglake Estate	2-16 & 20 Mina Road,Mina Road					✓			
			31-40 Keston House,Kinglake Street					✓			
			33-43 Kinglake Street,Kinglake Street						✓		
			41-50 Keston House,Kinglake Street						✓		
			Houses - MINA ROAD						✓		
			Kingston Estate	1-30 Everett House,East Street							✓
				1-30 Marshall House,East Street							✓
				1-30 Richmond House,East Street							✓
			Manchester House	1-25 Manchester House,East Street							✓
		145-159 Manor Place,Manor Place								✓	
		Mardyke Estate	1-50 Mardyke House,Mason Street					✓			
		Minnow Street Estate	1-19 Minnow Walk								✓
			Houses - MINNOW STREET								✓
			Houses - MINNOW WALK								✓
			Houses - SURREY SQUARE								✓
		Naylor House	13-18 Naylor House,Flint Street						✓		
			1-6 Naylor House,Flint Street						✓		
			19-24 Naylor House,Flint Street						✓		
			7-12 Naylor House,Flint Street						✓		
		Nelson Estate	1-24 Harry Hinkins House,Walworth Place							✓	
			1-24 James Stroud House,Walworth Place							✓	
			1-24 Ringsfield House,Walworth Place							✓	
			1-24 Walsham House,East Street							✓	
			1-38 Bronti Close,Bronti Close							✓	
			1-62 Trafalgar House,Bronti Close							✓	
		New Church Road	40-48 New Church Road,New Church Road							✓	
			Houses - NEW CHURCH ROAD							✓	
		Newington Estate	1-11 Winchester Close,Winchester Close								✓
			1-20 Lucy Ashe House,Winchester Close								✓
			1-23,25-107 Wesley Close,Wesley Close								✓
			1-25 Searson House,Wesley Close								✓
			1-32 Hughes House,Canterbury Place								✓
			13-23 Winchester Close,Winchester Close								✓
			14-24 Winchester Close,Winchester Close								✓
			1-78 Marlborough Close,Marlborough Close								✓
			2-12 Winchester Close,Winchester Close								✓
			25-35 Winchester Close,Winchester Close								✓
			26-36 Winchester Close,Winchester Close								✓
			37-47 Winchester Close,Winchester Close								✓
			38-48 Winchester Close,Winchester Close								✓
			49-59 Winchester Close,Winchester Close								✓
			50-60 Winchester Close,Winchester Close								✓
			61-71 Winchester Close,Winchester Close								✓
			62-72 Winchester Close,Winchester Close								✓
			73-83 Winchester Close,Winchester Close								✓
			74-102 Winchester Close,Winchester Close								✓
			Houses - CRAMPTON STREET								✓
		Houses - HAMPTON STREET								✓	
		Houses - WESLEY CLOSE								✓	
		Houses - CANTERBURY PLACE								✓	
		Nursery Row	26-36 Nursery Row,Nursery Row							✓	
			12,14,16 Orb Street,Orb Street							✓	
		Pasley Estate	100,102 Penton Place,Penton Place								✓
			104-116 Penton Place,Penton Place								✓
			109-143 Manor Place,Manor Place								✓
			118-122 Penton Place,Penton Place								✓
			1-21 Marsland Close,Marsland Close								✓
			1-22 Williamson Court,Penton Place								✓
			12-20 Marsland Close,Marsland Close								✓
			1-24 Gates Court,Gates Court								✓
			1-24 Runacres Court,Penrose Street								✓
			1-30 Ray Gunter House,Marsland Close								✓
			14 Pasley Close,Penrose Street								✓
			1-5 Borrett Close,Penton Place								✓
			16-20,32-36 Pasley Close,Penrose Street								✓
			1-7 Pasley Close,Penrose Street								✓
			2-12 Pasley Close,Penrose Street								✓
			22-26, 28,30, 38,40 Pasley Close,Penrose Street								✓
			22-34 Marsland Close,Penton Place								✓
			7-17 Borrett Close,Penton Place								✓
			9-13 Pasley Close,Penrose Street								✓
			Houses - MARSLAND CLOSE								✓
		Houses - PASLEY CLOSE								✓	
		Pelier Estate	11-33 Harding Close,John Ruskin Street								✓
			1-19 Pelier Street,Pelier Street								✓
			1-58 Slade Walk,Hillingdon Street								✓
			20-28 Langdale Close,Langdale Close								✓
			21-79 Hillingdon Street,Hillingdon Street								✓
			29-34 Langdale Close,Langdale Close								✓
			45-77 Fielding Street,Fielding Street								✓
			48-104 John Ruskin Street,John Ruskin Street								✓
			Houses - DRACO STREET								✓
			Houses - HARDING CLOSE								✓
			Houses - HILLINGDON STREET								✓
			Houses - JOHN RUSKIN STREET								✓
			Houses - LANGDALE CLOSE								✓
		Houses - OLNEY ROAD								✓	
		Penrose House	41A-F,43A-F Fielding Street,Fielding Street								✓
			101-116 Penrose House,Penrose Street							✓	
			117-132 Penrose House,Penrose Street							✓	
			13-24 Penrose House,Penrose Street							✓	
			133-138 Penrose House,Penrose Street							✓	
			139-144 Penrose House,Penrose Street							✓	
			145-150 Penrose House,Penrose Street							✓	
			1-6 Penrose House,Penrose Street							✓	
25-36 Penrose House,Penrose Street								✓			
37-52 Penrose House,Penrose Street								✓			
53-68 Penrose House,Penrose Street								✓			
69-84 Penrose House,Penrose Street								✓			
7-12 Penrose House,Penrose Street								✓			
85-100 Penrose House,Penrose Street							✓				
Portland Estate*	1-32 Bridport,Cadiz Street								✓		
	1-54 Broadmayne,Portland Street								✓		
	1-54 Lulworth,Portland Street								✓		
	1-54 Studland,Portland Street								✓		
	1-54 Woodsford,Portland Street								✓		
Pullens Estate	1-48 Peacock Street,Peacock Street								✓		
	1-56 Penton Place,Penton Place,(Pullens Buildings)								✓		
	1-96 Iliffe Street,Iliffe Street								✓		
	52-226 Amelia Street,Amelia Street								✓		
Rodney Estate	58-182 Crampton Street,Crampton Street								✓		
	1-21 Pincombe House,Orb Street						✓				
	1-45 Jesson House,Orb Street						✓				
	1-96 Dawes House,Orb Street						✓				
	97-120 Dawes House,Orb Street						✓				
Salisbury Estate	10-16 Chatham Street,Chatham Street							✓			
	109-119 Rodney Road,Rodney Road							✓			
	121-131 Rodney Road,Rodney Road							✓			

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10		
Area 1	Walworth	Salisbury Estate	13-16 Salisbury Close,Salisbury Close					✓			
			13-18 Hillery Close,Hillery Close					✓			
			1-32 Locksfields,Catesby Street						✓		
			133-143 Rodney Road,Rodney Road							✓	
			145-155 Rodney Road,Rodney Road							✓	
			157-167 Rodney Road,Rodney Road							✓	
			1-6 Hillery Close,Hillery Close							✓	
			1-6 Salisbury Close,Rodney Road							✓	
			169-179 Rodney Road,Rodney Road							✓	
			17-20 Salisbury Close,Salisbury Close							✓	
			181-191 Rodney Road,Rodney Road							✓	
			18-24 Chatham Street,Chatham Street							✓	
			19-24 Hillery Close,Hillery Close							✓	
			193-203 Rodney Road,Rodney Road							✓	
			21-24 Salisbury Close,Salisbury Close							✓	
			2-4,6-8 Chatham Street,Chatham Street							✓	
			25-28 Salisbury Close,Salisbury Close							✓	
			25-30 Hillery Close,Hillery Close							✓	
			26-32 Chatham Street,Chatham Street							✓	
			29-32 Salisbury Close,Salisbury Close							✓	
			31-36 Hillery Close,Hillery Close							✓	
			61-71 Rodney Road,Rodney Road							✓	
			7-12 Hillery Close,Hillery Close							✓	
			7-12 Salisbury Close,Rodney Road							✓	
			73-83 Rodney Road,Rodney Road							✓	
			85-95 Rodney Road,Rodney Road							✓	
			9-12 & 13-16 Hemp Walk,Hemp Walk							✓	
			97-107 Rodney Road,Rodney Road							✓	
			Houses - CHATHAM STREET							✓	
			Houses - HEMP WALK							✓	
Houses - LOCKSFIELD							✓				
		Sharsted Street	24A-24F Sharsted Street,Sharsted Street					✓			
		Stopford Road	26A-26F Sharsted Street,Sharsted Street					✓			
Area 2	Bermondsey	Arnold Estate	1A-5C Stopford Road,Stopford Road						✓		
			142-179 Arnold Estate,Druid Street						✓		
			180-220 Arnold Estate,Druid Street						✓		
			1A,1-30 Arnold Estate,Druid Street						✓		
			221-248 Arnold Estate,Druid Street						✓		
			249-262 Arnold Estate,Druid Street						✓		
			263-276 Arnold Estate,Druid Street						✓		
			277-295 Arnold Estate,Druid Street						✓		
			296-301 Arnold Estate,Druid Street						✓		
			302-319 Arnold Estate,Druid Street						✓		
			31-65 Arnold Estate,Druid Street						✓		
			66-80 Arnold Estate,Druid Street						✓		
			81-141 Arnold Estate,Druid Street						✓		
					Astley Estate	1-12 Clare House,Coopers Road					✓
						1-12 Stafford House,Coopers Road					✓
						1-14 Fitzroy House,Coopers Road					✓
						1-14 Lackland House,Rowcross Street					✓
						1-30 Brodie House,Coopers Road					✓
						1-32 Rivet House,Coopers Road					✓
						1-40 Mandeville House,Rolls Road					✓
						Astley House,1-90 Rowcross Street					✓
					Aylwin Estate	1-14 Aylwin Estate,Grange Walk					✓
						15-28 Aylwin Estate,Grange Walk					✓
					Beatrice Road	Houses - BEATRICE ROAD					✓
						Houses - HANNAH MARY WAY					✓
						Houses - KOTREE WAY					✓
						Houses - LANGDON WAY					✓
						Houses - MONNOW ROAD					✓
					Burton House	1-24 Burton House,Cherry Garden Street				✓	
					Charles Mackenzie	1-12 Peter Hills House,Alexis Street					✓
						Charles Mackenzie House,Alexis Street					✓
					Cherry Garden Estate	14 Wilson Grove,Wilson Grove					✓
						1-7 Butterfield Close,Pottery Street					✓
						1-7 Fountain Green Square,Bermondsey Wall East					✓
						182-186 Bermondsey Wall East,Bermondsey Wall East					✓
						188-192 Bermondsey Wall East,Bermondsey Wall East					✓
						50-60 Farncombe Street,Farncombe Street					✓
						8-14 Fountain Green,Bermondsey Wall East					✓
						Houses - BERMONDSEY WALL EAST					✓
						Houses - BEVINGTON STREET					✓
						Houses - BUTTERFIELD CLOSE					✓
						Houses - FARNCOMBE STREET					✓
						Houses - FOUNTAIN GREEN					✓
						Houses - MARIGOLD STREET					✓
						Houses - POTTERY STREET					✓
					Cherry Garden House	1-16 Cherry Garden House,Cherry Garden Street					✓
					Cherry Garden Street	38-66 Cherry Garden Street,Cherry Garden Street					✓
						68-142 Cherry Garden Street,Cherry Garden Street					✓
					Coopers Road Estate	2-10 Mawbey Place,Mawbey Place		✓			
						2-8 Fortune Place, Fortune Place		✓			
			1-31 Fortune Place, Fortune Place		✓						
		Cranbourne House	1-26 Cranbourne House,Marigold Street					✓			
		Creasy Estate	1-7 Creasy Estate,Leroy Street					✓			
			22-28 Creasy Estate,Leroy Street					✓			
			29-42 Creasy Estate,Leroy Street					✓			
			8-21 Creasy Estate,Leroy Street					✓			
		Dickens Estate	1,3,6,9 Dartle Court,Scott Lidgett Crescent					✓			
			1-14 Haredale House,East Lane					✓			
			1-16 Tapley House,Wolseley Street					✓			
			1-16 Trotwood House,Jamaica Road	✓							
			1-18 Havisham House,Scott Lidgett Crescent					✓			
			1-20 Brownlow House,George Row					✓			
			1-20 Micawber House,Scott Lidgett Crescent					✓			
			1-25 Fleming House,George Row					✓			
			1-27 Rudge House,Scott Lidgett Crescent					✓			
			1-28 Oliver House,George Row					✓			
			1-30 Dombey House,Wolseley Street					✓			
			1-30 Nickleby House,George Row					✓			
			1-32 Bardell House,George Row					✓			
			1-32 Weller House,Scott Lidgett Crescent					✓			
			1-35 Copperfield House,Wolseley Street					✓			
			1-39 Pickwick House,George Row					✓			
			1-42 Wickfield House,Jamaica Road					✓			
			1-43 Bowley House,Jamaica Road					✓			
			1-43 Wade House,Dockhead					✓			
			1-47 Tupman House,Scott Lidgett Crescent					✓			
			1-6 Maylie House,Wilson Grove					✓			
			1-72 Wrayburn House,Llewellyn Street					✓			
			1-81 Spenlow House,Jamaica Road					✓			
			2-44 Emba Street,Emba Street	✓							
			53-72 Parkers Row,Parkers Row	✓							
		Dickens Estate (Two Towers TMO)	1-83 Casby House,Jamaica Road	✓							
			1-83 Lupin Point,Jamaica Road	✓							
		Eldridge Court	1-16 Eldridge Court,Rouel Road					✓			
			17-32 Eldridge Court,Rouel Road					✓			

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10
Area 2	Bermondsey	Eldridge Court	33-38 Eldridge Court,Rouel Road						✓
		Eveline Lowe Estate	1-15 William Rushbrook House, Linsey Street		✓				
			16-30 William Rushbrook House, Linsey Street		✓				
			1-8 Helen Taylor House, Linsey Street		✓				
			1-8 Robert Bell House, Rouel Road		✓				
			1-8 Robert Jones House, Rouel Road		✓				
			9-16 Helen Taylor House, Linsey Street		✓				
			9-16 Robert Bell House, Rouel Road		✓				
			9-16 Robert Jones House, Rouel Road		✓				
		Fair Street TMO	109-120 Devon Mansions, Tooley Street			✓			
			1-14 Devon Mansions, Tooley Street			✓			
			1-18 Fair Street, 1-18 Fair Street			✓			
			121-132 Devon Mansions, Tooley Street			✓			
			1-32 Lewes House, Barnham Street			✓			
			133-144 Devon Mansions, Tooley Street			✓			
			145-156 Devon Mansions, Tooley Street			✓			
			15-28 Devon Mansions, Tooley Street			✓			
			157-168 Devon Mansions, Tooley Street			✓			
			169-180 Devon Mansions, Tooley Street			✓			
			29-42 Devon Mansions, Tooley Street			✓			
			331-351 Devon Mansions, Tooley Street			✓			
			352-372 Devon Mansions, Tooley Street			✓			
			373-386 Devon Mansions, Tooley Street			✓			
			387-405 Devon Mansions, Tooley Street			✓			
			406-433 Devon Mansions, Tooley Street			✓			
			434-454 Devon Mansions, Tooley Street			✓			
			43-54 Devon Mansions, Tooley Street			✓			
			455-475 Devon Mansions, Tooley Street			✓			
			476-489 Devon Mansions, Tooley Street			✓			
			55-75 Devon Mansions, Tooley Street			✓			
			76-96 Devon Mansions, Tooley Street			✓			
			97-108 Devon Mansions, Tooley Street			✓			
			St Johns Estate, 1-79 Tower Bridge Road			✓			
			Coxson Way, 1-23 Fair Street			✓			
			Hartland House, 1-5 Fair Street			✓			
			St Olaves Estate, 1-61 Druid Street			✓			
		Fenner Close	10-27 Fenner Close, Layard Road		✓				
			Houses - FENNER CLOSE		✓				
		Fountain House	1-10 Fountain House, Bermondsey Wall East						✓
		Grange House	1-16 Grange House, The Grange	✓					
			17-32 Grange House, The Grange	✓					
		Harold Estate	1-12 Harold Estate, Pages Walk						✓
			13-34 Harold Estate, Pages Walk						✓
			35-50 Harold Estate, Pages Walk						✓
			51-61 Harold Estate, Pages Walk						✓
			62-68 Harold Estate, Pages Walk						✓
			69-88 Harold Estate, Pages Walk						✓
		Hendre House	1-10 Hendre House, Hendre Road	✓					
		Keetons Estate	1-11 Ben Smith Way, Keetons Road					✓	
			112-122 (Ev) Jamaica Road, Jamaica Road					✓	
			1-20, 2 John Mckenna Walk, Tranton Road					✓	
			1-31 Webster Road, Webster Road					✓	
			14-20 Tranton Road, Tranton Road					✓	
			1-63 John Roll Way, Keetons Road					✓	
			2-8 Toussaint Walk, Tranton Road					✓	
			75-81 Storks Road, Storks Road					✓	
			89-95 St James Road					✓	
			Houses - COLLETT ROAD					✓	
			Houses - DOCKLEY ROAD					✓	
			Houses - GILLISON WALK					✓	
			Houses - JOHN MCKENNA WALK					✓	
			Houses - KEETONS ROAD					✓	
			Houses - MAJOR ROAD					✓	
			Houses - ST JAMES ROAD					✓	
			Houses - STORKS ROAD					✓	
			Houses - TOUSSAINT WALK					✓	
			Houses - TRANTON ROAD					✓	
			Houses - WILLIAM ELLIS WAY					✓	
		Longfield Estate	1-12 Cragie House, Balaclava Road						✓
			1-12 Stansfeld House, Dunton Road						✓
			1-20 Ash House, Dunton Road						✓
			1-20 Fairby House, Dunton Road						✓
			1-28 Dhonau House, Dunton Road						✓
			13-18, 24-28 Stansfeld House, Dunton Road						✓
			13-24 Cragie House, Balaclava Road						✓
			1-35 Fawkham House, Dunton Road						✓
			1-35 Hartley House, Dunton Road						✓
			1-41 Dartford House, Dunton Road						✓
			1-8 Alfred Salter House, Dunton Road						✓
			19-23, 29-34 Stansfeld House, Dunton Road						✓
			29-56 Dhonau House, Dunton Road						✓
			35-48 Stansfeld House, Dunton Road						✓
			49-71 Stansfeld House, Dunton Road						✓
			57-60 Dhonau House, Dunton Road						✓
			72-88 Stansfeld House, Dunton Road						✓
			89-102 Stansfeld House, Dunton Road						✓
		Lynton Estate	1-21 Lynton Estate, Lynton Road					✓	
			22-29 Lynton Estate, Lynton Road					✓	
			30-37 Lynton Estate, Lynton Road					✓	
			45-52 Lynton Estate, Lynton Road					✓	
		Manor Estate	1-16 Mortain House, Camilla Road					✓	
			1-16 Radcliffe House, Anchor Street					✓	
			1-18 Hambley House, Camilla Road					✓	
			1-25 Southwell House, Camilla Road					✓	
			1-28 Thurland House, Camilla Road					✓	
			1-30 Holford House, Camilla Road					✓	
			1-36 Ramsfort House, Roseberry Street		✓				
			1-36 Trappes House, Camilla Road		✓				
			1-88 Pope House, Anchor Street					✓	
			Houses - LYNTON ROAD		✓				
			Houses - ROSEBERRY STREET		✓				
		Mason House	1-20 Mason House, Simms Road					✓	
		Mawbey Estate	1-28, 8A Lanark House, Old Kent Road						✓
			1-73, 9A Mawbey House, Mawbey Road						✓
		Morriss House	1-32 Morriss House, Cherry Garden Street				✓		
		Neckinger Estate	1-11 Neckinger Estate, Spa Road			✓			
			121-147 Neckinger Estate, Spa Road			✓			
			12-39 Neckinger Estate, Spa Road			✓			
			148-162 Neckinger Estate, Spa Road			✓			
			163-173 Neckinger Estate, Spa Road			✓			
			174-187 Neckinger Estate, Spa Road			✓			
			188-196 Neckinger Estate, Spa Road			✓			
			197-207 Neckinger Estate, Spa Road			✓			
			208-218 Neckinger Estate, Spa Road			✓			
			219-232 Neckinger Estate, Spa Road			✓			
			233-246 Neckinger Estate, Spa Road			✓			
			247-256 Neckinger Estate, Spa Road			✓			
			257-264 Neckinger Estate, Spa Road			✓			

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10			
Area 2	Bermondsey	Neckinger Estate	265-273 Neckinger Estate, Spa Road			✓						
			274-285 Neckinger Estate, Spa Road			✓						
			286-296 Neckinger Estate, Spa Road			✓						
			297-304 Neckinger Estate, Spa Road			✓						
			305-315 Neckinger Estate, Spa Road			✓						
			316-326 Neckinger Estate, Spa Road			✓						
			327-338 Neckinger Estate, Spa Road			✓						
			339-347 Neckinger Estate, Spa Road			✓						
			348-359 Neckinger Estate, Spa Road			✓						
			40-59 Neckinger Estate, Spa Road			✓						
			60-77 Neckinger Estate, Spa Road			✓						
			84-95 Neckinger Estate, Spa Road			✓						
			96-120 Neckinger Estate, Spa Road			✓						
			New Place Estate	1-156 Layard Square, Drummond Road								✓
				182A-208A (Ev) Jamaica Road, Jamaica Road								✓
		2-144 New Place Square, Drummond Road									✓	
		2-185 Marden Square, Drummond Road									✓	
		3-188 Lockwood Square, Drummond Road									✓	
		Peter Butler House		1-35 Peter Butler House, Wolseley Street								✓
				Purbrook Estate	107-130 Purbrook Estate, Tower Bridge Road						✓	
		1-36 Purbrook Estate, Tower Bridge Road								✓		
		37-73 Purbrook Estate, Tower Bridge Road								✓		
		74-80 Purbrook Estate, Tower Bridge Road								✓		
		81-106 Purbrook Estate, Tower Bridge Road							✓			
		Rennie Estate	1-12 Barry House, Galleywall Road							✓		
			1-20 Beamish House, Galleywall Road							✓		
			1-32 Dodd House, Galleywall Road							✓		
			1-32 Fitzmaurice House, Galleywall Road							✓		
			1-33 Barlow House, Galleywall Road							✓		
			1-33 Donkin House, Galleywall Road							✓		
			13-32 Barry House, Galleywall Road							✓		
			1-52 Landmann House, Galleywall Road							✓		
			1-52 Trevithick House, Galleywall Road							✓		
			33-47 Barry House, Galleywall Road							✓		
		Rouel Road Estate	101-127 Lucey Way, St James Road								✓	
			115-149 Cadbury Way, Yalding Road								✓	
			118-124, 246-252 Lucey Way, St James Road								✓	
			1-29 Woolstaplers Way, Yalding Road								✓	
			129-155 Lucey Way, St James Road								✓	
			1-31 Amina Way, Yalding Road								✓	
			1-35 Drappers Way, St James Road								✓	
			1-35 Lucey Way, St James Road								✓	
			139-189 Woolstaplers Way, Yalding Road								✓	
			1-41 Cadbury Way, Yalding Road								✓	
			1-42 Rock Grove Way, St James Road								✓	
			14-23 Market Place, Blue Anchor Lane								✓	
			157-183 Lucey Way, St James Road								✓	
			185-215 Lucey Way, St James Road								✓	
			2-108 Cadbury Way, Yalding Road								✓	
			2-160 Woolstaplers Way, Yalding Road								✓	
			2-22, 126-146 Lucey Way, St James Road								✓	
			24-116, 148-244 Lucey Way, St James Road								✓	
			24-35 Market Place, Blue Anchor Lane								✓	
			2-90 Amina Way, St James Road								✓	
			31-59 Woolstaplers Way, Yalding Road								✓	
			33-59 Amina Way, Yalding Road								✓	
			37-71 Lucey Way, St James Road								✓	
			43-60 Rock Grove Way, St James Road								✓	
			43-77 Cadbury Way, Yalding Road								✓	
			61-87 Amina Way, Yalding Road								✓	
			61-89 Woolstaplers Way, Yalding Road								✓	
			73-99 Lucey Way, St James Road								✓	
			79-113 Cadbury Way, Yalding Road								✓	
			89-119 Amina Way, Yalding Road								✓	
		91-137 Woolstaplers Way, Yalding Road								✓		
		92-144 Amina Way, St James Road								✓		
		Setchell Estate	109-119 Hazel Way, Dunton Road								✓	
			1-15 Hazel Way, Dunton Road								✓	
			121-135 Hazel Way, Dunton Road								✓	
			12-22 Alscot Way, Dunton Road								✓	
			17-31 Hazel Way, Dunton Road								✓	
			18-32 Setchell Way, Dunton Road								✓	
			2-16 Setchell Way, Dunton Road								✓	
			24-34 Alscot Way, Dunton Road								✓	
			2A-12A Dunton Road, Dunton Road								✓	
			3-11 Alscot Way, Dunton Road								✓	
			33-47 Hazel Way, Dunton Road								✓	
			34-48 Setchell Way, Dunton Road								✓	
			36-46 Alscot Way, Dunton Road								✓	
			38-44 Hazel Way, Dunton Road								✓	
			40-54 Curtis Way, Dunton Road								✓	
			48-62 Alscot Way, Dunton Road								✓	
			49-63 Hazel Way, Dunton Road								✓	
			50-64 Setchell Way, Dunton Road								✓	
		59-73 Setchell Way, Dunton Road								✓		
		64-78 Alscot Way, Dunton Road								✓		
		66-80 Setchell Way, Dunton Road								✓		
		82-98 Setchell Way, Dunton Road								✓		
		93, 95 Hazel Way, Dunton Road								✓		
		97-107 Hazel Way, Dunton Road								✓		
		Houses - ALSCOT WAY									✓	
		Houses - CURTIS WAY									✓	
		Houses - DUNTON ROAD									✓	
		Houses - HAZEL WAY									✓	
		Houses - SETCHELL WAY									✓	
Southwark Park Estate	1-16 Southwark Park Estate, Southwark Park Road							✓				
	17-26 Southwark Park Estate, Southwark Park Road							✓				
	27-40 Southwark Park Estate, Southwark Park Road							✓				
	41-54 Southwark Park Estate, Southwark Park Road							✓				
	55-64 Southwark Park Estate, Southwark Park Road							✓				
Southwark Park Road	2-46 Southwark Park Road, Southwark Park Road							✓				
	357 Southwark Park Road, Southwark Park Road							✓				
	48-48B Southwark Park Road, Southwark Park Road							✓				
									✓			
									✓			
St Crispins Estate	1-10 Farmer House, Keetons Road							✓				
	1-14 Perryn Road, Perryn Road							✓				
	1-20 Chalfont House, Keetons Road							✓				
	1-27 Prestwood House, Drummond Road							✓				
	1-34 Bromfield Court, Jamaica Road							✓				
St James Estate	166A-180D Jamaica Road, Jamaica Road							✓				
	1-3, 10 Maria Close, Camilla Road							✓				
	2-24 Camilla Road, Camilla Road							✓				
	4-10, 10 Maria Close, Camilla Road							✓				
	5-10 Windmill Close, Camilla Road							✓				
									✓			
St Saviours Estate	1-14 Attilburgh House, Abbey Street							✓				
	1-14 St Lawrence House, Abbey Street							✓				
	1-14 Thetford House, Abbey Street							✓				

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10						
Area 2	Bermondsey	St Saviours Estate	1-16 Marlow House,Abbey Street						✓						
			1-18 Tomson House,Abbey Street						✓						
			1-21 Boulogne House,Abbey Street							✓					
			1-22 Bromleigh House,Abbey Street							✓					
			1-28 Woodville House,Abbey Street							✓					
			1-32 Chartes House,Abbey Street							✓					
			1-32 Preston House,Abbey Street							✓					
			1-32 Rufus House,Abbey Street							✓					
			1-32 Wharton House,Abbey Street							✓					
			1-36 St Owen House,Abbey Street							✓					
			1-4 Norman House,Abbey Street							✓					
			1-40 Breton House,Abbey Street							✓					
			1-40 Valois House,Abbey Street							✓					
			15-28 Attilburgh House,Abbey Street							✓					
			15-28 St Lawrence House,Abbey Street							✓					
			15-28 Thetford House,Abbey Street							✓					
			1-72 St Vincent House,Abbey Street							✓					
			29-42 Attilburgh House,Abbey Street							✓					
			29-42 Thetford House,Abbey Street							✓					
			5-10 Norman House,Abbey Street							✓					
			19-25 Riley Road,Riley Road							✓					
		12-30 Swan Mead,Webb Street	Swan Mead								✓				
		50-80 Swan Mead,Webb Street									✓				
		82-104 Swan Mead,Webb Street									✓				
		11-15 Thorburn Square,Fort Road	Thorburn Square						✓						
		16-23 Thorburn Square,Fort Road							✓						
		1-9 Thorburn Square,Fort Road							✓						
		24-34 Thorburn Square,Fort Road							✓						
		35-45 Thorburn Square,Fort Road							✓						
		46-53 Thorburn Square,Fort Road							✓						
		54-59 Thorburn Square,Fort Road							✓						
		60-68 Thorburn Square,Fort Road							✓						
		69-74 Thorburn Square,Fort Road							✓						
		75-83 Thorburn Square,Fort Road							✓						
		84-98 Thorburn Square,Fort Road							✓						
		Tower Bridge Buildings	Tower Bridge Buildings	1-24 Mill Street							✓				
		Townsend House	Townsend House	1-37 Townsend House,Strathnairn Street							✓				
		Vauban Estate	Vauban Estate	1-11 Vauban Estate,Spa Road					✓						
				12-25 Vauban Estate,Spa Road					✓						
				26-39 Vauban Estate,Spa Road					✓						
				40-53 Vauban Estate,Spa Road					✓						
				54-68 Vauban Estate,Spa Road					✓						
				69-82 Vauban Estate,Spa Road					✓						
				83-94 Vauban Estate,Spa Road					✓						
				95-102 Vauban Estate,Spa Road					✓						
			Wessex House	1-68 Wessex House,Old Kent Road							✓				
			West Lane	37-77 West Lane							✓				
				7-11,15-35 West Lane							✓				
		Rotherhithe		Abbeyfield Estate	1-145 Maydew House,Abbeyfield Road						✓				
					1-35 Damory House,Abbeyfield Road						✓				
					Thaxted Court,1-24 Abbeyfield Road						✓				
				Adams Gardens Estate	119-145 Adams Gardens Estate,Brunel Road				✓						
					44-87 Adams Gardens Estate,Brunel Road				✓						
					88-118 Adams Gardens Estate,Brunel Road				✓						
				Ainsty Estate	1-28 Pine House,Swan Road							✓			
					1-45 Larch House,Swan Road							✓			
					1-52 Beech House,Swan Road							✓			
				Albion Estate	1-14 Albion Estate,Swan Road							✓			
					15-69 Albion Estate,Swan Road							✓			
				Aylton Estate	1-64 Aylton Estate,Renforth Street							✓			
				Balman House	1-53 Balman House,Luxford Street		✓								
				Blick House	1-38 Blick House,Neptune Street		✓								
				Bonamy Estate	Houses - CREDON ROAD							✓			
				Bonamy New Build		1-17 Edenbridge Close,Edenbridge Close		✓							
						1-17 Gleneagles Close,Gleneagles Close		✓							
						1-17 Kingsdown Close,Kingsdown Close		✓							
						1-17 Muirfield Close,Muirfield Close		✓							
						1-17 St Davids Close,St Davids Close		✓							
						1-17 Turnberry Close		✓							
						1-19 Galway Close,Galway Close		✓							
						1-19 St Andrews Close,St Andrews Close		✓							
						1-19 Sunningdale Close,Sunningdale Close		✓							
						1-20 Birkdale Close,Birkdale Close		✓							
						1-21 Belfry Close,Belfry Close		✓							
						1-21 Troon Close,Troon Close		✓							
						1-25 Holywell Close,Holywell Close		✓							
						1-8 Tralee Court,Tralee Court		✓							
						1-8 Woburn Court,Woburn Court		✓							
						Houses - CREDON ROAD		✓							
						Houses - RYDER DRIVE		✓							
						Houses - TURNBERRY CLOSE		✓							
						1-77 Bradley House,Aspinden Road							✓		
						Bramcote Grove		21-43 Delaford Road,Delaford Road							✓
								Houses - ABLETT STREET							✓
				Houses - BRAMCOTE GROVE									✓		
				Houses - CRANSWICK ROAD									✓		
				Houses - CREDON ROAD									✓		
				Houses - DELAFORD ROAD									✓		
				1-23 Brunel Road,Brunel Road									✓		
				Canada Estate				1-18 Calgary Court,Neptune Street			✓				
								1-18 Manitoba Court,Neptune Street			✓				
								1-18 Niagara Court,Neptune Street			✓				
						1-18 Scotia Court,Neptune Street			✓						
		1-21 Edmonton Court,Neptune Street					✓								
		1-80 Columbia Point,Neptune Street					✓								
1-80 Regina Point,Neptune Street			✓												
1-24 Cathay House,Cathay Street									✓						
Courthope House		1-24 Courthope House,Lower Road							✓						
		1-39 Russia Dock Road							✓						
Downtown Estate		Houses - BREWHOUSE WALK							✓						
		Houses - BUCKTERS RENTS							✓						
		Houses - FARRINS RENTS							✓						
		Houses - FIR TREES CLOSE							✓						
		Houses - MAHOGANY CLOSE							✓						
		Houses - REDWOOD CLOSE							✓						
		Houses - RUSSIA DOCK ROAD							✓						
		Houses - STAPLES CLOSE							✓						
		Houses - TEAK CLOSE							✓						
		Buckters Rents,1-5,7-5 Globe Pond Road							✓						
		Farrins Rents,1-31 Globe Pond Road							✓						
		Fir Trees Close,1-36 Russia Dock Road							✓						
		Mahogany Close,1-25 Russia Dock Road							✓						
		Teak Close,1-35 Russia Dock Road							✓						
		Frankland Close Estate		1-12 Benwick Close,Aspinden Road							✓				
				19-30 Frankland Close,Southwark Park Road							✓				
				Houses - BENWICK CLOSE							✓				
		Houses - FRANKLAND CLOSE						✓							
Gomm Road		21-25 Gomm Road,Gomm Road							✓						

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10			
Area 2	Rotherhithe	Gomm Road	51-55 Gomm Road,Gomm Road						✓			
			57-61 Gomm Road,Gomm Road						✓			
			71-75 Gomm Road,Gomm Road						✓			
			91-95 Gomm Road,Gomm Road						✓			
			Houses - GOMM ROAD						✓			
			Haddonfield Estate	1-20 John Brent House,Bush Road			✓					
			1-34 William Evans House,Bush Road			✓						
			1-35 Albert Starr House,Bush Road			✓						
			Harbord House	1-10 Harbord House,Cope Street				✓				
			Henley Close	2-13 Henley Close,St Marychurch Street					✓			
			Howlands Estate	1-18 Wells House,Lower Road					✓			
				1-36 Ritchie House,Moodkee Street					✓			
			Irwell Estate	1-20 Irwell Estate,Neptune Street						✓		
				21-44 Irwell Estate,Neptune Street						✓		
				45-67 Irwell Estate,Neptune Street						✓		
			Kirby Estate	1-17 Kirby Estate,Jamaica Road					✓			
				18-36 Kirby Estate,Jamaica Road					✓			
				37-55 Kirby Estate,Jamaica Road					✓			
				56-70 Kirby Estate,Jamaica Road					✓			
				71-88 Kirby Estate,Jamaica Road					✓			
				89-119 Kirby Estate,Jamaica Road					✓			
			Millpond Estate	1-22 Millpond Estate,West Lane					✓			
				23-30 Millpond Estate,West Lane					✓			
				31-38 Millpond Estate,West Lane					✓			
				39-54 Millpond Estate,West Lane					✓			
				55-65 Millpond Estate,West Lane					✓			
				66-76 Millpond Estate,West Lane					✓			
			Neptune Street Estate	5-43 Neptune Street,Neptune Street					✓			
			Osprey Estate	1-14 Raven House,Lower Road							✓	
				1-14 Sheldrake House,Lower Road							✓	
				1-17 Dunlin House,Lower Road							✓	
				1-17 Siskin House,Lower Road							✓	
				1-18 Egret House,Lower Road							✓	
				1-18 Fulmar House,Lower Road							✓	
				189-215 Lower Road,Lower Road							✓	
				7-36 Tawny Way,Lower Road							✓	
				Pedworth Estate	1-34, 36, 38 Pedworth Gardens							✓
					134-198 Rotherhithe New Road							✓
			61-105 Raymouth Road								✓	
			Houses - ABBEYFIELD ROAD								✓	
			Houses - DILSTON GROVE								✓	
			Houses - MOSSINGTON GARDENS								✓	
			Houses - PEDWORTH GARDENS							✓		
			Houses - RAYMOUTH ROAD							✓		
			Houses - ROTHERHITHE NEW ROAD							✓		
			Pedworth,97 Abbeyfield Road							✓		
			Plough Estate	1-39 Chilton Grove,Chilton Grove						✓		
				2-32 Yeoman Street,Yeoman Street						✓		
				2-38 Chilton Grove,Chilton Grove						✓		
				40-68 Chilton Grove,Chilton Grove						✓		
				50-84 Plough Way,Plough Way						✓		
				70-136 Chilton Grove,Chilton Grove						✓		
			86-124 Plough Way,Plough Way						✓			
			Pynfolds Estate	17-26 Pynfolds Estate,Paradise Street					✓			
				1-8 Pynfolds Estate,Paradise Street					✓			
				27-33 Pynfolds Estate,Paradise Street					✓			
				34-41 Pynfolds Estate,Paradise Street					✓			
				42-50 Pynfolds Estate,Paradise Street					✓			
				51-59 Pynfolds Estate,Paradise Street					✓			
				60-71 Pynfolds Estate,Paradise Street					✓			
				72-83 Pynfolds Estate,Paradise Street					✓			
				84-93 Pynfolds Estate,Paradise Street					✓			
				9-16 Pynfolds Estate,Paradise Street					✓			
			94-103 Pynfolds Estate,Paradise Street					✓				
			Renforth Street	7-61 Renforth Street						✓		
			Risdon House	1-9 Risdon House,Risdon Street						✓		
			Silverlock Estate	1-130 Westlake,Rotherhithe New Road					✓			
				1-16 Adron House,Millender Walk					✓			
				1-24 Mcintosh House,Millender Walk					✓			
				1-49 George Walter Court,Millender Walk					✓			
				1-78 Millender Walk,Millender Walk					✓			
				1-20 Oldfield Grove,Oldfield Grove		✓						
			Silwood Estate	1-32 Jarman House,Hawkstone Road							✓	
				1-45 St Helena Road,St Helena Road		✓						
				1-51 Canute Gardens,Hawkstone Road							✓	
				1-96 Addy House,Rotherhithe New Road		✓						
				1-96 Brydale House,Rotherhithe New Road		✓						
				1-96 John Kennedy House,Rotherhithe Old Road							✓	
				22-88 Rotherhithe Old Road,Rotherhithe Old Road							✓	
				46-75 St Helena Road,St Helena Road		✓						
				76-91 St Helena Road,St Helena Road		✓						
				92-99 St Helena Road,St Helena Road		✓						
			Slippers Place Estate,(Formerly Arica House)	1-10,23-32,45-54 Moreton House,Southwark Park Road						✓		
				1-12 Hickling House,Southwark Park Road						✓		
				11-22,33-44 Moreton House,Southwark Park Road						✓		
				1-14 Cornick House,Southwark Park Road						✓		
				1-14 Gataker House,Southwark Park Road						✓		
				1-20 Glebe House,Southwark Park Road						✓		
				1-48 Matson House,Southwark Park Road						✓		
				1-88 Arica House,Southwark Park Road						✓		
				St Marys Estate	1-21 St Marys Estate,St Marychurch Street						✓	
					22-38 St Marys Estate,St Marychurch Street						✓	
			Swan Road Estate	Rye House,1-20 Swan Road						✓		
				Hythe House,1-40 Swan Road						✓		
				Sandwich House,1-20 Swan Road						✓		
	Seaford House,1-20 Swan Road							✓				
	Winchelsea House,1-35 Swan Road							✓				
	Tissington Court	1-72 Tissington Court,Rotherhithe New Road						✓				
		73-134 Tissington Court,Rotherhithe New Road						✓				
	Tustin Estate*	1-34 Bowness House,Old Kent Road							✓			
		1-38 Kentmere House,Old Kent Road							✓			
		1-72 Ambleside Point,Old Kent Road							✓			
		1-72 Grasmere Point,Old Kent Road							✓			
		1-73 Windermere Point,Old Kent Road							✓			
		1-98 Heversham House,Ilderton Road							✓			
		Houses - MANOR GROVE							✓			
		Hillbeck Close,1-32 Tustin Street							✓			
Area 3	Camberwell	Westfield House	1-21 Westfield House,Rotherhithe New Road					✓				
		Beacon House	Beacon House,1-10 Southampton Way				✓					
		Bonsor Street	12-17, Bonsor Street					✓				
		Brandon Estate	1-155 Aberfeldy House,John Ruskin Street							✓		
			1-41 Glenfinlas Way,Farmers Road							✓		
			2-19 Grimsel Path,Grimsel Path							✓		
			30-45 Grimsel Path,Grimsel Path							✓		
			51-56 Laxley Close,Laxley Close							✓		
			9-38 Kirwyn Way,Bethwin Road							✓		
		9-50 Laxley Close,Laxley Close							✓			
Houses - BETHWIN ROAD							✓					

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10		
Area 3	Camberwell	Brandon Estate	Houses - GLENFINLAS WAY						✓		
			Houses - GRIMSEL PATH						✓		
			Houses - KIRWYN WAY						✓		
		Bromar Road	14-22 Bromar Road,Bromar Road						✓		
			1-112 Castlemead,Camberwell Road							✓	
		Castlemead	1-31 Churchmead,Camberwell Road							✓	
			1-38 Bishopsmead,Camberwell Road							✓	
			1-5 Wessonmead,Camberwell Road							✓	
			Champion Hill	31A-31H Champion Hill,Champion Hill	✓						
			Champion Hill Estate	1-10 Seavington House,Champion Hill						✓	
		Champion Park Estate	1-34 Birdsall House,Champion Hill							✓	
			1-34 Leconfield House,Champion Hill							✓	
			1-44 Appleshaw House,Champion Hill							✓	
			1-44 Holderness House,Champion Hill							✓	
			1-24 Allport House,Denmark Hill							✓	
			1-24 Hannen House,Denmark Hill							✓	
			Cleve Hall Estate	1-10 Arnould Avenue,Arnould Avenue							✓
				1-12 Domett Close,Domett Close							✓
				1-12 Dowson Close,Dowson Close							✓
				11-20 Arnould Avenue,Arnould Avenue							✓
		13-24 Domett Close,Domett Close								✓	
		13-24 Dowson Close,Dowson Close								✓	
		15-26 Wanley Road,Wanley Road								✓	
		1-8 Wanley Road,Wanley Road								✓	
		21-33 Monclar Road,Monclar Road								✓	
		24A-28C Champion Hill,Champion Hill								✓	
		25-28 Dowson Close,Dowson Close								✓	
		25-32 Domett Close,Domett Close								✓	
		27-38 Wanley Road,Wanley Road								✓	
		30-32 A-H Champion Hill,Champion Hill								✓	
		39-42 Wanley Road,Wanley Road								✓	
		Comber Estate	9-20 Monclar Road,Monclar Road							✓	
			Houses - MONCLAR ROAD							✓	
			Houses - WANLEY ROAD							✓	
			1-10 Finley Court,Redcar Street							✓	
			1-20 Grainger Court,Redcar Street							✓	
			1-24 Arnot House,Blucher Road							✓	
			1-24 Marinel House,Comber Grove							✓	
			1-30 Moules Court,Wyndham Road							✓	
			1-34 Moffat House,Comber Grove							✓	
			1-35 Grenfell House,Comber Grove							✓	
			1-35 Laing House,Comber Grove							✓	
			1-45 Livingstone House,Crown Street							✓	
			1-52 Cameron House,Wyndham Road							✓	
			1-82 Kevan House,Wyndham Road							✓	
			Crawford Estate	1-82 Laird House,Wyndham Road							✓
		1-96 Comber House,Comber Grove								✓	
		2-13 Hodister Close,Comber Grove								✓	
		1-12 Barnet House,Crawford Road								✓	
		1-20 Baldock House,Crawford Road								✓	
		1-20 Mitcham House,Crawford Road								✓	
		1-24 Pinner House,Crawford Road								✓	
		13-18 Honiton House,Coldharbour Lane								✓	
		1-32 Boston House,Coldharbour Lane								✓	
		1-32 Lansdowne House,Coldharbour Lane								✓	
		1-32 Weyhill House,Coldharbour Lane								✓	
		1-34 Witham House,Crawford Road								✓	
		1-36 Keswick House,Crawford Road								✓	
		1-36 Widecombe House,Crawford Road								✓	
		1-6 Bartholomew House,Coldharbour Lane								✓	
		1-6 Guildford House,Crawford Road								✓	
		1-6 Hereford House,Coldharbour Lane								✓	
		1-6 Honiton House,Coldharbour Lane								✓	
		1-6 Lichfield House,Coldharbour Lane								✓	
		1-6 Nottingham House,Crawford Road								✓	
		2-24 Lowth Road,Lowth Road								✓	
		26-48 Lowth Road,Lowth Road								✓	
		50-72 Lowth Road,Lowth Road								✓	
		7-12 Bartholomew House,Coldharbour Lane								✓	
		7-12 Guildford House,Crawford Road								✓	
		7-12 Hereford House,Coldharbour Lane							✓		
		7-12 Honiton House,Coldharbour Lane							✓		
		7-12 Lichfield House,Coldharbour Lane							✓		
		7-12 Nottingham House,Crawford Road							✓		
		74-96 Lowth Road,Lowth Road							✓		
		Denmark Hill Estate	25-55 Crawford Road								✓
			10-16 Woodfarrs,Woodfarrs Road							✓	
			10-17 Matlock Court,Denmark Hill							✓	
			10-21 Perth Court,Basingdon Way							✓	
			10-21 Swinburne Court,Basingdon Way							✓	
			10-21 Tayside Court,Basingdon Way							✓	
			1-12 Cross Court,Denmark Hill							✓	
			1-12 Mayhew Court,Denmark Hill							✓	
			1-12 Shaftesbury Court,Denmark Hill							✓	
			1-12 Torrens Court,Denmark Hill							✓	
			1-17 Hunter Court,Woodfarrs							✓	
			117-127 Dylways,Dylways							✓	
			1-22 Gylcote Close							✓	
			13-24 Cross Court,Denmark Hill							✓	
			13-24 Mayhew Court,Denmark Hill							✓	
			13-24 Shaftesbury Court,Denmark Hill							✓	
			13-24 Torrens Court,Denmark Hill							✓	
			1-7 Woodfarrs,Woodfarrs							✓	
			17-24 Morris Court,Dylways							✓	
			1-8 Morris Court,Dylways							✓	
1-8 Turner Court,Woodfarrs								✓			
18-25 Matlock Court,Denmark Hill								✓			
1-9 Matlock Court,Denmark Hill								✓			
1-9 Perth Court,Basingdon Way								✓			
1-9 Swinburne Court,Basingdon Way								✓			
1-9 Tayside Court,Basingdon Way								✓			
2-16,30-44,54-68 Blancedowne,Blancedowne								✓			
22-33 Perth Court,Basingdon Way								✓			
22-33 Swinburne Court,Basingdon Way								✓			
22-33 Tayside Court,Basingdon Way								✓			
22-44 Crossthaite Avenue,Crossthaite Avenue								✓			
25-33 Morris Court,Dylways								✓			
25-36 Cross Court,Denmark Hill								✓			
25-36 Mayhew Court,Denmark Hill								✓			
25-36 Shaftesbury Court,Denmark Hill								✓			
25-36 Torrens Court,Denmark Hill							✓				
25-47 Woodfarrs,Woodfarrs							✓				
25-87 Dylways,Dylways							✓				
2-8 Woodfarrs,Woodfarrs							✓				
34-45 Perth Court,Basingdon Way							✓				
34-45 Swinburne Court,Basingdon Way							✓				
34-45 Tayside Court,Basingdon Way							✓				
46-57 Perth Court,Basingdon Way							✓				

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10			
Area 3	Camberwell	Denmark Hill Estate	46-57 Swinburne Court,Basingdon Way				✓					
			46-57 Tayside Court,Basingdon Way				✓					
			58-69 Perth Court,Basingdon Way					✓				
			58-69 Swinburne Court,Basingdon Way					✓				
			58-69 Tayside Court,Basingdon Way					✓				
			70-78 Perth Court,Basingdon Way						✓			
			70-78 Swinburne Court,Basingdon Way						✓			
			70-78 Tayside Court,Basingdon Way						✓			
			9-16 Morris Court,Dylways						✓			
			9-17 Turner Court,Woodfarrs						✓			
			Houses - BLANCHDOWNNE						✓			
			Houses - CROSSTHWAITE AVENUE						✓			
			Houses - DYLLWAYS						✓			
			Houses - DYLLWAYS 10-48 (EV)						✓			
			Houses - GYLCOTE CLOSE						✓			
			Houses - WOODFARRS						✓			
			2-48 Dylways						✓			
			Deynsford Estate	104-124 Mary Datchelor Close,Vicarage Grove						✓		
				1-25 Don Phelan Close,Kimpton Road						✓		
				128-164 Don Phelan Close,Kimpton Road						✓		
		1-35 Kimpton Road,Kimpton Road							✓			
		1-37 Mary Datchelor Close,Vicarage Grove							✓			
		1-39 Belham Walk,Kimpton Road							✓			
		1-6 Kimpton Court,Kimpton Road							✓			
		26-49 Don Phelan Close,Kimpton Road							✓			
		39-70 Mary Datchelor Close,Vicarage Grove							✓			
		50-127 Don Phelan Close,Kimpton Road							✓			
		71-91 Mary Datchelor Close,Vicarage Grove							✓			
		86-108 Elmington Road,Elmington Road							✓			
		92-103 Mary Datchelor Close,Vicarage Grove							✓			
		Dowlas Estate		Rill House,1-19 Harris Street					✓			
				Rumball House,1-24 Harris Street					✓			
		East Dulwich Estate		1, 4-35 Whaddon House,Albrighton Road								✓
				1-11 Badminton House,Quorn Road								✓
				1-12 Ringmer House,Pytchley Road								✓
			1-16 Bramham House,Quorn Road								✓	
			1-16 Cowdray House,Quorn Road								✓	
			1-16 Eridge House,Quorn Road								✓	
			1-16 Fernie House,Quorn Road								✓	
			1-22 Ivybridge House,Quorn Road								✓	
			1-22 Tidworth House,Albrighton Road								✓	
			1-24 Whitney House,Albrighton Road								✓	
			1-27 Stagshaw House,Pytchley Road								✓	
			1-28 Goldwell House,Quorn Road								✓	
			1-31 Inwood House,Pytchley Road								✓	
			1-35 Walcot House,Albrighton Road								✓	
			1-38 Petworth House,Pytchley Road								✓	
			1-38 Riseholme House,Albrighton Road								✓	
			1-39 Gedling House,Quorn Road								✓	
			1-39 Wilton House,Albrighton Road								✓	
			1-43 Gatcombe House,Pytchley Road								✓	
			1-51 Melbreak House,Pytchley Road								✓	
			1-55 Ledbury House,Pytchley Road								✓	
			1-58 Wheatland House,Albrighton Road								✓	
			1-86 Felbridge House,Quorn Road								✓	
			Elmington Estate	1-12 Ballow Close,Elmington Road						✓		
				1-12 Flatman House,Picton Street						✓		
				1-12 Stacey Path,Stacey Path						✓		
				1-14 Langland House,Edmund Street						✓		
				1-15 Shirley House,Picton Street						✓		
		1-16 Pope House,Lomond Grove							✓			
		1-18 Herrick House,Elmington Road							✓			
		1-20 Bridges House,Picton Street							✓			
		1-20 Broome Way,Broome Way							✓			
		1-20 Cunningham House,Hopewell Street							✓			
		1-21 Kipling House,Camberwell Road							✓			
		1-22 Proctor House,Picton Street							✓			
		1-24 Drayton House,Elmington Road							✓			
		1-24 Hood House,Brisbane Street							✓			
		1-26 Drinkwater House,Picton Street							✓			
		1-30 Dekker House,Hopewell Street							✓			
		1-31 Milton House,Camberwell Road							✓			
		1-32 Coleby Path,Coleby Path							✓			
		1-32 Keats House,Camberwell Road							✓			
		13-24 Ballow Close,Elmington Close							✓			
		1-40 Lamb House,Camberwell Road							✓			
		1-43 Landor House,Camberwell Road							✓			
		1-45 Marvell House,Camberwell Road							✓			
		1-46 Owgan Close,Elmington Street							✓			
		1-47 Caspian Street,Caspian Street							✓			
		1-67 Masterman House,New Church Road							✓			
		61-91 Brisbane Street,Brisbane Street							✓			
		6-24 Havil Street,Havil Street							✓			
		Houses - BRISBANE STREET						✓				
		Houses - JAGO WALK						✓				
		Houses - LOMOND GROVE						✓				
		30-32 Caspian Street,Caspian Street						✓				
		Elmington Estate - New Build	2-24, 34-42 (Even) Draycott Close,Draycott Close			✓						
			26-32 (Even) Draycott Close,Draycott Close			✓						
			6 & 8 (1-9) Benhill Road,Benhill Road			✓						
			Houses - BENHILL ROAD			✓						
		Elmington New Development	Houses - DRAYCOTT CLOSE			✓						
			10-18 Chiswell Street,Chiswell Street				✓					
			17-23 Chiswell Street,Chiswell Street				✓					
			6-13 Durfey Place,Durfey Place				✓					
75-83 Edmund Street,Edmund Street					✓							
85, 87 Flats 1-9, 89 Edmund Street,Edmund Street					✓							
Houses - EDMUND STREET					✓							
110A-116E Elmington Road							✓					
Elmington Road	1-40 Gilesmead,Vicarage Grove							✓				
	Gilesmead							✓				
Glebe Estate	1-12 Dawson House,Peckham Road						✓					
	1-12 Dryden House,Peckham Road						✓					
	1-17 Sandby House,Peckham Road						✓					
	1-23,26-38 Mayward House,Peckham Road						✓					
	1-44 Bodeny House,Peckham Road						✓					
	1-55 Longleigh House,Peckham Road						✓					
	1-59 Fairwall House,Peckham Road						✓					
	1-89 Bentley House,Peckham Road						✓					
	Goschen Estate	1-16 Boundary House,Bethwin Road							✓			
		1-24 Harford House,Bethwin Road							✓			
17-34 Boundary House,Bethwin Road								✓				
25-68 Horsman House,Bethwin Road								✓				
35-58 Boundary House,Bethwin Road								✓				
69-84 Causton House,Bethwin Road								✓				
Grosvenor Park	85-108 Day House,Bethwin Road							✓				
	6 Grosvenor Park Shu,Grosvenor Park							✓				
	Grove Lane							✓				
Grove Lane	13-16, 72 Grove Lane,Grove Lane							✓				
	1-8, 72 Grove Lan,Grove Lane							✓				

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10	
Area 3	Camberwell	Grove Lane	9-24, 72 Grove Lane,Grove Lane					✓		
		Harfield Gardens	Harfield Gardens,1-53 Grove Lane					✓		
		Havil Street Estat	9-19 Dalwood Street,Dalwood Street				✓			
		Havil Street Estate	126-136 Sedgmoor Place,Sedgmoor Place				✓			
			138-148 Sedgmoor Place,Sedgmoor Place				✓			
			167-203 Havil Street,Havil Street				✓			
			20-54 Sedgmoor Place,Sedgmoor Place				✓			
			21-67 Havil Street,Havil Street				✓			
			56-60 Sedgmoor Place,Sedgmoor Place				✓			
			62-70 Sedgmoor Place,Sedgmoor Place				✓			
			69-79 Havil Street,Havil Street				✓			
			72-110 Sedgmoor Place,Sedgmoor Place				✓			
			81-157 Havil Street,Havil Street				✓			
			Houses - HAVIL STREET				✓			
			Houses - MELBURY DRIVE				✓			
			Houses - SEDGMOOR PLACE				✓			
			Hillcrest	1-15 Hillcrest,Sunray Avenue					✓	
				16-30 Hillcrest,Sunray Avenue					✓	
				31-45 Hillcrest,Sunray Avenue					✓	
			Lettsom Estate	10-25 Mcneil Road,Mcneil Road					✓	
				1-132 Fearnley House,Lettsom Street					✓	
				1-14 Fowler House,Lettsom Street					✓	
				1-14 Walters House,Lettsom Street					✓	
				1-16 Pembury House,Lettsom Street					✓	
				1-16 Rignold House,Lettsom Street					✓	
				116-130 Vestry Road,Vestry Road					✓	
				1-18 Chatham House,Lettsom Street					✓	
				1-24 Springfield House,Lettsom Street					✓	
				125-151 Camberwell Grove,Camberwell Grove					✓	
				1-28 Edgecombe House,Lettsom Street					✓	
				132-142 Vestry Road,Vestry Road					✓	
				1-39 Harden House,Lettsom Street					✓	
				1-8 Craston House,Lettsom Street					✓	
				26-61 Mcneil Road,Mcneil Road					✓	
				62-85 Mcneil Road,Mcneil Road					✓	
				90-112 Vestry Road,Vestry Road					✓	
				Houses - MCNEIL ROAD					✓	
			Ondine Road	42-52 Ondine Road,Ondine Road					✓	
			Rainbow Street	1-11 (Odds) Rainbow Street					✓	
			Sceaux Gardens Est	Lakanal,Havil Street						✓
			Sceaux Gardens Estate	1-30 Colbert,Havil Street				✓		
				1-30 Voltaire,Havil Street				✓		
				1-42 Fontenelle,Havil Street				✓		
				1-72 Mistral,Havil Street				✓		
				1-98 Marie Curie,Havil Street				✓		
				Racine,1-15 Havil Street				✓		
				1-18 Florian,Sceaux Gardens Estate				✓		
			Southampton Way	60 Southampton Way,Southampton Way			✓			
				Houses - SOUTHAMPTON WAY			✓			
				44-52 Southampton Way,Southampton Way			✓			
				76-98 Southampton Way,Southampton Way			✓			
			Southampton Way Estate	1-123 Redbridge Gardens,Southampton Way				✓		
				1-15 Dibden House,Southampton Way				✓		
				1-27 Netley House,Dalwood Street				✓		
				1-62 Marchwood Close,Southampton Way				✓		
				21-42 Stanswood Gardens,Sedgmoor Place				✓		
				2-36 Redbridge Gardens,Southampton Way				✓		
				43-66 Stanswood Gardens,Sedgmoor Place				✓		
				63-78 Marchwood Close,Southampton Way				✓		
				67-72 Stanswood Gardens,Sedgmoor Place				✓		
				73-96 Stanswood Gardens,Sedgmoor Place				✓		
				79-88 Marchwood Close,Southampton Way				✓		
			Spring Hill Close	Houses - SPRING HILL CLOSE		✓				
				Spring Hill Close,5-13 Champion Hill		✓				
			Sunray Estate	Houses - NAIRNE GROVE					✓	
				Houses - SUNRAY AVENUE					✓	
			The Birches	The Birches,1-8 Grove Park						✓
			The Limes	The Limes,1-6 Grove Park						✓
			Wells Tower Mill Site - Phase 4	Flats 1-6 83 Tower Mill Road			✓			
			Wyndham Estate	1-16 Carlyle House,Bethwin Road					✓	
				1-16 Myers House,Bethwin Road					✓	
				1-20 Burgess House,Bethwin Road					✓	
				1-20 Lowell House,Bethwin Road					✓	
				1-30 Gothic Court,Wyndham Road					✓	
				1-30 Venice Court,Wyndham Road					✓	
				1-32 Brantwood House,Bethwin Road					✓	
				1-32 Winnington House,Bethwin Road					✓	
				1-45 Palgrave House,Bethwin Road					✓	
				1-81 Otterburn House,Wyndham Road					✓	
				1-82 Coniston House,Wyndham Road					✓	
				1-82 Crossmount House,Wyndham Road					✓	
				86 & 88-94 Wyndham Road,Wyndham Road					✓	
			Peckham	Acorn Estate	Ashdene				✓	
					Beechdene				✓	
					Hollydene				✓	
					Meeting House Lane				✓	
					Oakdene				✓	
					Pinedene				✓	
					Willowdene				✓	
					Carlton Grove				✓	
				Bells Gardens Estate	1-16 Wentworth Crescent,Peckham Hill Street					✓
					1-42 Wilmot Close,Peckham Hill Street					✓
					1-58 Hastings Close,Peckham Hill Street					✓
					17-36 Wentworth Crescent,Peckham Hill Street					✓
					1-99 Leontine Close,Peckham Hill Street					✓
			22-103 Neville Close,Peckham Hill Street					✓		
			37-62 Wentworth Crescent,Peckham Hill Street					✓		
			43-48 Wilmot Close,Peckham Hill Street					✓		
			49-54 Wilmot Close,Peckham Hill Street					✓		
			55-60 Wilmot Close,Peckham Hill Street					✓		
			61-66 Wilmot Close,Peckham Hill Street					✓		
			67-72 Wilmot Close,Peckham Hill Street					✓		
			Houses - LEONTINE CLOSE					✓		
			Houses - NEVILLE CLOSE					✓		
		Camden North Site - Phase 2B	Flats 1-12, 31 Moody Road,Moody Road			✓				
			Houses - COMMERCIAL WAY			✓				
			Houses - MOODY ROAD			✓				
		Camden Site - Phase 3B	60,60A Commercial Way			✓				
			Flats 1-6,13 Kelly Avenue Kelly Ave			✓				
			Flats 1-6,15 Kelly Avenue Kelly Ave			✓				
			Flats 1-9,1 Kelly Avenue Kelly Aven			✓				
			Houses - CATOR STREET			✓				
			Houses - COMMERCIAL WAY			✓				
			Houses - KELLY AVENUE 17 - 23 (OD)			✓				
			Houses - KELLY AVENUE 5-11			✓				
			Houses - WHISTLER MEWS			✓				
		Camden Site - Phase 4B	33-37 Kelly Avenue			✓				
			39 & Flats 1-9,41 Kelly Ave Kelly A,1-3 Gatony Street			✓				

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10				
Area 3	Peckham	Camden Site - Phase 4B	Houses - BEATON CLOSE		✓								
			Houses - CORBDEN CLOSE		✓								
			Houses - GATONBY STREET		✓								
			Houses - KELLY AVENUE & GATONBY STREET		✓								
			Houses - LISFORD STREET		✓								
			Houses - SUMNER ROAD		✓								
			Houses - WATTS STREET		✓								
			Camden South Site - Phase 2B	Flats 1-11, 87 Peckham Road, Peckham Road		✓							
				Flats 1-8, 15 Crane Street, Crane Street		✓							
				Flats 1-8, 18 Charles Coveney Road, Charles Coveney Road		✓							
				Houses - CHARLES COVENEY ROAD 4 - 16 (EV)		✓							
				Houses - CRANE STREET 1 - 13 (OD)		✓							
				Houses - CRANE STREET 2 - 24 (EV)		✓							
		Houses - MOODY ROAD			✓								
		Houses - WODEHOUSE AVENUE			✓								
		Carlton Grove		6-76 Carlton Grove				✓					
				78-148 Carlton Grove				✓					
		Caroline Gardens	Houses - CAROLINE GARDENS								✓		
			Cator Street	15-29 Cator Street, Cator Street						✓			
				31-41 Cator Street, Cator Street						✓			
		Colegrove Road	Houses - COLEGROVE ROAD		✓								
			Colegrove/Radnor Estate	Houses - FREDIA CORBETT CLOSE		✓							
				Houses - RADNOR ROAD		✓							
				Houses - SISTER LABELS WAY		✓							
		Davey Street	1-35 Davey Street, Davey Street							✓			
			Friary Estate	1-10 Battle House, Haymerle Road					✓				
		1-10 Caversham House, Haymerle Road						✓					
		1-103 Northfield House, Peckham Park Road						✓					
		11-20 Battle House, Haymerle Road						✓					
		11-20 Caversham House, Haymerle Road						✓					
		1-19, 13 Bridgnorth, Peckham Park Road						✓					
		1-19, 9A Exeter House, Friary Road						✓					
		1-20 Furley House, Peckham Park Road						✓					
		1-24 Denstone House, Latona Road						✓					
		1-25 Ely House, Green Hundred Road						✓					
		1-25 Gisburn House, Green Hundred Road						✓					
		1-25 Haymerle House, Peckham Park Road						✓					
		1-30 Applegarth Hse, Bird In Bush Road						✓					
		1-30 Deerhurst House, Haymerle Road						✓					
		1-30 Lynn House, Green Hundred Road						✓					
		1-30 Millbrook House, Peckham Park Road						✓					
		1-35 Greystoke House, Frensham Street						✓					
		1-38, 9A Reading House, Green Hundred Road						✓					
		1-40 Lewes House, Green Hundred Road						✓					
		1-45 Grantham House, Green Hundred Road						✓					
		1-46, 7A Aylesbury House, Friary Road						✓					
		16-23 Breamore House, Friary Road						✓					
		1-7 Breamore House, Friary Road						✓					
		1-72 Ednam House, Latona Road						✓					
		17-23 Royston House, Green Hundred Road						✓					
		1-75 Cardiff House, Peckham Park Road						✓					
		1-8 Royston House, Green Hundred Road						✓					
		1-8 Stansgate House, Bird In Bush Road						✓					
		1-8 Tortington House, Bird In Bush Road						✓					
		21-30 Caversham House, Haymerle Road						✓					
		8-15 Breamore House, Friary Road						✓					
		9-16 Royston House, Green Hundred Road						✓					
		9-16 Stansgate House, Bird In Bush Road						✓					
		9-16 Tortington House, Bird In Bush Road						✓					
					Houses - HAYMERLE ROAD					✓			
		Friary Road		69-73A Friary Road, Friary Road							✓		
				Harry Lamborn House, 9 Gervase Street							✓		
		Gervase Street		Gloucester Grove - Phase 3C	68,72, Flats 1-12 70 St Georges Way, 2, 4 Dragon Road			✓					
					74,78, Flats 1-12 76 St Georges Way, 6,8 Dragon Rd			✓					
					90,86, Flat 1-12 88 St Georges Way S, 14,16 Dragon Rd			✓					
					96,92 Flats 1-12 94 St Georges Way, 18,20 Dragon Rd			✓					
					Houses - DRAGON ROAD			✓					
					Houses - GANDOLFI ROAD			✓					
					Houses - ST GEORGES WAY/DRAGON RD			✓					
					Gloucester Grove Estate	1-118 Wickway Court, Cator Street							
			1-18 Downend Court, Bibury Close										✓
			1-24 Willsbridge Court, Bibury Close										✓
		1-30 Westonbirt Court, Ebley Close									✓		
		1-32 Quenington Court, Ebley Close									✓		
		1-36 Cam Court, Bibury Close									✓		
		1-36 Quedgeley Court, Ebley Close									✓		
		1-88 Andoversford Court, Bibury Close									✓		
		3-17 Newent Close, Coleman Road									✓		
		6,18,30 Cam Court, St Georges Way									✓		
		Houses - NEWENT CLOSE									✓		
		Karen Court	Karen Court, Peckham Hill Street			✓							
			Ledbury Estate	1-12 Windpoint Drive, Windpoint Drive								✓	
		1-20 Credenhill House, Ledbury Street									✓		
		1-28 Pencraig Way, Pencraig Way									✓		
		13-30 Windpoint Drive, Windpoint Drive									✓		
		1-56 Bromyard House, Commercial Way									✓		
		1-56 Peterchurch House, Commercial Way									✓		
		1-56 Sarnsfield House, Pencraig Way									✓		
		1-56 Skenfrith House, Commercial Way									✓		
		2-32 Naylor Road, Naylor Road								✓			
		268A-276C Commercial Way, Commercial Way								✓			
		29-75 Ethnard Road, Ethnard Road								✓			
		60-82 Bird In Bush Road, Bird In Bush Road								✓			
		8-23 Hoyland Close, Hoyland Close								✓			
		Houses - HOYLAND CLOSE								✓			
Lindley Estate	10-27 Collinson House, Peckham Park Road							✓					
	1-12 Lympstone Gardens, Bird In Bush Road							✓					
	1-24 Budleigh House, Friary Road							✓					
	13-32 Lympstone Gardens, Bird In Bush Road						✓						
	1-51 Sidmouth House, Commercial Way						✓						
	157-177 Commercial Way, Commercial Way						✓						
	17-24 Lindley House, Peckham Park Road						✓						
	17-24 Rudbeck House, Radnor Road						✓						
	1-8 Henslow House, Peckham Park Road						✓						
	1-8 Lindley House, Peckham Park Road						✓						
	1-8 Rudbeck House, Radnor Road						✓						
	1-9 Collinson House, Peckham Park Road						✓						
	25-32 Lindley House, Peckham Park Road						✓						
	25-32 Rudbeck House, Radnor Road						✓						
	33-48 Lympstone Gardens, Bird In Bush Road						✓						
	48-58 Bird In Bush Road, Bird In Bush Road						✓						
	49-84 Lympstone Gardens, Bird In Bush Road						✓						
	9-16 Henslow House, Peckham Park Road						✓						
	9-16 Lindley House, Peckham Park Road						✓						
	9-16 Rudbeck House, Radnor Road						✓						
Meeting House Lane	18-22 Meeting House Lane, Meeting House Lane		✓										
Naylor Road	60-70 Naylor Road, Naylor Road							✓					
	73-83 Naylor Road, Naylor Road							✓					

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10		
Area 3	Peckham	Naylor Road	85-91A Naylor Road,Naylor Road						✓		
			86-92 Naylor Road,Naylor Road						✓		
			North Peckham Estate	1-10 Oak Court,Sumner Road						✓	
			1-11 Shannon Court,Garnies Close						✓		
			1-12 Garnies Close,Sumner Road						✓		
			11-35 Oak Court,Sumner Road						✓		
			1-15 Thames Court,Daniel Gardens						✓		
			1-17 Pear Court,East Surrey Court						✓		
			1-18 Alder House,Alder Close						✓		
			1-18 Danube Court,Daniel Gardens						✓		
			1-25 Rowan Court,Garnies Close						✓		
			13-24 Garnies Close,Sumner Road						✓		
			1-36 Pentridge Street,Pentridge Street						✓		
			1-38 Cronin Street,Cronin Street						✓		
			1-42 Quarley Way,Hordle Promenade South,(Demolished)						✓		
			1-6 Amstel Court,Garnies Close						✓		
			16-33 Thames Court,Daniel Gardens						✓		
			17-31 Blackthorne Court,Cator Street						✓		
			1-8 Blackthorne Court,Cator Street						✓		
			1-8 Indus Court,Garnies Close						✓		
			1-8 Palm Court,Garnies Close						✓		
			18-38 East Surrey Grove,East Surrey Grove						✓		
			19-30 Danube Court,Daniel Gardens						✓		
			25-36 Garnies Close,Sumner Road						✓		
			26-49 Rowan Court,Garnies Close						✓		
			34-53 Thames Court,Daniel Gardens						✓		
			37-42 Garnies Close,Sumner Road						✓		
			37-67 Pentridge Street,Pentridge Street						✓		
			39-62 Cronin Street,Cronin Street						✓		
			39-68 East Surrey Grove,East Surrey Grove						✓		
			43-54 Garnies Close,Sumner Road						✓		
			55-60 Garnies Close,Sumner Road						✓		
			63-88 Cronin Street,Cronin Street						✓		
			7-17 Amstel Court,Garnies Close						✓		
		89-126 Cronin Street,Cronin Street						✓			
		9-16 Blackthorne Court,Cator Street						✓			
		9-33 Palm Court,Garnies Close						✓			
					Houses - SAMUEL STREET						✓
				North Peckham Site - Phase 4C	1 Dorton Close Flts 1-5, 56 Chand 1,Blakes Road		✓				
					8 Dorton Close Flts 1-5, 58 Chand 8,Blakes Road		✓				
					Houses - BLAKES ROAD		✓				
					Houses - CHANDLER WAY (42-54) EVENS		✓				
					Houses - DORTON CLOSE 2-7		✓				
				North Peckham Site- Phase 5B	Houses - CHANDLER WAY (60-66) EVENS		✓				
					Houses - CHANDLER WAY (75-103) ODDS		✓				
					Houses - PENTRIDGE STREET (79-101) ODDS		✓				
				North Peckham Site Phase 6B	Houses - BLAKES ROAD		✓				
					Houses - POTTER CLOSE		✓				
				North Peckham Site Phase 6E	38-46 Tower Mill Road,Tower Mill Road		✓				
					Houses - COMFORT STREET 1,3,5,7,9 & 11		✓				
					Houses - PEARSE STREET 4-12 (EVEN)		✓				
					Houses - TOWER MILL ROAD 48-52 (EVEN)		✓				
					Houses - TOWER MILL ROAD 28-36 (EVEN)		✓				
					Houses - TOWER MILL ROAD 58-62 (EVEN)		✓				
					Houses - TOWER MILL ROAD 64-72 (EVEN)		✓				
					Houses - WATLING STREET 4-10 (EVEN)		✓				
				Oliver Goldsmith Estate	1-11 Primrose House,Peckham Hill Street	✓					
					1-12 Jarvis House,Goldsmith Road	✓					
					1-21 Wakefield House,Peckham Hill Street					✓	
					12-22 Primrose House,Peckham Hill Street	✓					
					1-24 Dunstall House,Peckham High Street	✓					
					1-24 Hardcastle House,Marmont Road	✓					
					1-24 Richland House,Marmont Road					✓	
					1-25 Honeywood House,Goldsmith Road					✓	
					1-27 Bunbury House,Leontine Close					✓	
					13-24 Jarvis House,Goldsmith Road	✓					
					1-39 Angelina House,Goldsmith Road	✓					
					1-66 Edwin House,Bells Garden Road	✓					
					22-37 Wakefield House,Peckham Hill Street					✓	
					25-35 Jarvis House,Goldsmith Road					✓	
					38-46 Wakefield House,Peckham Hill Street					✓	
					47-54 Wakefield House,Peckham Hill Street					✓	
					55-70 Wakefield House,Peckham Hill Street	✓					
					71-91 Wakefield House,Peckham Hill Street	✓					
				Pennack Road Estate	1-3 Willowbrook Road,Willowbrook Road						✓
					1-35 Pennack Road,Pennack Road						✓
					2-26 Pennack Road,Pennack Road						✓
					28-46 Pennack Road,Pennack Road						✓
					37-75 Pennack Road,Pennack Road						✓
					77-133 Pennack Road,Pennack Road						✓
				Rosemary Gdns Site - Phase 1B	Flats 1-8, 1 Lidgate Road,Lidgate Road		✓				
					Flats 1-8, 243 Southampton Way,Southampton Way		✓				
					Houses - BRANCH STREET		✓				
					Houses - CHANDLER WAY (2-14) EVENS		✓				
					Houses - LIDGATE ROAD		✓				
					Houses - SOUTHAMPTON WAY		✓				
				Springall Street	2A,2B Springall Street,Springall Street		✓				
				Studholme Street	1-6 Holme House,Studholme Street						✓
				Sumner Rd Site - Phase 1A	Houses - JOCELYN STREET		✓				
					Houses - LISFORD STREET		✓				
					Houses - PIONEER STREET		✓				
					Houses - SUMNER ROAD		✓				
				Sumner Road	20-30 Sumner Road,Sumner Road		✓				
				Sumner Road Site - Phase 2A	Flats 1-6, 236 Sumner Road,Sumner Road		✓				
					Flats 1-8, 198 Sumner Road,Sumner Road		✓				
					Flats 1-9, 258 Sumner Road,Sumner Road		✓				
					Houses - COMMERCIAL WAY		✓				
					Houses - HASLAM STREET		✓				
					Houses - STOPES STREET		✓				
					Houses - SUMNER ROAD 200 - 208		✓				
			Houses - SUMNER ROAD 238 - 256		✓						
		Unwin Estate	1-28 Unwin Close,Unwin Close						✓		
			2-20 & 22-92 Latona Road,Latona Road						✓		
			59-177 Glengall Road,Glengall Road						✓		
			65-83 Haymerle Road,Haymerle Road						✓		
		Willowbrook Estate	1-20 Shurland Gardens,Shurland Gardens						✓		
			1-24 Boathouse Walk,Boathouse Walk						✓		
			1-24 Carisbrooke Gardens,Carisbrooke Gardens						✓		
			21-44 Shurland Gardens,Shurland Gardens						✓		
			25-46 Carisbrooke Gardens,Carisbrooke Gardens						✓		
			45-68 Shurland Gardens,Shurland Gardens						✓		
			47-74 Carisbrooke Gardens,Carisbrooke Gardens						✓		
			69-82 Shurland Gardens,Shurland Gardens						✓		
Area 4	Dulwich	Carterscroft	1-6 Carterscroft,Red Post Hill	✓							
		Cassinghurst	1-15 Cassinghurst,Sunray Avenue					✓			
		College Road Estate	1-11 Princess Court,College Road						✓		
			1-34 Crystal Court,College Road						✓		
		Countisbury House	1-42 Countisbury House,Crescent Wood Road						✓		

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10
Area 4	Dulwich	Court Lane	Houses - COURT LANE					✓	
		Crawthow Grove	45-55 Crawthow Grove,Crawthow Grove					✓	
		Croxted Road Estate	10-12 Coppedhall,Croxted Road						✓
			1-12 Shackleton Court,Croxted Road						✓
			1-24 Glazebrook Close,Croxted Road						✓
			1-8 Weldon Court,Croxted Road						✓
			25-48 Glazebrook Close,Croxted Road						✓
			58-89 Glazebrook Close,Croxted Road						✓
			7-11,24-27,45,54,55 Kennoldes,Croxted Road						✓
			Houses - COPPEDHALL						✓
			Houses - GLAZEBROOK CLOSE						✓
			Houses - KENNOLDES						✓
		Crystal Palace Road	146-172 Crystal Palace Road					✓	
		Delawyk Crescent	Houses - Delawyk Crescent					✓	
		East Dulwich Grove	Houses - ARNHEM WAY		✓				
			Houses - DELFT WAY		✓				
			Houses - DEVENTER CRESCENT		✓				
			Houses - EAST DULWICH GROVE		✓				
			Houses - HILVERSUM CRESCENT		✓				
			Houses - ISEL WAY		✓				
			Houses - KEMPIS WAY		✓				
			Houses - NIMEGAN WAY		✓				
			Houses - STEEN WAY		✓				
			Houses - TERBORCH WAY		✓				
			Houses - VELDE WAY		✓				
		Elmwood Road	76-86 Elmwood Road,Elmwood Road					✓	
			88-108 Elmwood Road,Elmwood Road					✓	
		Friern Estate	2-26 Norcroft Gardens					✓	
			247-293 Friern Road,Friern Road					✓	
			295-341 Friern Road,Friern Road					✓	
			343-389 Friern Road,Friern Road					✓	
			391-437 Friern Road,Friern Road					✓	
			Houses - ETHEROW STREET					✓	
			Houses - FRIERN ROAD					✓	
			Houses - NORCROFT GARDENS					✓	
			Houses - RYCOTT PATH					✓	
		Gillies Court	1-24 Gillies Court,Stafford Road					✓	
		Greendale Close	Houses - GREENDALE CLOSE		✓				
		Halliwell Court	1-30 Halliwell Court,Barry Road					✓	
		Herne Hill Estate	1-16 Pynnersmead,Herne Hill					✓	
			1-24 Denesmead,Herne Hill					✓	
		Hillsboro Road	Houses - HILLSBORO ROAD		✓				
		Kingswood Estate	106-120 Bowen Drive,Bowen Drive			✓			
			1-15 Lyall Avenue,Lyall Avenue			✓			
			1-15 Parnall House,Bowen Drive			✓			
			1-15 Pierson House,Bowen Drive			✓			
			1-15 Ransford House,Seeley Drive			✓			
			1-16 Dashwood House,Lyall Avenue			✓			
			1-16 Garraway House,Lyall Avenue			✓			
			1-16 Hovenden House,Bowen Drive			✓			
			1-16 Huntley House,Seeley Drive			✓			
			1-20 Carmichael House,Seeley Drive			✓			
			1-20 Dowell House,Lyall Avenue			✓			
			1-24 Barker House,Bowen Drive			✓			
			1-24 Bradlord House,Bowen Drive			✓			
			1-24 Broderick House,Bowen Drive			✓			
			1-24 Mellor House,Bowen Drive			✓			
			1-24 Michaelson House,Bowen Drive			✓			
			124-138 Bowen Drive,Bowen Drive			✓			
			1-25 Oldham House,Bowen Drive			✓			
			1-25 Roper House,Bowen Drive			✓			
			1-25 Roundell House,Seeley Drive			✓			
			1-25 Sawyer House,Seeley Drive			✓			
			1-28 Atwood House,Bowen Drive			✓			
			1-28 Holberry House,Bowen Drive			✓			
			1-28 Kinsey House,Bowen Drive			✓			
			1-30 Markham House,Bowen Drive			✓			
			1-30 Telfer House,Seeley Drive			✓			
			1-32 Beresford House,Bowen Drive			✓			
			1-32 Buchanan House,Lyall Avenue			✓			
			1-40 Julian House,Lyall Avenue			✓			
			16-17C Seeley Drive,Seeley Drive			✓			
			1-8 Blackstone House,Bowen Drive			✓			
			21-26 Seeley Drive			✓			
			27-29 Seeley Drive,Seeley Drive			✓			
			42-44 Seeley Drive,Seeley Drive			✓			
			45-50 Seeley Drive,Seeley Drive			✓			
			70-100 Bowen Drive,Bowen Drive			✓			
			Houses - BOWEN DRIVE			✓			
			Houses - KINGSWOOD DRIVE			✓			
			Houses - LYALL AVENUE			✓			
			Houses - SEELEY DRIVE			✓			
		Lordship Lane	524 Lordship Lane,Lordship Lane					✓	
		Lordship Lane Esta	1-14 Maxwell Court,Lordship Lane					✓	
			1-14 Mcleod Court,Lordship Lane					✓	
			1-24 Campbell Court,Lordship Lane					✓	
			1-24 Glennie Court,Lordship Lane					✓	
			1-28 Byron Court,Lordship Lane					✓	
			15-34 Maxwell Court,Lordship Lane					✓	
			2-22 Bew Court,Lordship Lane					✓	
			23-42 Bew Court,Lordship Lane					✓	
			25-48 Campbell Court,Lordship Lane					✓	
			43-62 Bew Court,Lordship Lane					✓	
			49-72 Campbell Court,Lordship Lane					✓	
		Lytcott Grove Esta	104A-F Melbourne Grove,Melbourne Grove					✓	
			106-120 Melbourne Grove,Melbourne Grove					✓	
			1-15 Lytcott Grove,Lytcott Grove					✓	
			122-136 Melbourne Grove,Melbourne Grove					✓	
			14-24 Lytcott Grove,Lytcott Grove					✓	
			17-31 Lytcott Grove,Lytcott Grove					✓	
			18-34 Playfield Crescent,Playfield Crescent					✓	
			2-12 Lytcott Grove,Lytcott Grove					✓	
		Melford Court	1-8 Melford Court,Melford Road					✓	
			27-34 Melford Court,Melford Road					✓	
			35-42 Melford Court,Melford Road					✓	
			43-50 Melford Court,Melford Road					✓	
			9-26 Melford Court,Melford Road					✓	
		St Davids Mansions	1-8 St Davids Mansions,Dunstons Road	✓					
		Sunray Estate	38-84 Casino Avenue,Casino Avenue					✓	
			81-111 Sunray Avenue,Sunray Avenue					✓	
			Houses - CASINO AVENUE					✓	
			Houses - HERNE HILL					✓	
			Houses - RED POST HILL					✓	
			Houses - SUNRAY AVENUE					✓	
		Sydenham Hill Estate	1-10 Dunton Court,Sydenham Hill					✓	
			1-11 Thetford Court,Sydenham Hill					✓	
			11-20 Dunton Court,Sydenham Hill					✓	
			1-15 Attleborough Court,Sydenham Hill					✓	

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10	
Area 4	Dulwich	Sydenham Hill Estate	1-16 Northcrofts, Sydenham Hill					✓		
			13-21 Bromleigh Court, Sydenham Hill					✓		
			1-6 Bromleigh Court, Sydenham Hill					✓		
			1-6 Parfew Court, Sydenham Hill					✓		
			16-25 Attleborough Court, Sydenham Hill					✓		
			17-32 Northcrofts, Sydenham Hill					✓		
			22-29 Bromleigh Court, Sydenham Hill					✓		
			26-40 Attleborough Court, Sydenham Hill					✓		
			30-36 Bromleigh Court, Sydenham Hill					✓		
			33-48 Northcrofts, Sydenham Hill					✓		
			37-42 Bromleigh Court, Sydenham Hill					✓		
			41-57 Attleborough Court, Sydenham Hill					✓		
			49-51 Northcrofts, Sydenham Hill					✓		
			7-12 Bromleigh Court, Sydenham Hill					✓		
			Houses - NORTHCROFTS					✓		
			Houses - SYDENHAM HILL					✓		
			Woodland Road Estate							✓
										✓
	Nunhead & Peckham Rye	York House	1-5 York House, Bassano Street			✓				
		Adys Road	1-11 Adys Road, Adys Road			✓				
		Arnold Dobson House	1-6 Arnold Dobson House, St Marys Road				✓			
		Atwell Estate	Houses - ALMOND CLOSE				✓			
			Houses - BIRCH CLOSE				✓			
			Houses - COPELAND ROAD				✓			
			Houses - HAZEL CLOSE				✓			
			Houses - PARKSTONE ROAD				✓			
		Barslet Estate	118-122 Buchan Road, Buchan Road					✓		
			142-146 Kimberley Avenue, Kimberley Avenue					✓		
		175-179 Linden Grove, Linden Grove					✓			
		19-63 Barslet Road, Barslet Road					✓			
		4-7 Salisbury Terrace, Salisbury Terrace					✓			
		65-123 Barslet Road Shu, Barslet Road					✓			
		97-105 Gibbon Road, Gibbon Road					✓			
		Houses - BARSET ROAD					✓			
		Houses - BUCHAN ROAD					✓			
		Houses - GIBBON ROAD					✓			
		Houses - HOWBURY ROAD					✓			
		Houses - KIMBERLEY AVENUE					✓			
		Houses - LINDEN GROVE					✓			
		Houses - SALISBURY TERRACE					✓			
		Houses - TAPPESFIELD ROAD					✓			
	Barton Close	1-12 Barton Close, Kirkwood Road					✓			
		13-20 Barton Close, Kirkwood Road					✓			
		21-39 Barton Close, Kirkwood Road					✓			
		Houses - BARTON CLOSE					✓			
	Brayards Estate	1-27 Ryegates, Caulfield Road	✓							
		1-27 Walkynscroft, Firbank Road	✓							
		Houses - CAULFIELD ROAD	✓							
		Houses - HATHORNE CLOSE	✓							
		Houses - HOLLYDALE ROAD	✓							
	Brayards Road	75-81A Brayards Road, Brayards Road					✓			
	Brenchley Gardens	113-144 Brenchley Gardens, Brenchley Gardens					✓			
		161-191 Brenchley Gardens, Brenchley Gardens					✓			
		17-47 Brenchley Gardens, Brenchley Gardens					✓			
		65-95 Brenchley Gardens, Brenchley Gardens					✓			
		Houses - BRENCHLEY GARDENS					✓			
	Brimmington Estate	104-114 Bath Close, Asylum Road						✓		
		116-126 Bath Close, Asylum Road						✓		
		117-147 Asylum Road, Asylum Road						✓		
		1-18 Staveley Close, Asylum Road						✓		
		121-126 Staveley Close, Asylum Road						✓		
		1-24 Laburnum Close, Clifton Way						✓		
		1-24 Roman Way, Culmore Road						✓		
		127-132 Staveley Close, Asylum Road						✓		
		128-138 Bath Close, Asylum Road						✓		
		133-138 Staveley Close, Asylum Road						✓		
		139-144 Staveley Close, Asylum Road						✓		
		140-150 Bath Close, Asylum Road						✓		
		145-150 Staveley Close, Asylum Road						✓		
		1-46 Drovers Place						✓		
		152-162 Bath Close, Asylum Road						✓		
		1-59 Bath Close, Asylum Road						✓		
		19-24 Staveley Close, Asylum Road						✓		
		22-32 Clifton Way, Clifton Way						✓		
		25-30 Staveley Close, Asylum Road						✓		
		25-51 Laburnum Close, Clifton Way						✓		
		2-60 Bath Close, Asylum Road						✓		
		31-36 Staveley Close, Asylum Road						✓		
		37-42 Staveley Close, Asylum Road						✓		
		43-48 Staveley Close, Asylum Road						✓		
		49-54 Staveley Close, Asylum Road						✓		
		55-60 Staveley Close, Asylum Road						✓		
		61-66 Staveley Close, Asylum Road						✓		
		67-101 Bath Close, Asylum Road						✓		
		67-72 Staveley Close, Asylum Road						✓		
		73-78 Staveley Close, Asylum Road						✓		
		79-84 Staveley Close, Asylum Road						✓		
		80-90 Bath Close, Asylum Road						✓		
		85-90 Staveley Close, Asylum Road						✓		
		91-96 Staveley Close, Asylum Road						✓		
		97-102 Staveley Close, Asylum Road						✓		
		Houses - BATH CLOSE						✓		
		Houses - BLANCH CLOSE						✓		
		Houses - CLIFTON CRESCENT						✓		
		Houses - CLIFTON WAY						✓		
		Houses - CULMORE ROAD						✓		
		Houses - DROVERS PLACE						✓		
		Blanch Close, 1-33 Asylum Road						✓		
	Brookstone Court	1-65 Brookstone Court, Peckham Rye	✓							
	Clifton Crescent	1-8 Clifton Crescent, Clifton Crescent						✓		
		20-27 Clifton Crescent, Clifton Crescent						✓		
		28-34 Clifton Crescent, Clifton Crescent						✓		
		43-50 Clifton Crescent, Clifton Crescent						✓		
		Houses - CLIFTON CRESCENT						✓		
	Clifton Estate	1-14 Yarnfield Square, Clayton Road					✓			
		1-28 Carnicot House, Consort Road					✓			
		1-30 Winford Court, Clayton Road					✓			
		1-39 Lambrook House, Peckham High Street					✓			
		1-40 Martock Court, Clayton Road					✓			
		15-46 Yarnfield Square, Clayton Road					✓			
		1-76 Witcombe Point, Clayton Road					✓			
		4-64 Consort Road, Consort Road					✓			
		Houses - PORTBURY CLOSE					✓			
	Consort Estate	1-10 Vivian Square, Scylla Road						✓		
		1-15 Manaton Close, Consort Road						✓		
		1-203 Wivenhoe Close, Heaton Road						✓		
		1-25 Galatea Square, Scylla Road						✓		
		1-26 Huguenot Square, Scylla Road						✓		

**Appendix 1a - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Area**

Contract Area	Area	Estate	Block	Yr 1	Yr 2	Yr 3	Yrs 4-5	Yrs 6-7	Yrs 8-10			
Area 4	Nunhead & Peckham Rye	Consort Estate	14-29 Vivian Square, Scylla Road						✓			
			17-67 Scylla Road, Scylla Road						✓			
			2-122 Manaton Close, Consort Road							✓		
			2-52, 72-100 Wivenhoe Close, Heaton Road							✓		
			30-68 Galatea Square, Scylla Road							✓		
			31-45 Philip Walk, Philip Walk							✓		
			54-70 Wivenhoe Close, Heaton Road							✓		
			Houses - GALATEA SQUARE							✓		
			Houses - HEATON ROAD							✓		
			Houses - HUGUENOT SQUARE							✓		
			Houses - MANATON CLOSE							✓		
			Houses - PHILIP WALK							✓		
			Houses - VIVIAN SQUARE							✓		
			Houses - WIVENHOE CLOSE							✓		
			Wivenhoe Close, 102-128 Heaton Road								✓	
			Consort Road			199-213 Consort Road, Consort Road						✓
						98-102A Consort Road, Consort Road						✓
						Houses - COPELAND ROAD	✓					
						Copeland Road						
						Copleston Road						✓
						Cossall Estate						
						109 Cossall Walk, Cossall Walk						✓
						1-108 Cossall Walk, Cossall Walk						✓
						1-12 Mortlock Close, Mortlock Close						✓
						1-22 Sunwell Close, Sunwell Close						✓
						1-23, Gordon Road, Gordon Road						✓
						13-19 Mortlock Close, Mortlock Close						✓
						1-9 Hooks Close, Gordon Road						✓
						20-22 Mortlock Close, Mortlock Close						✓
						23-31 Mortlock Close, Mortlock Close						✓
						23-39 Sunwell Close, Sunwell Close						✓
						2-42 Burchell Road, Burchell Road						✓
						31-35 Hooks Close, Woods Road						✓
						32-40 Mortlock Close, Mortlock Close						✓
						36-44 Hooks Close, Woods Road						✓
						41-44 Mortlock Close, Mortlock Close						✓
						42-52 Woods Road, Woods Road						✓
						45-59 Hooks Close, Woods Road						✓
						6-22 Woods Road, Woods Road						✓
						90 Queens Road, Queens Road						✓
						Houses - GORDON ROAD						✓
						Houses - HARDERS ROAD						✓
						Houses - HOOKS CLOSE						✓
						Houses - WOODS ROAD						✓
						Hooks Close, 10-30 Woods Road						✓
						Daniels Road						
						114-144 Daniels Road, Daniels Road						✓
						74-80 Daniels Road, Daniels Road						✓
						82-112 Daniels Road, Daniels Road						✓
						Dovedale Road						
						3A, 3B Dovedale Road, Dovedale Road	✓					
						East Dulwich Road						
						1-12 Gatefield Court, Kinsale Road						✓
						1-12 Warburton Court, East Dulwich Road						✓
						1-30 Strickland Court, Fenwick Road						✓
						1-6 Eglington Court, East Dulwich Road						✓
						9A-9F East Dulwich Road, East Dulwich Road						✓
						Evelina Road						
						111A-111C Evelina Road, Evelina Road						✓
						58-72 Evelina Road, Evelina Road						✓
						Fenwick Road						
						55-65 Fenwick Road, Fenwick Road						✓
						61 Fenwick Road, Fenwick Road						✓
						63 Fenwick Road, Fenwick Road						✓
						67-77 Fenwick Road, Fenwick Road						✓
						69 Fenwick Road, Fenwick Road						✓
						71 Fenwick Road, Fenwick Road						✓
						75 Fenwick Road, Fenwick Road						✓
						77 Fenwick Road, Fenwick Road						✓
						Gautrey Road						
						2 Gautrey Road, Gautrey Road						✓
						44-54 Gautrey Road, Gautrey Road						✓
						Gowlett Road						
						47-55 Gowlett Road, Gowlett Road						✓
						Hanover Park						
						30-36 Hanover Park, Hanover Park						✓
						40A-40F Hanover Park, Hanover Park						✓
						Hawkslade Road						
						19-29 Hawkslade Road, Hawkslade Road	✓					
						31-41 Hawkslade Road, Hawkslade Road	✓					
						Heaton House						
						1, 34 Heaton House, Heaton Road						✓
						10-17 Heaton House, Heaton Road						✓
						18-25 Heaton House, Heaton Road						✓
						26-33 Heaton House, Heaton Road						✓
						2-9 Heaton House, Heaton Road						✓
						Hollydale Road						
						164-174 Hollydale Road, Hollydale Road						✓
						Honiton Gardens						
						Houses - HONITON GARDENS	✓					
						Honor Oak Rise						
						25-79 Honor Oak Rise, Honor Oak Rise						✓
						Juniper House						
						1-75 Juniper House, Pomeroy Street						✓
						Kirkwood Road						
			86A-86D, 88A-88D Kirkwood Road, Kirkwood Road						✓			
			Limes Walk									
			Houses - LIMES WALK						✓			
			Linden Grove									
			105-119 Linden Grove, Linden Grove						✓			
			Linden Grove Development									
			Flats 1-17, 18 Chabot Drive						✓			
			Flats 1-17, 5 Candle Grove						✓			
			Houses - BRACKLEY AVENUE (3-7)						✓			
			Houses - CANDLE GROVE (1-3)						✓			
			Houses - CHABOT DRIVE (7-11)						✓			
			Linden Grove Estat									
			1-12 Basswood Close, Linden Grove						✓			
			1-12 Citron Terrace, Linden Grove						✓			
			Lugard Road									
			30-52 Lugard Road, Lugard Road						✓			
			45-55 Lugard Road, Lugard Road						✓			
			Magdalene Close									
			1-48 Magdalene Close, Pilkington Road						✓			
			Maxden Court									
			1-21 Maxden Court, Maxted Road						✓			
			Moncrieff Estate									
			1-12 Robert Keen Close, Cicely Road						✓			
			Houses - CICELY ROAD						✓			
			Houses - HANOVER PARK						✓			
			Houses - ROBERT KEEN CLOSE						✓			
			Houses - WILLIAM MARGRIE CLOSE						✓			
			Monteagle Way									
			1-16 Monteagle Way, Consort Road						✓			
			17-28 Monteagle Way, Consort Road						✓			
			29-34 Monteagle Way, Consort Road						✓			
			Mundania Road									
			11-19 Mundania Road, Mundania Road						✓			
			27-31 Mundania Road, Mundania Road						✓			
			5-9 Mundania Road, Mundania Road						✓			
			New James Street Estate									
			1-16 New James Court, Nunhead Lane						✓			
			60-82 Scylla Road, Scylla Road						✓			
			Houses - CONSORT ROAD						✓			
			Houses - NEW JAMES COURT						✓			
			Houses - NUNHEAD LANE						✓			
			Houses - OLD JAMES STREET						✓			
			Houses - SCYLLA ROAD						✓			
			Nunhead Estate									
			1-12 Goodwin House, Nunhead Crescent						✓			
			1-25 Lancefield House, Nunhead Lane						✓			
			1-27 Creed House, Nunhead Crescent						✓			
			1-36 Tilling House, Nunhead Crescent						✓			
			1-41 Glover House, Nunhead Lane						✓			
			Nunhead Green									
			10-20F Nunhead Green, Nunhead Green						✓			
			Oak Hill Court									
			1-25 Oak Hill Court, Honor Oak Park						✓			
			26 Oak Hill Court (The Lodge), Oak Hill Court						✓			

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yr 1	Area 1	Borough & Bankside	Bankside Edgar Development	103-110 Falcon Point,Hopton Street	✓
				1-10 Falcon Point,Hopton Street	✓
				11-20 Falcon Point,Hopton Street	✓
				21-30 Falcon Point,Hopton Street	✓
				31-42 Falcon Point,Hopton Street	✓
				43-56 Falcon Point,Hopton Street	✓
				57-72 Falcon Point,Hopton Street	✓
				73-84 Falcon Point,Hopton Street	✓
				85-94 Falcon Point,Hopton Street	✓
				95-102 Falcon Point,Hopton Street	✓
			Brook Drive	71-89(Od) Flats 1-38 Brook Drive,Brook Drive	✓
		Walworth	Amery House	1-58 Amery House,Kinglake Street	✓
			Barlow Estate	1-12 Tisdall House,Congreve Street	✓
				1-24 Ellery House,Beckway Street	✓
				1-29 Atkinson House,Congreve Street	✓
				1-39 Povey House,Congreve Street	✓
				1-63 Eugene Cotter House,Catesby Street	✓
			Brandon Estate	1-16 Dighton Court,John Ruskin Street	✓
				17-38 Dighton Court,John Ruskin Street	✓
				39-54 Dighton Court,John Ruskin Street	✓
			Comus House	1-32 Comus House,Congreve Street	✓
				33-49 Comus House,Congreve Street	✓
				50-70 Comus House,Congreve Street	✓
			Hampton House	Hampton House,1-8 Walworth Road	✓
	Area 2	Bermondsey	Dickens Estate	1-16 Trotwood House,Jamaica Road	✓
				2-44 Emba Street,Emba Street	✓
				53-72 Parkers Row,Parkers Row	✓
			Dickens Estate (Two Towers TMO)	1-83 Casby House,Jamaica Road	✓
				1-83 Lupin Point,Jamaica Road	✓
			Grange House	1-16 Grange House,The Grange	✓
				17-32 Grange House,The Grange	✓
			Hendre House	1-10 Hendre House,Hendre Road	✓
		Rotherhithe	Balman House	1-53 Balman House,Luxford Street	✓
			Blick House	1-38 Blick House,Neptune Street	✓
			Bonamy New Build	1-17 Edenbridge Close,Edenbridge Close	✓
				1-17 Gleneagles Close,Gleneagles Close	✓
				1-17 Kingsdown Close,Kingsdown Close	✓
				1-17 Muirfield Close,Muirfield Close	✓
				1-17 St Davids Close,St Davids Close	✓
				1-17 Turnberry Close	✓
				1-19 Galway Close,Galway Close	✓
				1-19 St Andrews Close,St Andrews Close	✓
				1-19 Sunningdale Close,Sunningdale Close	✓
				1-20 Birkdale Close,Birkdale Close	✓
				1-21 Belfry Close,Belfry Close	✓
				1-21 Troon Close,Troon Close	✓
				1-25 Holywell Close,Holywell Close	✓
				1-8 Tralee Court,Tralee Court	✓
				1-8 Woburn Court,Woburn Court	✓
				Houses - CREDON ROAD	✓
				Houses - RYDER DRIVE	✓
				Houses - TURNBERRY CLOSE	✓
			Silwood Estate	1-20 Oldfield Grove,Oldfield Grove	✓
				1-45 St Helena Road,St Helena Road	✓
				1-96 Addy House,Rotherhithe New Road	✓
				1-96 Brydale House,Rotherhithe New Road	✓
				46-75 St Helena Road,St Helena Road	✓
				76-91 St Helena Road,St Helena Road	✓
				92-99 St Helena Road,St Helena Road	✓
	Area 3	Camberwell	Champion Hill	31A-31H Champion Hill,Champion Hill	✓
			Elmington Estate - New Build	2-24, 34-42 (Even) Draycott Close,Draycott Close	✓
				26-32 (Even) Draycott Close,Draycott Close	✓
				6 & 8 (1-9) Benhill Road,Benhill Road	✓
				Houses - BENHILL ROAD	✓
				Houses - DRAYCOTT CLOSE	✓
			Spring Hill Close	Houses - SPRING HILL CLOSE	✓
				Spring Hill Close,5-13 Champion Hill	✓
		Peckham	Colegrove Road	Houses - COLEGROVE ROAD	✓
			Colegrove/Radnor Estate	Houses - FREDA CORBETT CLOSE	✓
				Houses - RADNOR ROAD	✓
				Houses - SISTER MABELS WAY	✓
			Karen Court	Karen Court,Peckham Hill Street	✓
			Meeting House Lane	18-22 Meeting House Lane,Meeting House Lane	✓
			Oliver Goldsmith Estate	1-11 Primrose House,Peckham Hill Street	✓
				1-12 Jarvis House,Goldsmith Road	✓
				12-22 Primrose House,Peckham Hill Street	✓
				1-24 Dunstall House,Peckham High Street	✓
				1-24 Hardcastle House,Marmont Road	✓
				13-24 Jarvis House,Goldsmith Road	✓
				1-39 Angelina House,Goldsmith Road	✓
				1-66 Edwin House,Bells Garden Road	✓
				55-70 Wakefield House,Peckham Hill Street	✓
				71-91 Wakefield House,Peckham Hill Street	✓
	Area 4	Dulwich	Carterscroft	1-6 Carterscroft,Red Post Hill	✓
			St Davids Mansions	1-8 St Davids Mansions,Dunstans Road	✓
		Nunhead & Peckham Rye	Brayards Estate	1-27 Ryegates,Caulfield Road	✓
				1-27 Walkynscroft,Firbank Road	✓
				Houses - CAULFIELD ROAD	✓
				Houses - HATHORNE CLOSE	✓
				Houses - HOLLYDALE ROAD	✓
			Brookstone Court	1-65 Brookstone Court,Peckham Rye	✓
			Copeland Road	Houses - COPELAND ROAD	✓
			Dovedale Road	3A,3B Dovedale Road,Dovedale Road	✓
			Hawkslade Road	19-29 Hawkslade Road,Hawkslade Road	✓
				31-41 Hawkslade Road,Hawkslade Road	✓
			Honiton Gardens	Houses - HONITON GARDENS	✓
			Stuart Road	31-41 Stuart Road,Stuart Road	✓
				Houses - STUART ROAD	✓
Yr 2	Area 1	Borough & Bankside	Lake House	1-10 Lake House,Scovell Road	✓
				11-20 Lake House,Scovell Road	✓
			Lefroy House	1-10 Lefroy House,Collinson Street	✓
				11-20 Lefroy House,Collinson Street	✓
			Ley House	1-10 Ley House,Scovell Road	✓
		Walworth	Elizabeth Estate	1-10 St Peters House,Queens Row	✓
				11-20 St Peters House,Queens Row	✓
				1-15 St Matthews House,Westmoreland Road	✓
				1-20 St Johns House,Lytham Street	✓
				1-20 St Marks House,Queens Row	✓
				1-20 St Stephens House,Westmoreland Road	✓
				16-29 St Matthews House,Westmoreland Road	✓
				1-9 Lady Margaret House,Queens Row	✓
				21-26 St Johns House,Lytham Street	✓
				21-26 St Marks House,Queens Row	✓
				21-26 St Stephens House,Westmoreland Road	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yr 2	Area 1	Walworth	Elizabeth Estate	21-30 St Peters House,Queens Row	✓
				31-40 St Peters House,Queens Row	✓
				41-50 St Peters House,Queens Row	✓
				51-60 St Peters House,Queens Row	✓
				Houses - LYTHAM STREET	✓
				Houses - PHELP STREET	✓
				Houses - SONDES STREET	✓
				Houses - WESTMORELAND ROAD	✓
	Area 2	Bermondsey	Coopers Road Estate	2-10 Mawbey Place,Mawbey Place	✓
				2-8 Fortune Place,Fortune Place	✓
				1-31 Fortune Place,Fortune Place	✓
			Eveline Lowe Estate	1-15 William Rushbrook House,Linsey Street	✓
				16-30 William Rushbrook House,Linsey Street	✓
				1-8 Helen Taylor House,Linsey Street	✓
				1-8 Robert Bell House,Rouel Road	✓
				1-8 Robert Jones House,Rouel Road	✓
				9-16 Helen Taylor House,Linsey Street	✓
				9-16 Robert Bell House,Rouel Road	✓
				9-16 Robert Jones House,Rouel Road	✓
			Fenner Close	10-27 Fenner Close,Layard Road	✓
				Houses - FENNER CLOSE	✓
			Manor Estate	1-36 Ramsfort House,Roseberry Street	✓
				1-36 Trappes House,Camilla Road	✓
				Houses - LYNTON ROAD	✓
				Houses - ROSEBERRY STREET	✓
		Rotherhithe	Canada Estate	1-18 Calgary Court,Neptune Street	✓
				1-18 Manitoba Court,Neptune Street	✓
				1-18 Niagara Court,Neptune Street	✓
				1-18 Scotia Court,Neptune Street	✓
				1-21 Edmonton Court,Neptune Street	✓
				1-80 Columbia Point,Neptune Street	✓
				1-80 Regina Point,Neptune Street	✓
			Haddonfield Estate	1-20 John Brent House,Bush Road	✓
				1-34 William Evans House,Bush Road	✓
				1-35 Albert Starr House,Bush Road	✓
	Area 3	Camberwell	Elmington New Development	10-18 Chiswell Street,Chiswell Street	✓
				17-23 Chiswell Street,Chiswell Street	✓
				6-13 Durfey Place,Durfey Place	✓
				75-83 Edmund Street,Edmund Street	✓
				85, 87 Flats 1-9, 89 Edmund Street,Edmund Street	✓
				Houses - EDMUND STREET	✓
			Southampton Way	60 Southampton Way,Southampton Way	✓
				Houses - SOUTHAMPTON WAY	✓
				44-52 Southampton Way,Southampton Way	✓
				76-98 Southampton Way,Southampton Way	✓
			Wells Tower Mill Site - Phase 4	Flats 1-6 83 Tower Mill Road	✓
		Peckham	Camden North Site - Phase 2B	Flats 1-12, 31 Moody Road,Moody Road	✓
				Houses - COMMERCIAL WAY	✓
				Houses - MOODY ROAD	✓
			Camden Site - Phase 3B	60,60A Commercial Way	✓
				Flats 1-6,13 Kelly Avenue Kelly Ave	✓
				Flats 1-6,15 Kelly Avenue Kelly Ave	✓
				Flats 1-9,1 Kelly Avenue Kelly Aven	✓
				Houses - CATOR STREET	✓
				Houses - COMMERCIAL WAY	✓
				Houses - KELLY AVENUE 17 - 23 (OD)	✓
				Houses - KELLY AVENUE 5-11	✓
				Houses - WHISTLER MEWS	✓
			Camden Site - Phase 4B	33-37 Kelly Avenue	✓
				39 & Flats 1-9,41 Kelly Ave Kelly A,1-3 Gatony Street	✓
				Houses - BEATON CLOSE	✓
				Houses - CORBDEN CLOSE	✓
				Houses - GATONBY STREET	✓
				Houses - KELLY AVENUE & GATONBY STREET	✓
				Houses - LISFORD STREET	✓
				Houses - SUMNER ROAD	✓
				Houses - WATTS STREET	✓
			Camden South Site - Phase 2B	Flats 1-11, 87 Peckham Road,Peckham Road	✓
				Flats 1-8, 15 Crane Street,Crane Street	✓
				Flats 1-8, 18 Charles Coveney Road,Charles Coveney Road	✓
				Houses - CHARLES COVENEY ROAD 4 - 16 (EV)	✓
				Houses - CRANE STREET 1 - 13 (OD)	✓
				Houses - CRANE STREET 2 - 24 (EV)	✓
				Houses - MOODY ROAD	✓
				Houses - WODEHOUSE AVENUE	✓
			Gloucester Grove - Phase 3C	68,72,Flats 1-12 70 St Georges Way,2, 4 Dragon Road	✓
				74,78,Flats 1-12 76 St Georges Way,6,8 Dragon Rd	✓
				90,86,Flat 1-12 88 St Georges Way S,14,16 Dragon Rd	✓
				96,92 Flats 1-12 94 St Georges Way,18,20 Dragon Rd	✓
				Houses - DRAGON ROAD	✓
				Houses - GANDOLFI ROAD	✓
				Houses - ST GEORGES WAY/DRAGON RD	✓
			North Peckham Site - Phase 4C	1 Dorton Close Flts 1-5, 56 Chand 1,Blakes Road	✓
				8 Dorton Close Flts 1-5, 58 Chand 8,Blakes Road	✓
				Houses - BLAKES ROAD	✓
				Houses - CHANDLER WAY (42-54) EVENS	✓
				Houses - DORTON CLOSE 2-7	✓
			North Peckham Site- Phase 5B	Houses - CHANDLER WAY (60-66) EVENS	✓
				Houses - CHANDLER WAY (75-103) ODDS	✓
				Houses - PENTRIDGE STREET (79-101) ODDS	✓
			North Peckham Site Phase 6B	Houses - BLAKES ROAD	✓
				Houses - POTTER CLOSE	✓
			North Peckham Site Phase 6E	38-46 Tower Mill Road,Tower Mill Road	✓
				Houses - COMFORT STREET 1,3,5,7,9, & 11	✓
				Houses - PEARSE STREET 4-12 (EVEN)	✓
				Houses - TOWE MILL ROAD 48-52 (EVEN)	✓
				Houses - TOWER MILL ROAD 28-36 (EVEN)	✓
				Houses - TOWER MILL ROAD 58-62 (EVEN)	✓
				Houses - TOWER MILL ROAD 64-72 (EVEN)	✓
				Houses - WATLING STREET 4-10 (EVEN)	✓
			Rosemary Gdns Site - Phase 1B	Flats 1-8, 1 Lidgate Road,Lidgate Road	✓
				Flats 1-8, 243 Southampton Way,Southampton Way	✓
				Houses - BRANCH STREET	✓
				Houses - CHANDLER WAY (2-14) EVENS	✓
				Houses - LIDGATE ROAD	✓
				Houses - SOUTHAMPTON WAY	✓
			Springall Street	2A,2B Springall Street,Springall Street	✓
			Sumner Rd Site - Phase 1A	Houses - JOCELYN STREET	✓
				Houses - LISFORD STREET	✓
				Houses - PIONEER STREET	✓
				Houses - SUMNER ROAD	✓
			Sumner Road	20-30 Sumner Road,Sumner Road	✓
			Sumner Road Site - Phase 2A	Flats 1-6, 236 Sumner Road,Sumner Road	✓
				Flats 1-8, 198 Sumner Road,Sumner Road	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total			
Yr 2	Area 3	Peckham	Sumner Road Site - Phase 2A	Flats 1-9, 258 Sumner Road,Sumner Road	✓			
				Houses - COMMERCIAL WAY	✓			
				Houses - HASLAM STREET	✓			
				Houses - STOPES STREET	✓			
				Houses - SUMNER ROAD 200 - 208	✓			
				Houses - SUMNER ROAD 238 - 256	✓			
				Area 4	Dulwich	East Dulwich Grove	Houses - ARNHEM WAY	✓
							Houses - DELFT WAY	✓
							Houses - DEVENTER CRESCENT	✓
							Houses - EAST DULWICH GROVE	✓
							Houses - HILVERSUM CRESCENT	✓
							Houses - ISEL WAY	✓
							Houses - KEMPIS WAY	✓
							Houses - NIMEGAN WAY	✓
Houses - STEEN WAY	✓							
Houses - TERBORCH WAY	✓							
Houses - VELDE WAY	✓							
Greendale Close	Houses - GREENDALE CLOSE	✓						
Hillsboro Road	Houses - HILLSBORO ROAD	✓						
Yr 3	Area 1	Nunhead & Peckham Rye	Juniper House				1-75 Juniper House,Pomeroy Street	✓
			Borough & Bankside	Smeaton Court	1-54 Smeaton Court,Rockingham Street	✓		
		Walworth	Alberta Estate	1-48 Albert Westcott House,Alberta Street	✓			
				1-48 Harold Maddison House,Penton Place	✓			
				20-38 Penton Place,20-38 Penton Place	✓			
				2-18 Penton Place,Penton Place	✓			
				40-56 Penton Place,Penton Place	✓			
				78,80 Alberta Street	✓			
				82,84 Alberta Street	✓			
				86,88 Alberta Street	✓			
				94,96 Alberta Street	✓			
				98,100 Alberta Street	✓			
				Houses - ALBERTA STREET	✓			
				Houses - AMBERGATE STREET	✓			
	Houses - PENTON PLACE	✓						
	Area 2	Bermondsey	Fair Street TMO	109-120 Devon Mansions,Tooley Street	✓			
				1-14 Devon Mansions,Tooley Street	✓			
				1-18 Fair Street,1-18 Fair Street	✓			
				121-132 Devon Mansions,Tooley Street	✓			
				1-32 Lewes House,Barnham Street	✓			
				133-144 Devon Mansions,Tooley Street	✓			
				145-156 Devon Mansions,Tooley Street	✓			
				15-28 Devon Mansions,Tooley Street	✓			
				157-168 Devon Mansions,Tooley Street	✓			
				169-180 Devon Mansions,Tooley Street	✓			
				29-42 Devon Mansions,Tooley Street	✓			
				331-351 Devon Mansions,Tooley Street	✓			
				352-372 Devon Mansions,Tooley Street	✓			
				373-386 Devon Mansions,Tooley Street	✓			
				387-405 Devon Mansions,Tooley Street	✓			
				406-433 Devon Mansions,Tooley Street	✓			
				434-454 Devon Mansions,Tooley Street	✓			
				43-54 Devon Mansions,Tooley Street	✓			
				455-475 Devon Mansions,Tooley Street	✓			
476-489 Devon Mansions,Tooley Street				✓				
55-75 Devon Mansions,Tooley Street	✓							
76-96 Devon Mansions,Tooley Street	✓							
97-108 Devon Mansions,Tooley Street	✓							
St Johns Estate,1-79 Tower Bridge Road	✓							
Coxson Way,1-23 Fair Street	✓							
Hartland House,1-5 Fair Street	✓							
St Olaves Estate,1-61 Druid Street	✓							
Neckinger Estate			1-11 Neckinger Estate,Spa Road	✓				
			121-147 Neckinger Estate,Spa Road	✓				
			12-39 Neckinger Estate,Spa Road	✓				
			148-162 Neckinger Estate,Spa Road	✓				
			163-173 Neckinger Estate,Spa Road	✓				
			174-187 Neckinger Estate,Spa Road	✓				
			188-196 Neckinger Estate,Spa Road	✓				
			197-207 Neckinger Estate,Spa Road	✓				
			208-218 Neckinger Estate,Spa Road	✓				
			219-232 Neckinger Estate,Spa Road	✓				
			233-246 Neckinger Estate,Spa Road	✓				
			247-256 Neckinger Estate,Spa Road	✓				
			257-264 Neckinger Estate,Spa Road	✓				
			265-273 Neckinger Estate,Spa Road	✓				
			274-285 Neckinger Estate,Spa Road	✓				
			286-296 Neckinger Estate,Spa Road	✓				
297-304 Neckinger Estate,Spa Road	✓							
305-315 Neckinger Estate,Spa Road	✓							
316-326 Neckinger Estate,Spa Road	✓							
327-338 Neckinger Estate,Spa Road	✓							
339-347 Neckinger Estate,Spa Road	✓							
348-359 Neckinger Estate,Spa Road	✓							
40-59 Neckinger Estate,Spa Road	✓							
60-77 Neckinger Estate,Spa Road	✓							
84-95 Neckinger Estate,Spa Road	✓							
96-120 Neckinger Estate,Spa Road	✓							
Rotherhithe		Adams Gardens Estate	119-145 Adams Gardens Estate,Brunel Road	✓				
			44-87 Adams Gardens Estate,Brunel Road	✓				
			88-118 Adams Gardens Estate,Brunel Road	✓				
Area 3	Camberwell	Dowlas Estate	Riil House,1-19 Harris Street	✓				
			Rumball House,1-24 Harris Street	✓				
	Peckham	Acorn Estate	Ashdene	✓				
			Beechdene	✓				
			Hollydene	✓				
			Meeting House Lane	✓				
			Oakdene	✓				
			Pinedene	✓				
			Willowdene	✓				
			Carlton Grove	✓				
			Carlton Grove	6-76 Carlton Grove	✓			
			Carlton Grove	78-148 Carlton Grove	✓			
			Area 4	Dulwich	Kingswood Estate	106-120 Bowen Drive,Bowen Drive	✓	
						1-15 Lyall Avenue,Lyall Avenue	✓	
1-15 Parnall House,Bowen Drive	✓							
1-15 Pierson House,Bowen Drive	✓							
1-15 Ransford House,Seeley Drive	✓							
1-16 Dashwood House,Lyall Avenue	✓							
1-16 Garraway House,Lyall Avenue	✓							
1-16 Hovenden House,Bowen Drive	✓							
1-16 Huntley House,Seeley Drive	✓							
1-20 Carmichael House,Seeley Drive	✓							
1-20 Dowell House,Lyall Avenue	✓							
1-24 Barker House,Bowen Drive	✓							

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yr 3	Area 4	Dulwich	Kingswood Estate	1-24 Bradlord House,Bowen Drive	✓
				1-24 Broderick House,Bowen Drive	✓
				1-24 Mellor House,Bowen Drive	✓
				1-24 Michaelson House,Bowen Drive	✓
				124-138 Bowen Drive,Bowen Drive	✓
				1-25 Oldham House,Bowen Drive	✓
				1-25 Roper House,Bowen Drive	✓
				1-25 Roundell House,Seeley Drive	✓
				1-25 Sawyer House,Seeley Drive	✓
				1-28 Atwood House,Bowen Drive	✓
				1-28 Holberry House,Bowen Drive	✓
				1-28 Kinsey House,Bowen Drive	✓
				1-30 Markham House,Bowen Drive	✓
				1-30 Telfer House,Seeley Drive	✓
				1-32 Beresford House,Bowen Drive	✓
				1-32 Buchanan House,Lyall Avenue	✓
				1-40 Julian House,Lyall Avenue	✓
				16-17C Seeley Drive,Seeley Drive	✓
				1-8 Blackstone House,Bowen Drive	✓
				21-26 Seeley Drive	✓
				27-29 Seeley Drive,Seeley Drive	✓
				42-44 Seeley Drive,Seeley Drive	✓
				45-50 Seeley Drive,Seeley Drive	✓
				70-100 Bowen Drive,Bowen Drive	✓
				Houses - BOWEN DRIVE	✓
				Houses - KINGSWOOD DRIVE	✓
				Houses - LYALL AVENUE	✓
				Houses - SEELEY DRIVE	✓
			York House	1-5 York House,Bassano Street	✓
		Nunhead & Peckham Rye	Adys Road	1-11 Adys Road,Adys Road	✓
			Nunhead Green	10-20F Nunhead Green,Nunhead Green	✓
			Underhill Road	Lew Evans House,188 Underhill Road	✓
Yrs 4-5	Area 1	Borough & Bankside	Haddonhall Estate	1-12 Potier Street,Potier Street	✓
				12-20 Green Walk,Green Walk	✓
				13-18 Potier Street,Potier Street	✓
				13-18 Prioress Street,Prioress Street	✓
				1-6 Prioress Street,Prioress Street	✓
				1-6 Thornham House,Law Street	✓
				19-24 Potier Street,Potier Street	✓
				19-24 Prioress Street,Prioress Street	✓
				21-26 Green Walk,Green Walk	✓
				21-31 Rothsay Street,Rothsay Street	✓
				25-30 Potier Street,Potier Street	✓
				31-42 Potier Street,Potier Street	✓
				33-43 Rothsay Street,Rothsay Street	✓
				36-48 Rephidim Street,Rephidim Street	✓
				45-55 Rothsay Street,Rothsay Street	✓
				50-57 Rephidim Street,Rephidim Street	✓
				58-63 Rephidim Street,Rephidim Street	✓
				6-11 Green Walk,Green Walk	✓
				64-69 Rephidim Street,Rephidim Street	✓
				70-75 Rephidim Street,Rephidim Street	✓
				7-12 Prioress Street,Prioress Street	✓
				7-12 Thornham House,Law Street	✓
				Houses - ROTHSA Y STREET	✓
				Houses - WILDS RENTS	✓
			Nelson Square Gardens	1-51 Vaughan House,Blackfriars Road	✓
				210-221 Helen Gladstone House,Blackfriars Road	✓
				222-269 Helen Gladstone House,Blackfriars Road	✓
				52- 155 Rowland Hill House,Blackfriars Road	✓
				Applegarth House,157-209 Blackfriars Road	✓
			Redman House	1-52 Redman House,Lant Street	✓
				53-110 Redman House,Lant Street	✓
			Webber Row Estate	1-10 Dauncy House,Webber Row	✓
				1-10 Delarch House,Webber Row	✓
				1-12 Mawdley House,Webber Row	✓
				11-20 Dauncy House,Webber Row	✓
				11-20 Delarch House,Webber Row	✓
				1-15 Algar House,Webber Row	✓
				1-15 Overy House,Webber Row	✓
				13-20 Mawdley House,Webber Row	✓
				16-25 Algar House,Webber Row	✓
				16-25 Overy House,Webber Row	✓
		Walworth	Mardyke Estate	1-50 Mardyke House,Mason Street	✓
			Naylor House	13-18 Naylor House,Flint Street	✓
				1-6 Naylor House,Flint Street	✓
				19-24 Naylor House,Flint Street	✓
				7-12 Naylor House,Flint Street	✓
			Rodney Estate	1-21 Pincombe House,Orb Street	✓
				1-45 Jesson House,Orb Street	✓
				1-96 Dawes House,Orb Street	✓
				97-120 Dawes House,Orb Street	✓
	Area 2	Bermondsey	Burton House	1-24 Burton House,Cherry Garden Street	✓
			Morriss House	1-32 Morriss House,Cherry Garden Street	✓
			Thorburn Square	11-15 Thorburn Square,Fort Road	✓
				16-23 Thorburn Square,Fort Road	✓
				1-9 Thorburn Square,Fort Road	✓
				24-34 Thorburn Square,Fort Road	✓
				35-45 Thorburn Square,Fort Road	✓
				46-53 Thorburn Square,Fort Road	✓
				54-59 Thorburn Square,Fort Road	✓
				60-68 Thorburn Square,Fort Road	✓
				69-74 Thorburn Square,Fort Road	✓
				75-83 Thorburn Square,Fort Road	✓
				84-98 Thorburn Square,Fort Road	✓
			Vauban Estate	1-11 Vauban Estate,Spa Road	✓
				12-25 Vauban Estate,Spa Road	✓
				26-39 Vauban Estate,Spa Road	✓
				40-53 Vauban Estate,Spa Road	✓
				54-68 Vauban Estate,Spa Road	✓
				69-82 Vauban Estate,Spa Road	✓
				83-94 Vauban Estate,Spa Road	✓
				95-102 Vauban Estate,Spa Road	✓
		Rotherhithe	Harbord House	1-10 Harbord House,Cope Street	✓
			Kirby Estate	1-17 Kirby Estate,Jamaica Road	✓
				18-36 Kirby Estate,Jamaica Road	✓
				37-55 Kirby Estate,Jamaica Road	✓
				56-70 Kirby Estate,Jamaica Road	✓
				71-88 Kirby Estate,Jamaica Road	✓
				89-119 Kirby Estate,Jamaica Road	✓
			Millpond Estate	1-22 Millpond Estate,West Lane	✓
				23-30 Millpond Estate,West Lane	✓
				31-38 Millpond Estate,West Lane	✓
				39-54 Millpond Estate,West Lane	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 4-5	Area 2	Rotherhithe	Millpond Estate	55-65 Millpond Estate, West Lane	✓
				66-76 Millpond Estate, West Lane	✓
			Neptune Street Estate	5-43 Neptune Street, Neptune Street	✓
			Pynfolds Estate	17-26 Pynfolds Estate, Paradise Street	✓
				1-8 Pynfolds Estate, Paradise Street	✓
				27-33 Pynfolds Estate, Paradise Street	✓
				34-41 Pynfolds Estate, Paradise Street	✓
				42-50 Pynfolds Estate, Paradise Street	✓
				51-59 Pynfolds Estate, Paradise Street	✓
				60-71 Pynfolds Estate, Paradise Street	✓
				72-83 Pynfolds Estate, Paradise Street	✓
				84-93 Pynfolds Estate, Paradise Street	✓
				9-16 Pynfolds Estate, Paradise Street	✓
				94-103 Pynfolds Estate, Paradise Street	✓
			Silverlock Estate	1-130 Westlake, Rotherhithe New Road	✓
				1-16 Adron House, Millender Walk	✓
				1-24 Mcintosh House, Millender Walk	✓
				1-49 George Walter Court, Millender Walk	✓
				1-78 Millender Walk, Millender Walk	✓
	Area 3	Camberwell	Beacon House	Beacon House, 1-10 Southampton Way	✓
			Cleve Hall Estate	1-10 Arnould Avenue, Arnould Avenue	✓
				1-12 Domett Close, Domett Close	✓
				1-12 Dowson Close, Dowson Close	✓
				11-20 Arnould Avenue, Arnould Avenue	✓
				13-24 Domett Close, Domett Close	✓
				13-24 Dowson Close, Dowson Close	✓
				15-26 Wanley Road, Wanley Road	✓
				1-8 Wanley Road, Wanley Road	✓
				21-33 Monclar Road, Monclar Road	✓
				24A-28C Champion Hill, Champion Hill	✓
				25-28 Dowson Close, Dowson Close	✓
				25-32 Domett Close, Domett Close	✓
				27-38 Wanley Road, Wanley Road	✓
				30-32 A-H Champion Hill, Champion Hill	✓
				39-42 Wanley Road, Wanley Road	✓
				9-20 Monclar Road, Monclar Road	✓
				Houses - MONCLAR ROAD	✓
				Houses - WANLEY ROAD	✓
			Comber Estate	1-10 Finley Court, Redcar Street	✓
				1-20 Grainger Court, Redcar Street	✓
				1-24 Arnot House, Blucher Road	✓
				1-24 Marinel House, Comber Grove	✓
				1-30 Moules Court, Wyndham Road	✓
				1-34 Moffat House, Comber Grove	✓
				1-35 Grenfell House, Comber Grove	✓
				1-35 Laing House, Comber Grove	✓
				1-45 Livingstone House, Crown Street	✓
				1-52 Cameron House, Wyndham Road	✓
				1-82 Kevan House, Wyndham Road	✓
				1-82 Laird House, Wyndham Road	✓
				1-96 Comber House, Comber Grove	✓
				2-13 Hodister Close, Comber Grove	✓
			Crawford Estate	1-12 Barnet House, Crawford Road	✓
				1-20 Baldock House, Crawford Road	✓
				1-20 Mitcham House, Crawford Road	✓
				1-24 Pinner House, Crawford Road	✓
				13-18 Honiton House, Coldharbour Lane	✓
				1-32 Boston House, Coldharbour Lane	✓
				1-32 Lansdowne House, Coldharbour Lane	✓
				1-32 Weyhill House, Coldharbour Lane	✓
				1-34 Witham House, Crawford Road	✓
				1-36 Keswick House, Crawford Road	✓
				1-36 Widecombe House, Crawford Road	✓
				1-6 Bartholomew House, Coldharbour Lane	✓
				1-6 Guildford House, Crawford Road	✓
				1-6 Hereford House, Coldharbour Lane	✓
				1-6 Honiton House, Coldharbour Lane	✓
				1-6 Lichfield House, Coldharbour Lane	✓
				1-6 Nottingham House, Crawford Road	✓
				2-24 Lowth Road, Lowth Road	✓
				26-48 Lowth Road, Lowth Road	✓
				50-72 Lowth Road, Lowth Road	✓
				7-12 Bartholomew House, Coldharbour Lane	✓
				7-12 Guildford House, Crawford Road	✓
				7-12 Hereford House, Coldharbour Lane	✓
				7-12 Honiton House, Coldharbour Lane	✓
				7-12 Lichfield House, Coldharbour Lane	✓
				7-12 Nottingham House, Crawford Road	✓
				74-96 Lowth Road, Lowth Road	✓
			Denmark Hill Estate	10-16 Woodfarrs, Woodfarrs Road	✓
				10-17 Matlock Court, Denmark Hill	✓
				10-21 Perth Court, Basingdon Way	✓
				10-21 Swinburne Court, Basingdon Way	✓
				10-21 Tayside Court, Basingdon Way	✓
				1-12 Cross Court, Denmark Hill	✓
				1-12 Mayhew Court, Denmark Hill	✓
				1-12 Shaftesbury Court, Denmark Hill	✓
				1-12 Torrens Court, Denmark Hill	✓
				1-17 Hunter Court, Woodfarrs	✓
				117-127 Dylways, Dylways	✓
				1-22 Gylcote Close	✓
				13-24 Cross Court, Denmark Hill	✓
				13-24 Mayhew Court, Denmark Hill	✓
				13-24 Shaftesbury Court, Denmark Hill	✓
				13-24 Torrens Court, Denmark Hill	✓
				1-7 Woodfarrs, Woodfarrs	✓
				17-24 Morris Court, Dylways	✓
				1-8 Morris Court, Dylways	✓
				1-8 Turner Court, Woodfarrs	✓
				18-25 Matlock Court, Denmark Hill	✓
				1-9 Matlock Court, Denmark Hill	✓
				1-9 Perth Court, Basingdon Way	✓
				1-9 Swinburne Court, Basingdon Way	✓
				1-9 Tayside Court, Basingdon Way	✓
				2-16,30-44,54-68 Blanchdowne, Blanchdowne	✓
				22-33 Perth Court, Basingdon Way	✓
				22-33 Swinburne Court, Basingdon Way	✓
				22-33 Tayside Court, Basingdon Way	✓
				22-44 Crossthwaite Avenue, Crossthwaite Avenue	✓
				25-33 Morris Court, Dylways	✓
				25-36 Cross Court, Denmark Hill	✓
				25-36 Mayhew Court, Denmark Hill	✓
				25-36 Shaftesbury Court, Denmark Hill	✓
				25-36 Torrens Court, Denmark Hill	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 4-5	Area 3	Camberwell	Denmark Hill Estate	25-47 Woodfarrs,Woodfarrs	✓
				25-87 Dylways,Dylways	✓
				2-8 Woodfarrs,Woodfarrs	✓
				34-45 Perth Court,Basingdon Way	✓
				34-45 Swinburne Court,Basingdon Way	✓
				34-45 Tayside Court,Basingdon Way	✓
				46-57 Perth Court,Basingdon Way	✓
				46-57 Swinburne Court,Basingdon Way	✓
				46-57 Tayside Court,Basingdon Way	✓
				58-69 Perth Court,Basingdon Way	✓
				58-69 Swinburne Court,Basingdon Way	✓
				58-69 Tayside Court,Basingdon Way	✓
				70-78 Perth Court,Basingdon Way	✓
				70-78 Swinburne Court,Basingdon Way	✓
				70-78 Tayside Court,Basingdon Way	✓
				9-16 Morris Court,Dylways	✓
				9-17 Turner Court,Woodfarrs	✓
				Houses - BLANCHDOWNNE	✓
				Houses - CROSSTHWAITE AVENUE	✓
				Houses - DYLWAYS	✓
				Houses - DYLWAYS 10-48 (EV)	✓
				Houses - GYLCOTE CLOSE	✓
				Houses - WOODFARRS	✓
				2-48 Dylways	✓
			Deynsford Estate	104-124 Mary Datchelor Close,Vicarage Grove	✓
				1-25 Don Phelan Close,Kimpton Road	✓
				128-164 Don Phelan Close,Kimpton Road	✓
				1-35 Kimpton Road,Kimpton Road	✓
				1-37 Mary Datchelor Close,Vicarage Grove	✓
				1-39 Belham Walk,Kimpton Road	✓
				1-6 Kimpton Court,Kimpton Road	✓
				26-49 Don Phelan Close,Kimpton Road	✓
				39-70 Mary Datchelor Close,Vicarage Grove	✓
				50-127 Don Phelan Close,Kimpton Road	✓
				71-91 Mary Datchelor Close,Vicarage Grove	✓
				86-108 Elmington Road,Elmington Road	✓
				92-103 Mary Datchelor Close,Vicarage Grove	✓
			Elmington Estate	1-12 Ballow Close,Elmington Road	✓
				1-12 Flatman House,Picton Street	✓
				1-12 Stacey Path,Stacey Path	✓
				1-14 Langland House,Edmund Street	✓
				1-15 Shirley House,Picton Street	✓
				1-16 Pope House,Lomond Grove	✓
				1-18 Herrick House,Elmington Road	✓
				1-20 Bridges House,Picton Street	✓
				1-20 Broome Way,Broome Way	✓
				1-20 Cunningham House,Hopewell Street	✓
				1-21 Kipling House,Camberwell Road	✓
				1-22 Proctor House,Picton Street	✓
				1-24 Drayton House,Elmington Road	✓
				1-24 Hood House,Brisbane Street	✓
				1-26 Drinkwater House,Picton Street	✓
				1-30 Dekker House,Hopewell Street	✓
				1-31 Milton House,Camberwell Road	✓
				1-32 Coleby Path,Coleby Path	✓
				1-32 Keats House,Camberwell Road	✓
				13-24 Ballow Close,Elmington Close	✓
				1-40 Lamb House,Camberwell Road	✓
				1-43 Landor House,Camberwell Road	✓
				1-45 Marvell House,Camberwell Road	✓
				1-46 Owgan Close,Elmington Street	✓
				1-47 Caspian Street,Caspian Street	✓
				1-67 Masterman House,New Church Road	✓
				61-91 Brisbane Street,Brisbane Street	✓
				6-24 Havil Street,Havil Street	✓
				Houses - BRISBANE STREET	✓
				Houses - JAGO WALK	✓
				Houses - LOMOND GROVE	✓
				30-32 Caspian Street,Caspian Street	✓
			Elmington Road	110A-116E Elmington Road	✓
			Glebe Estate	1-12 Dawson House,Peckham Road	✓
				1-12 Dryden House,Peckham Road	✓
				1-17 Sandby House,Peckham Road	✓
				1-23,26-38 Mayward House,Peckham Road	✓
				1-44 Bodeney House,Peckham Road	✓
				1-55 Longleigh House,Peckham Road	✓
				1-59 Fairwall House,Peckham Road	✓
				1-89 Bentley House,Peckham Road	✓
			Havil Street Estat	9-19 Dalwood Street,Dalwood Street	✓
			Havil Street Estate	126-136 Sedgmoor Place,Sedgmoor Place	✓
				138-148 Sedgmoor Place,Sedgmoor Place	✓
				167-203 Havil Street,Havil Street	✓
				20-54 Sedgmoor Place,Sedgmoor Place	✓
				21-67 Havil Street,Havil Street	✓
				56-60 Sedgmoor Place,Sedgmoor Place	✓
				62-70 Sedgmoor Place,Sedgmoor Place	✓
				69-79 Havil Street,Havil Street	✓
				72-110 Sedgmoor Place,Sedgmoor Place	✓
				81-157 Havil Street,Havil Street	✓
				Houses - HAVIL STREET	✓
				Houses - MELBURY DRIVE	✓
				Houses - SEDGMOOR PLACE	✓
			Sceaux Gardens Estate	1-30 Colbert,Havil Street	✓
				1-30 Voltaire,Havil Street	✓
				1-42 Fontenelle,Havil Street	✓
				1-72 Mistral,Havil Street	✓
				1-98 Marie Curie,Havil Street	✓
				Racine,1-15 Havil Street	✓
				1-18 Florian,Sceaux Gardens Estate	✓
			Southampton Way Estate	1-123 Redbridge Gardens,Southampton Way	✓
				1-15 Dikken House,Southampton Way	✓
				1-27 Netley House,Dalwood Street	✓
				1-62 Marchwood Close,Southampton Way	✓
				21-42 Stanswood Gardens,Sedgmoor Place	✓
				2-36 Redbridge Gardens,Southampton Way	✓
				43-66 Stanswood Gardens,Sedgmoor Place	✓
				63-78 Marchwood Close,Southampton Way	✓
				67-72 Stanswood Gardens,Sedgmoor Place	✓
				73-96 Stanswood Gardens,Sedgmoor Place	✓
				79-88 Marchwood Close,Southampton Way	✓
			Sunray Estate	Houses - NAIRNE GROVE	✓
				Houses - SUNRAY AVENUE	✓
			Wyndham Estate	1-16 Carlyle House,Bethwin Road	✓
				1-16 Myers House,Bethwin Road	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 4-5	Area 3	Camberwell	Wyndham Estate	1-20 Burgess House,Bethwin Road	✓
				1-20 Lowell House,Bethwin Road	✓
				1-30 Gothic Court,Wyndham Road	✓
				1-30 Venice Court,Wyndham Road	✓
				1-32 Brantwood House,Bethwin Road	✓
				1-32 Winton House,Bethwin Road	✓
				1-45 Palgrave House,Bethwin Road	✓
				1-81 Otterburn House,Wyndham Road	✓
				1-82 Coniston House,Wyndham Road	✓
				1-82 Crossmount House,Wyndham Road	✓
				86 & 88-94 Wyndham Road,Wyndham Road	✓
		Peckham	Friary Estate	1-10 Battle House, Haymerle Road	✓
				1-10 Caversham House, Haymerle Road	✓
				1-103 Northfield House, Peckham Park Road	✓
				11-20 Battle House, Haymerle Road	✓
				11-20 Caversham House, Haymerle Road	✓
				1-19,13 Bridgnorth, Peckham Park Road	✓
				1-19,9A Exeter House, Friary Road	✓
				1-20 Furley House, Peckham Park Road	✓
				1-24 Denstone House, Latona Road	✓
				1-25 Ely House, Green Hundred Road	✓
				1-25 Gisburn House, Green Hundred Road	✓
				1-25 Haymerle House, Peckham Park Road	✓
				1-30 Applegarth Hse, Bird In Bush Road	✓
				1-30 Deerhurst House, Haymerle Road	✓
				1-30 Lynn House, Green Hundred Road	✓
				1-30 Millbrook House, Peckham Park Road	✓
				1-35 Greystoke House, Frensham Street	✓
				1-38,9A Reading House, Green Hundred Road	✓
				1-40 Lewes House, Green Hundred Road	✓
				1-45 Grantham House, Green Hundred Road	✓
				1-46,7A Aylesbury House, Friary Road	✓
				16-23 Breamore House, Friary Road	✓
				1-7 Breamore House, Friary Road	✓
				1-72 Ednam House, Latona Road	✓
				17-23 Royston House, Green Hundred Road	✓
				1-75 Cardiff House, Peckham Park Road	✓
				1-8 Royston House, Green Hundred Road	✓
				1-8 Stansgate House, Bird In Bush Road	✓
				1-8 Tortington House, Bird In Bush Road	✓
				21-30 Caversham House, Haymerle Road	✓
				8-15 Breamore House, Friary Road	✓
				9-16 Royston House, Green Hundred Road	✓
				9-16 Stansgate House, Bird In Bush Road	✓
				9-16 Tortington House, Bird In Bush Road	✓
				Houses - HAYMERLE ROAD	✓
			Lindley Estate	10-27 Collinson House, Peckham Park Road	✓
				1-12 Lympstone Gardens, Bird In Bush Road	✓
				1-24 Budleigh House, Friary Road	✓
				13-32 Lympstone Gardens, Bird In Bush Road	✓
				1-51 Sidmouth House, Commercial Way	✓
				157-177 Commercial Way, Commercial Way	✓
				17-24 Lindley House, Peckham Park Road	✓
				17-24 Rudbeck House, Radnor Road	✓
				1-8 Henslow House, Peckham Park Road	✓
				1-8 Lindley House, Peckham Park Road	✓
				1-8 Rudbeck House, Radnor Road	✓
				1-9 Collinson House, Peckham Park Road	✓
				25-32 Lindley House, Peckham Park Road	✓
				25-32 Rudbeck House, Radnor Road	✓
				33-48 Lympstone Gardens, Bird In Bush Road	✓
				48-58 Bird In Bush Road, Bird In Bush Road	✓
				49-84 Lympstone Gardens, Bird In Bush Road	✓
				9-16 Henslow House, Peckham Park Road	✓
				9-16 Lindley House, Peckham Park Road	✓
				9-16 Rudbeck House, Radnor Road	✓
	Area 4	Dulwich	Cassinghurst	1-15 Cassinghurst, Sunray Avenue	✓
			Sunray Estate	38-84 Casino Avenue, Casino Avenue	✓
				81-111 Sunray Avenue, Sunray Avenue	✓
				Houses - CASINO AVENUE	✓
				Houses - HERNE HILL	✓
				Houses - RED POST HILL	✓
				Houses - SUNRAY AVENUE	✓
				1-6 Arnold Dobson House, St Marys Road	✓
		Nunhead & Peckham Rye	Arnold Dobson House	Houses - ALMOND CLOSE	✓
			Atwell Estate	Houses - BIRCH CLOSE	✓
				Houses - COPELAND ROAD	✓
				Houses - HAZEL CLOSE	✓
				Houses - PARKSTONE ROAD	✓
			Clifton Estate	1-14 Yarnfield Square, Clayton Road	✓
				1-28 Carnicot House, Consort Road	✓
				1-30 Winford Court, Clayton Road	✓
				1-39 Lambrook House, Peckham High Street	✓
				1-40 Martock Court, Clayton Road	✓
				15-46 Yarnfield Square, Clayton Road	✓
				1-76 Witcombe Point, Clayton Road	✓
				4-64 Consort Road, Consort Road	✓
				Houses - PORTBURY CLOSE	✓
			Lugard Road	30-52 Lugard Road, Lugard Road	✓
				45-55 Lugard Road, Lugard Road	✓
			Magdalene Close	1-48 Magdalene Close, Pilkington Road	✓
			Oak Hill Court	1-25 Oak Hill Court, Honor Oak Park	✓
				26 Oak Hill Court (The Lodge), Oak Hill Court	✓
			Pelican Estate	1-12 Osprey House, Grummant Road	✓
				1-16 Curlew House, Talfourd Road	✓
				1-16 Mallard House, Grummant Road	✓
				1-16 Tern House, Grummant Road	✓
				1-18 Gannet House, Talfourd Road	✓
				1-18 Kingfisher House, Grummant Road	✓
				1-27 Falcon House, Lyndhurst Way	✓
				1-52 Heron House, Grummant Road	✓
				1-70 Crane House, Grummant Road	✓
			Pomeroy Estate	115-125 Clifton Way, Clifton Way	✓
				12-17 King Arthur Close, Clifton Way	✓
				18-23 King Arthur Close, Clifton Way	✓
				20-28 Montague Square, Clifton Way	✓
				24-29 King Arthur Close, Clifton Way	✓
				29-34 Montague Square, Clifton Way	✓
				30-35 King Arthur Close, Clifton Way	✓
				34-44 Clifton Way, Clifton Way	✓
				35-40 Montague Square, Clifton Way	✓
				36-41 King Arthur Close, Clifton Way	✓
				37-47 Clifton Way, Clifton Way	✓
				41-46 Montague Square, Clifton Way	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total				
Yrs 4-5	Area 4	Nunhead & Peckham Rye	Pomeroy Estate	46-56 Clifton Way, Clifton Way	✓				
				47-52 Montague Square, Clifton Way	✓				
				49-59 Clifton Way, Clifton Way	✓				
				53-58 Montague Square, Clifton Way	✓				
				58-74 Clifton Way, Clifton Way	✓				
				59-64 Montague Square, Clifton Way	✓				
				61-71 Clifton Way, Clifton Way	✓				
				65-73 Montague Square, Clifton Way	✓				
				73-83 Clifton Way, Clifton Way	✓				
				76-86 Clifton Way, Clifton Way	✓				
				85-101 Clifton Way, Clifton Way	✓				
				Houses - CLIFTON WAY	✓				
				Houses - KING ARTHUR CLOSE	✓				
				Houses - LODER STREET	✓				
				Houses - MONTAGUE SQUARE	✓				
				Houses - POMEROY STREET	✓				
				Yrs 6-7	Area 1	Borough & Bankside	Priory Court	1-36 Priory Court, Cheltenham Road	✓
37-72 Priory Court, Cheltenham Road	✓								
Amigo House	1-30 Amigo House, Westminster Bridge Road	✓							
	Kellow House	1-16 Kellow House, Tennis Street	✓						
		Lancaster Estate	1-15 Gibbings House, King James Street					✓	
			1-24 Brookwood House, Lancaster Street					✓	
			1-27 Lingfield House, Lancaster Street					✓	
			1-27 Tadworth House, Webber Street					✓	
			28-38 Lingfield House, Lancaster Street					✓	
			Long Lane					100 Long Lane, Long Lane	✓
								102 Long Lane, Long Lane	✓
			Park Street Estate					17 Southwark Bridge Road, Southwark Bridge Road	✓
								27 Lucy Brown House, Park Street	✓
								31-41 Park Street	✓
								33-37 The Gatehouse, Southwark Bridge Road	✓
								61-71 Park Street, Park Street	✓
								89-99 Park Street, Park Street	✓
				9-19 Porter Street, Porter Street	✓				
				Houses - GATEHOUSE SQUARE	✓				
Houses - MAIDEN LANE				✓					
Houses - PARK STREET	✓								
Houses - PERKINS SQUARE	✓								
Houses - PORTER STREET	✓								
Houses - RED CROSS WAY	✓								
Houses - THRALE STREET	✓								
Rochester Estate	Houses - BRINTON WALK	✓							
	Houses - NICHOLSON STREET	✓							
	Houses - ROTHERHAM WALK	✓							
	Rockingham Street	56-66 Rockingham Street, Rockingham Street	✓						
		68-78 Rockingham Street, Rockingham Street	✓						
		80-90 Rockingham Street, Rockingham Street	✓						
		92-108 Rockingham Street, Rockingham Street	✓						
	Rushworth-Boyfield	1-12 Clandon Buildings, Boyfield Street	✓						
		1-12 Merrow House, Rushworth Street	✓						
		1-12 Ripley House, Rushworth Street	✓						
		1-4, 9-11 Albury Buildings, Boyfield Street	✓						
		5-8, 13- Albury Buildings, Boyfield Street	✓						
		10-13 Borough Square	✓						
	Scovell Estate	1-13, 15 Collinson Walk, Collinson Walk	✓						
		14-28 Collinson Walk, Collinson Walk	✓						
		17-31 Collinson Walk, Collinson Walk	✓						
		27-31 Scovell Crescent, Borough Road	✓						
30-47 Collinson Walk, Collinson Walk		✓							
33-41 Scovell Crescent, Borough Road		✓							
7-9 Borough Square, Borough Square		✓							
Houses - BOROUGH SQUARE		✓							
Houses - MCCOID WAY		✓							
Houses - SCOVELL CRESCENT		✓							
Styles House		1-48 Styles House, The Cut	✓						
		49-52 Styles House, The Cut	✓						
		53-56 Styles House, The Cut	✓						
Walworth		Braganza Street	56-58 Braganza Street, Braganza Street	✓					
			60-62 Braganza Street, Braganza Street	✓					
		Congreve Estate	1-12 Culand House, Congreve Street	✓					
			1-16 Detling House, Congreve Street	✓					
	1-16 Dormstone House, Congreve Street		✓						
	1-20 Boarley House, Congreve Street		✓						
	1-20 Broomfield House, Congreve Street		✓						
	1-22 Ightham House, Congreve Street		✓						
	1-25 Chelsfield House, Congreve Street		✓						
	1-26 Barker House, Congreve Street		✓						
	1-29 Eynsford House, Beckway Street		✓						
	1-30 Thornton House, Congreve Street		✓						
	1-40 Offham House, Congreve Street		✓						
	1-5 Stanford Place, Congreve Street		✓						
	1-6 Plaxdale House, Congreve Street		✓						
	23-30 Ightham House, Congreve Street		✓						
	6-15 Stanford Place, Congreve Street		✓						
Doddington Grove Estate	Yaldham House, Old Kent Road	✓							
	1-12, 1A Jephson House, Doddington Grove	✓							
	1-13 Kean House, Doddington Grove	✓							
	128-158 Edmund House, Doddington Grove	✓							
	1-31, 22A Arnold House, Doddington Grove	✓							
	13-24 Jephson House, Doddington Grove	✓							
	14-25 Kean House, Doddington Grove	✓							
	159-183 Faunce House, Doddington Grove	✓							
	184-201 Garbett House, Doddington Grove	✓							
	202-219 Harvard House, Doddington Grove	✓							
	220-276 Irving House, Doddington Grove	✓							
	32-39, 3 Arnold House, Doddington Grove	✓							
	40-65, 6 Burns House, Doddington Grove	✓							
	66-95, 9 Colet House, Doddington Grove	✓							
	96-127, Dickens House, Doddington Grove	✓							
	Gateway Estate	1-4 Gateway	✓						
		1-77 Empress Street	✓						
2-30 Dartford Street		✓							
32-108 Dartford Street		✓							
5-44 Gateway		✓							
King Charles Court		1-36 King Charles Court, Royal Road	✓						
		32 Royal Road, Royal Road	✓						
Kinglake Estate		1-10 Barham House, Kinglake Street	✓						
		1-10 Benenden House, Kinglake Street	✓						
		1-10 Bethersden House, Kinglake Street	✓						
		1-10 Cuxton House, Kinglake Street	✓						
		1-10 Deal House, Mina Road	✓						
		1-10 Keston House, Kinglake Street	✓						
		1-12 Ifield House, Madron Street	✓						
		11-20 Bethersden House, Kinglake Street	✓						

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 6-7	Area 1	Walworth	Kinglake Estate	11-20 Keston House,Kinglake Street	✓
				11-30 Barham House,Kinglake Street	✓
				1-15 Swanley House,Kinglake Street	✓
				1-17 Ivy Church Lane,Ivy Church Lane	✓
				1-20 Hadlow House,Kinglake Street	✓
				1-20 Southborough House,Kinglake Street	✓
				1-20 Tenterden House,Kinglake Street	✓
				1-28,11 Faversham House,Kinglake Street	✓
				1-31 Kinglake Street,Kinglake Street	✓
				1-49 Leysdown House,Madron Street	✓
				16-30 Swanley House,Kinglake Street	✓
				1-8 Folkestone House,Kinglake Street	✓
				1-9 Groombridge House,Kinglake Street	✓
				1-9 Littlebourne House,Mina Road	✓
				21-30 Bethersden House,Kinglake Street	✓
				21-30 Keston House,Kinglake Street	✓
				21-30 Southborough House,Kinglake Street	✓
				2-16 & 20 Mina Road,Mina Road	✓
				31-40 Keston House,Kinglake Street	✓
				33-43 Kinglake Street,Kinglake Street	✓
				41-50 Keston House,Kinglake Street	✓
				Houses - MINA ROAD	✓
			Manchester House	1-25 Manchester House,East Street	✓
			Manor Place	145-159 Manor Place,Manor Place	✓
			Nelson Estate	1-24 Harry Hinkins House,Walworth Place	✓
				1-24 James Stroud House,Walworth Place	✓
				1-24 Ringsfield House,Walworth Place	✓
				1-24 Walsham House,East Street	✓
				1-38 Bronti Close,Bronti Close	✓
				1-62 Trafalgar House,Bronti Close	✓
			New Church Road	40-48 New Church Road,New Church Road	✓
				Houses - NEW CHURCH ROAD	✓
			Nursery Row	26-36 Nursery Row,Nursery Row	✓
			Orb Street	12,14,16 Orb Street,Orb Street	✓
			Penrose House	101-116 Penrose House,Penrose Street	✓
				117-132 Penrose House,Penrose Street	✓
				13-24 Penrose House,Penrose Street	✓
				133-138 Penrose House,Penrose Street	✓
				139-144 Penrose House,Penrose Street	✓
				145-150 Penrose House,Penrose Street	✓
				1-6 Penrose House,Penrose Street	✓
				25-36 Penrose House,Penrose Street	✓
				37-52 Penrose House,Penrose Street	✓
				53-68 Penrose House,Penrose Street	✓
				69-84 Penrose House,Penrose Street	✓
				7-12 Penrose House,Penrose Street	✓
				85-100 Penrose House,Penrose Street	✓
			Salisbury Estate	10-16 Chatham Street,Chatham Street	✓
				109-119 Rodney Road,Rodney Road	✓
				121-131 Rodney Road,Rodney Road	✓
				13-16 Salisbury Close,Salisbury Close	✓
				13-18 Hillery Close,Hillery Close	✓
				1-32 Locksfields,Catesby Street	✓
				133-143 Rodney Road,Rodney Road	✓
				145-155 Rodney Road,Rodney Road	✓
				157-167 Rodney Road,Rodney Road	✓
				1-6 Hillery Close,Hillery Close	✓
				1-6 Salisbury Close,Rodney Road	✓
				169-179 Rodney Road,Rodney Road	✓
				17-20 Salisbury Close,Salisbury Close	✓
				181-191 Rodney Road,Rodney Road	✓
				18-24 Chatham Street,Chatham Street	✓
				19-24 Hillery Close,Hillery Close	✓
				193-203 Rodney Road,Rodney Road	✓
				21-24 Salisbury Close,Salisbury Close	✓
				2-4,6-8 Chatham Street,Chatham Street	✓
				25-28 Salisbury Close,Salisbury Close	✓
				25-30 Hillery Close,Hillery Close	✓
				26-32 Chatham Street,Chatham Street	✓
				29-32 Salisbury Close,Salisbury Close	✓
				31-36 Hillery Close,Hillery Close	✓
				61-71 Rodney Road,Rodney Road	✓
				7-12 Hillery Close,Hillery Close	✓
				7-12 Salisbury Close,Rodney Road	✓
				73-83 Rodney Road,Rodney Road	✓
				85-95 Rodney Road,Rodney Road	✓
				9-12 & 13-16 Hemp Walk,Hemp Walk	✓
				97-107 Rodney Road,Rodney Road	✓
				Houses - CHATHAM STREET	✓
				Houses - HEMP WALK	✓
				Houses - LOCKSFIELD	✓
			Sharsted Street	24A-24F Sharsted Street,Sharsted Street	✓
				26A-26F Sharsted Street,Sharsted Street	✓
	Area 2	Bermondsey	Aylwin Estate	1-14 Aylwin Estate,Grange Walk	✓
				15-28 Aylwin Estate,Grange Walk	✓
			Beatrice Road	Houses - BEATRICE ROAD	✓
				Houses - HANNAH MARY WAY	✓
				Houses - KOTREE WAY	✓
				Houses - LANGDON WAY	✓
				Houses - MONNOW ROAD	✓
			Keetons Estate	1-11 Ben Smith Way,Keetons Road	✓
				112-122 (Ev) Jamaica Road,Jamaica Road	✓
				1-20,2 John Mckenna Walk,Tranton Road	✓
				1-31 Webster Road,Webster Road	✓
				14-20 Tranton Road,Tranton Road	✓
				1-63 John Roll Way,Keetons Road	✓
				2-8 Toussaint Walk,Tranton Road	✓
				75-81 Storks Road,Storks Road	✓
				89-95 St James Road	✓
				Houses - COLLETT ROAD	✓
				Houses - DOCKLEY ROAD	✓
				Houses - GILLISON WALK	✓
				Houses - JOHN MCKENNA WALK	✓
				Houses - KEETONS ROAD	✓
				Houses - MAJOR ROAD	✓
				Houses - ST JAMES ROAD	✓
				Houses - STORKS ROAD	✓
				Houses - TOUSSAINT WALK	✓
				Houses - TRANTON ROAD	✓
				Houses - WILLIAM ELLIS WAY	✓
			Lynton Estate	1-21 Lynton Estate,Lynton Road	✓
				22-29 Lynton Estate,Lynton Road	✓
				30-37 Lynton Estate,Lynton Road	✓
				45-52 Lynton Estate,Lynton Road	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 6-7	Area 2	Bermondsey	Manor Estate	1-16 Mortain House,Camilla Road	✓
				1-16 Radcliffe House,Anchor Street	✓
				1-18 Hambley House,Camilla Road	✓
				1-25 Southwell House,Camilla Road	✓
				1-28 Thurland House,Camilla Road	✓
				1-30 Holford House,Camilla Road	✓
				1-88 Pope House,Anchor Street	✓
			Mason House	1-20 Mason House,Simms Road	✓
			Purbrook Estate	107-130 Purbrook Estate,Tower Bridge Road	✓
				1-36 Purbrook Estate,Tower Bridge Road	✓
				37-73 Purbrook Estate,Tower Bridge Road	✓
				74-80 Purbrook Estate,Tower Bridge Road	✓
				81-106 Purbrook Estate,Tower Bridge Road	✓
			Rennie Estate	1-12 Barry House,Galleywall Road	✓
				1-20 Beamish House,Galleywall Road	✓
				1-32 Dodd House,Galleywall Road	✓
				1-32 Fitzmaurice House,Galleywall Road	✓
				1-33 Barlow House,Galleywall Road	✓
				1-33 Donkin House,Galleywall Road	✓
				13-32 Barry House,Galleywall Road	✓
				1-52 Landmann House,Galleywall Road	✓
				1-52 Trevithick House,Galleywall Road	✓
				33-47 Barry House,Galleywall Road	✓
			Southwark Park Estate	1-16 Southwark Park Estate,Southwark Park Road	✓
				17-26 Southwark Park Estate,Southwark Park Road	✓
				27-40 Southwark Park Estate,Southwark Park Road	✓
				41-54 Southwark Park Estate,Southwark Park Road	✓
				55-64 Southwark Park Estate,Southwark Park Road	✓
			Southwark Park Road	2-46 Southwark Park Road,Southwark Park Road	✓
				357 Southwark Park Road,Southwark Park Road	✓
				48-48B Southwark Park Road,Southwark Park Road	✓
				Houses - SOUTHWARK PARK ROAD	✓
			St Crispins Estate	1-10 Farmer House,Keetons Road	✓
				1-14 Perryn Road,Perryn Road	✓
				1-20 Chalfont House,Keetons Road	✓
				1-27 Prestwood House,Drummond Road	✓
				1-34 Bromfield Court,Jamaica Road	✓
				166A-180D Jamaica Road,Jamaica Road	✓
			St James Estate	1-3,10 Maria Close,Camilla Road	✓
				2-24 Camilla Road,Camilla Road	✓
				4-10,10 Maria Close,Camilla Road	✓
				5-10 Windmill Close,Camilla Road	✓
				Houses - WINDMILL CLOSE	✓
			St Saviours Estate	1-14 Attilburgh House,Abbey Street	✓
				1-14 St Lawrence House,Abbey Street	✓
				1-14 Thetford House,Abbey Street	✓
				1-16 Marlow House,Abbey Street	✓
				1-18 Tomson House,Abbey Street	✓
				1-21 Boulogne House,Abbey Street	✓
				1-22 Bromleigh House,Abbey Street	✓
				1-28 Woodville House,Abbey Street	✓
				1-32 Chartes House,Abbey Street	✓
				1-32 Preston House,Abbey Street	✓
				1-32 Rufus House,Abbey Street	✓
				1-32 Wharton House,Abbey Street	✓
				1-36 St Owen House,Abbey Street	✓
				1-4 Norman House,Abbey Street	✓
				1-40 Breton House,Abbey Street	✓
				1-40 Valois House,Abbey Street	✓
				15-28 Attilburgh House,Abbey Street	✓
				15-28 St Lawrence House,Abbey Street	✓
				15-28 Thetford House,Abbey Street	✓
				1-72 St Vincent House,Abbey Street	✓
				29-42 Attilburgh House,Abbey Street	✓
				29-42 Thetford House,Abbey Street	✓
				5-10 Norman House,Abbey Street	✓
				19-25 Riley Road,Riley Road	✓
			Tower Bridge Buildings	Tower Bridge Buildings,1-24 Mill Street	✓
			Townsend House	1-37 Townsend House,Strathnairn Street	✓
		Rotherhithe	Albion Estate	1-14 Albion Estate,Swan Road	✓
				15-69 Albion Estate,Swan Road	✓
			Aylton Estate	1-64 Aylton Estate,Renforth Street	✓
			Bonamy Estate	Houses - CREDON ROAD	✓
			Bradley House	1-77 Bradley House,Aspinden Road	✓
			Bramcote Grove	21-43 Delaford Road,Delaford Road	✓
				Houses - ABLETT STREET	✓
				Houses - BRAMCOTE GROVE	✓
				Houses - CRANSWICK ROAD	✓
				Houses - CREDON ROAD	✓
				Houses - DELAFORD ROAD	✓
			Brunel Estate	1-23 Brunel Road,Brunel Road	✓
			Cathay House	1-24 Cathay House,Cathay Street	✓
			Courthope House	1-24 Courthope House,Lower Road	✓
			Frankland Close Estate	1-12 Benwick Close,Aspinden Road	✓
				19-30 Frankland Close,Southwark Park Road	✓
				Houses - BENWICK CLOSE	✓
				Houses - FRANKLAND CLOSE	✓
			Gomm Road	21-25 Gomm Road,Gomm Road	✓
				51-55 Gomm Road,Gomm Road	✓
				57-61 Gomm Road,Gomm Road	✓
				71-75 Gomm Road,Gomm Road	✓
				91-95 Gomm Road,Gomm Road	✓
				Houses - GOMM ROAD	✓
			Henley Close	2-13 Henley Close,St Marychurch Street	✓
			Howlands Estate	1-18 Wells House,Lower Road	✓
				1-36 Ritchie House,Moodkee Street	✓
			Plough Estate	1-39 Chilton Grove,Chilton Grove	✓
				2-32 Yeoman Street,Yeoman Street	✓
				2-38 Chilton Grove,Chilton Grove	✓
				40-68 Chilton Grove,Chilton Grove	✓
				50-84 Plough Way,Plough Way	✓
				70-136 Chilton Grove,Chilton Grove	✓
				86-124 Plough Way,Plough Way	✓
			Renforth Street	7-61 Renforth Street	✓
			Risdon House	1-9 Risdon House,Risdon Street	✓
			Slippers Place Estate,(Formerly Arica House)	1-10,23-32,45-54 Moreton House,Southwark Park Road	✓
				1-12 Hickling House,Southwark Park Road	✓
				11-22,33-44 Moreton House,Southwark Park Road	✓
				1-14 Cornick House,Southwark Park Road	✓
				1-14 Gataker House,Southwark Park Road	✓
				1-20 Glebe House,Southwark Park Road	✓
				1-48 Matson House,Southwark Park Road	✓
				1-88 Arica House,Southwark Park Road	✓
			St Marys Estate	1-21 St Marys Estate,St Marychurch Street	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 6-7	Area 2	Rotherhithe	St Marys Estate	22-38 St Marys Estate, St Marychurch Street	✓
			Swan Road Estate	Rye House, 1-20 Swan Road	✓
				Hythe House, 1-40 Swan Road	✓
				Sandwich House, 1-20 Swan Road	✓
				Seaford House, 1-20 Swan Road	✓
				Winchelsea House, 1-35 Swan Road	✓
			Tissington Court	1-72 Tissington Court, Rotherhithe New Road	✓
				73-134 Tissington Court, Rotherhithe New Road	✓
			Westfield House	1-21 Westfield House, Rotherhithe New Road	✓
	Area 3	Camberwell	Bonsor Street	12-17, Bonsor Street	✓
			Bromar Road	14-22 Bromar Road, Bromar Road	✓
			Champion Hill Estate	1-10 Seavington House, Champion Hill	✓
				1-34 Birdsall House, Champion Hill	✓
				1-34 Leconfield House, Champion Hill	✓
				1-44 Appleshaw House, Champion Hill	✓
				1-44 Holderness House, Champion Hill	✓
			Champion Park Estate	1-24 Allport House, Denmark Hill	✓
				1-24 Hannen House, Denmark Hill	✓
			Crawford Road	25-55 Crawford Road	✓
			Gilesmead	1-40 Gilesmead, Vicarage Grove	✓
			Goschen Estate	1-16 Boundary House, Bethwin Road	✓
				1-24 Harford House, Bethwin Road	✓
				17-34 Boundary House, Bethwin Road	✓
				25-68 Horsman House, Bethwin Road	✓
				35-58 Boundary House, Bethwin Road	✓
				69-84 Causton House, Bethwin Road	✓
				85-108 Day House, Bethwin Road	✓
			Grosvenor Park	6 Grosvenor Park Shu, Grosvenor Park	✓
			Grove Lane	13-16, 72 Grove Lane, Grove Lane	✓
				1-8, 72 Grove Lane, Grove Lane	✓
				9-24, 72 Grove Lane, Grove Lane	✓
			Harfield Gardens	Harfield Gardens, 1-53 Grove Lane	✓
			Hillcrest	1-15 Hillcrest, Sunray Avenue	✓
				16-30 Hillcrest, Sunray Avenue	✓
				31-45 Hillcrest, Sunray Avenue	✓
			Lettsom Estate	10-25 Mcneil Road, Mcneil Road	✓
				1-132 Fearnley House, Lettsom Street	✓
				1-14 Fowler House, Lettsom Street	✓
				1-14 Walters House, Lettsom Street	✓
				1-16 Pembury House, Lettsom Street	✓
				1-16 Rignold House, Lettsom Street	✓
				116-130 Vestry Road, Vestry Road	✓
				1-18 Chatham House, Lettsom Street	✓
				1-24 Springfield House, Lettsom Street	✓
				125-151 Camberwell Grove, Camberwell Grove	✓
				1-28 Edgecombe House, Lettsom Street	✓
				132-142 Vestry Road, Vestry Road	✓
				1-39 Harden House, Lettsom Street	✓
				1-8 Craston House, Lettsom Street	✓
				26-61 Mcneil Road, Mcneil Road	✓
				62-85 Mcneil Road, Mcneil Road	✓
				90-112 Vestry Road, Vestry Road	✓
				Houses - MCNEIL ROAD	✓
			Ondine Road	42-52 Ondine Road, Ondine Road	✓
			Rainbow Street	1-11 (Odds) Rainbow Street	✓
			The Birches	The Birches, 1-8 Grove Park	✓
			The Limes	The Limes, 1-6 Grove Park	✓
		Peckham	Cator Street	15-29 Cator Street, Cator Street	✓
				31-41 Cator Street, Cator Street	✓
			Davey Street	1-35 Davey Street, Davey Street	✓
			Friary Road	69-73A Friary Road, Friary Road	✓
			Gervase Street	Harry Lamborn House, 9 Gervase Street	✓
			Naylor Road	60-70 Naylor Road, Naylor Road	✓
				73-83 Naylor Road, Naylor Road	✓
				85-91A Naylor Road, Naylor Road	✓
				86-92 Naylor Road, Naylor Road	✓
			Oliver Goldsmith Estate	1-21 Wakefield House, Peckham Hill Street	✓
				1-24 Richland House, Marmont Road	✓
				1-25 Honeywood House, Goldsmith Road	✓
				1-27 Bunbury House, Leontine Close	✓
				22-37 Wakefield House, Peckham Hill Street	✓
				25-35 Jarvis House, Goldsmith Road	✓
				38-46 Wakefield House, Peckham Hill Street	✓
				47-54 Wakefield House, Peckham Hill Street	✓
			Pennack Road Estate	1-3 Willowbrook Road, Willowbrook Road	✓
				1-35 Pennack Road, Pennack Road	✓
				2-26 Pennack Road, Pennack Road	✓
				28-46 Pennack Road, Pennack Road	✓
				37-75 Pennack Road, Pennack Road	✓
				77-133 Pennack Road, Pennack Road	✓
			Studholme Street	1-6 Holme House, Studholme Street	✓
			Unwin Estate	1-28 Unwin Close, Unwin Close	✓
				2-20 & 22-92 Latona Road, Latona Road	✓
				59-177 Glengall Road, Glengall Road	✓
				65-83 Haymerle Road, Haymerle Road	✓
			Willowbrook Estate	1-20 Shurland Gardens, Shurland Gardens	✓
				1-24 Boathouse Walk, Boathouse Walk	✓
				1-24 Carisbrooke Gardens, Carisbrooke Gardens	✓
				21-44 Shurland Gardens, Shurland Gardens	✓
				25-46 Carisbrooke Gardens, Carisbrooke Gardens	✓
				45-68 Shurland Gardens, Shurland Gardens	✓
				47-74 Carisbrooke Gardens, Carisbrooke Gardens	✓
				69-82 Shurland Gardens, Shurland Gardens	✓
	Area 4	Dulwich	College Road Estate	1-11 Princess Court, College Road	✓
				1-34 Crystal Court, College Road	✓
			Countisbury House	1-42 Countisbury House, Crescent Wood Road	✓
			Court Lane	Houses - COURT LANE	✓
			Crawthow Grove	45-55 Crawthow Grove, Crawthow Grove	✓
			Crystal Palace Road	146-172 Crystal Palace Road	✓
			Delawyck Crescent	Houses - Delawyck Crescent	✓
			Elmwood Road	76-86 Elmwood Road, Elmwood Road	✓
				88-108 Elmwood Road, Elmwood Road	✓
			Friern Estate	2-26 Norcroft Gardens	✓
				247-293 Friern Road, Friern Road	✓
				295-341 Friern Road, Friern Road	✓
				343-389 Friern Road, Friern Road	✓
				391-437 Friern Road, Friern Road	✓
				Houses - ETHEROW STREET	✓
				Houses - FRIERN ROAD	✓
				Houses - NORCROFT GARDENS	✓
				Houses - RYCOTT PATH	✓
			Gillies Court	1-24 Gillies Court, Stafford Road	✓
			Halliwell Court	1-30 Halliwell Court, Barry Road	✓
			Herne Hill Estate	1-16 Pynnersmead, Herne Hill	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 6-7	Area 4	Dulwich	Herne Hill Estate	1-24 Denesmead, Herne Hill	✓
			Lordship Lane	524 Lordship Lane, Lordship Lane	✓
			Lordship Lane Esta	1-14 Maxwell Court, Lordship Lane	✓
				1-14 Mcleod Court, Lordship Lane	✓
				1-24 Campbell Court, Lordship Lane	✓
				1-24 Glennie Court, Lordship Lane	✓
				1-28 Byron Court, Lordship Lane	✓
				15-34 Maxwell Court, Lordship Lane	✓
				2-22 Bew Court, Lordship Lane	✓
				23-42 Bew Court, Lordship Lane	✓
				25-48 Campbell Court, Lordship Lane	✓
				43-62 Bew Court, Lordship Lane	✓
				49-72 Campbell Court, Lordship Lane	✓
			Lytcott Grove Esta	104A-F Melbourne Grove, Melbourne Grove	✓
				106-120 Melbourne Grove, Melbourne Grove	✓
				1-15 Lytcott Grove, Lytcott Grove	✓
				122-136 Melbourne Grove, Melbourne Grove	✓
				14-24 Lytcott Grove, Lytcott Grove	✓
				17-31 Lytcott Grove, Lytcott Grove	✓
				18-34 Playfield Crescent, Playfield Crescent	✓
				2-12 Lytcott Grove, Lytcott Grove	✓
			Melford Court	1-8 Melford Court, Melford Road	✓
				27-34 Melford Court, Melford Road	✓
				35-42 Melford Court, Melford Road	✓
				43-50 Melford Court, Melford Road	✓
				9-26 Melford Court, Melford Road	✓
			Sydenham Hill Estate	1-10 Dunton Court, Sydenham Hill	✓
				1-11 Thetford Court, Sydenham Hill	✓
				11-20 Dunton Court, Sydenham Hill	✓
				1-15 Attleborough Court, Sydenham Hill	✓
				1-16 Northcrofts, Sydenham Hill	✓
				13-21 Bromleigh Court, Sydenham Hill	✓
				1-6 Bromleigh Court, Sydenham Hill	✓
				1-6 Parfew Court, Sydenham Hill	✓
				16-25 Attleborough Court, Sydenham Hill	✓
				17-32 Northcrofts, Sydenham Hill	✓
				22-29 Bromleigh Court, Sydenham Hill	✓
				26-40 Attleborough Court, Sydenham Hill	✓
				30-36 Bromleigh Court, Sydenham Hill	✓
				33-48 Northcrofts, Sydenham Hill	✓
				37-42 Bromleigh Court, Sydenham Hill	✓
				41-57 Attleborough Court, Sydenham Hill	✓
				49-51 Northcrofts, Sydenham Hill	✓
				7-12 Bromleigh Court, Sydenham Hill	✓
				Houses - NORTHCROFTS	✓
				Houses - SYDENHAM HILL	✓
			Woodland Road Estate	1-27 Gould Court, Woodland Road	✓
				1-28 Forbes Court, Woodland Road	✓
		Nunhead & Peckham Rye	Barset Estate	118-122 Buchan Road, Buchan Road	✓
				142-146 Kimberley Avenue, Kimberley Avenue	✓
				175-179 Linden Grove, Linden Grove	✓
				19-63 Barset Road, Barset Road	✓
				4-7 Salisbury Terrace, Salisbury Terrace	✓
				65-123 Barset Road Shu, Barset Road	✓
				97-105 Gibbon Road, Gibbon Road	✓
				Houses - BARSET ROAD	✓
				Houses - BUCHAN ROAD	✓
				Houses - GIBBON ROAD	✓
				Houses - HOWBURY ROAD	✓
				Houses - KIMBERLEY AVENUE	✓
				Houses - LINDEN GROVE	✓
				Houses - SALISBURY TERRACE	✓
				Houses - TAPPESFIELD ROAD	✓
			Barton Close	1-12 Barton Close, Kirkwood Road	✓
				13-20 Barton Close, Kirkwood Road	✓
				21-39 Barton Close, Kirkwood Road	✓
				Houses - BARTON CLOSE	✓
			Brayards Road	75-81A Brayards Road, Brayards Road	✓
			Brenchley Gardens	113-144 Brenchley Gardens, Brenchley Gardens	✓
				161-191 Brenchley Gardens, Brenchley Gardens	✓
				17-47 Brenchley Gardens, Brenchley Gardens	✓
				65-95 Brenchley Gardens, Brenchley Gardens	✓
				Houses - BRENCHLEY GARDENS	✓
			Clifton Crescent	1-8 Clifton Crescent, Clifton Crescent	✓
				20-27 Clifton Crescent, Clifton Crescent	✓
				28-34 Clifton Crescent, Clifton Crescent	✓
				43-50 Clifton Crescent, Clifton Crescent	✓
				Houses - CLIFTON CRESCENT	✓
			Copleston Road	30-34A Copleston Road, Copleston Road	✓
			Daniels Road	114-144 Daniels Road, Daniels Road	✓
				74-80 Daniels Road, Daniels Road	✓
				82-112 Daniels Road, Daniels Road	✓
			East Dulwich Road	1-12 Gatefield Court, Kinsale Road	✓
				1-12 Warburton Court, East Dulwich Road	✓
				1-30 Strickland Court, Fenwick Road	✓
				1-6 Eglington Court, East Dulwich Road	✓
				9A-9F East Dulwich Road, East Dulwich Road	✓
			Evelina Road	111A-111C Evelina Road, Evelina Road	✓
				58-72 Evelina Road, Evelina Road	✓
			Fenwick Road	55-65 Fenwick Road, Fenwick Road	✓
				61 Fenwick Road, Fenwick Road	✓
				63 Fenwick Road, Fenwick Road	✓
				67-77 Fenwick Road, Fenwick Road	✓
				69 Fenwick Road, Fenwick Road	✓
				71 Fenwick Road, Fenwick Road	✓
				75 Fenwick Road, Fenwick Road	✓
				77 Fenwick Road, Fenwick Road	✓
			Gautrey Road	2 Gautrey Road, Gautrey Road	✓
				44-54 Gautrey Road, Gautrey Road	✓
			Gowlett Road	47-55 Gowlett Road, Gowlett Road	✓
			Hanover Park	30-36 Hanover Park, Hanover Park	✓
				40A-40F Hanover Park, Hanover Park	✓
			Heaton House	1,34 Heaton House, Heaton Road	✓
				10-17 Heaton House, Heaton Road	✓
				18-25 Heaton House, Heaton Road	✓
				26-33 Heaton House, Heaton Road	✓
				2-9 Heaton House, Heaton Road	✓
			Hollydale Road	164-174 Hollydale Road, Hollydale Road	✓
			Honor Oak Rise	25-79 Honor Oak Rise, Honor Oak Rise	✓
			Kirkwood Road	86A-86D, 88A-88D Kirkwood Road, Kirkwood Road	✓
			Limes Walk	Houses - LIMES WALK	✓
			Linden Grove	105-119 Linden Grove, Linden Grove	✓
			Linden Grove Development	Flats 1-17, 18 Chabot Drive	✓
				Flats 1-17, 5 Candle Grove	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total			
Yrs 6-7	Area 4	Nunhead & Peckham Rye	Linden Grove Development	Houses - BRACKLEY AVENUE (3-7)	✓			
				Houses - CANDLE GROVE (1-3)	✓			
			Linden Grove Estat	Houses - CHABOT DRIVE (7-11)	✓			
				1-12 Basswood Close,Linden Grove	✓			
			Maxden Court	1-12 Citron Terrace,Linden Grove	✓			
				1-21 Maxden Court,Maxted Road	✓			
			Moncrieff Estate	1-12 Robert Keen Close,Cicely Road	✓			
				Houses - CICEY ROAD	✓			
			Monteagle Way	Houses - HANOVER PARK	✓			
				Houses - ROBERT KEEN CLOSE	✓			
			Mundania Road	Houses - WILLIAM MARGRIE CLOSE	✓			
				1-16 Monteagle Way,Consort Road	✓			
			New James Street Estate	17-28 Monteagle Way,Consort Road	✓			
				29-34 Monteagle Way,Consort Road	✓			
			Nunhead Estate	11-19 Mundania Road,Mundania Road	✓			
				27-31 Mundania Road,Mundania Road	✓			
			Oliver Goldsmith Estate	5-9 Mundania Road,Mundania Road	✓			
				1-16 New James Court,Nunhead Lane	✓			
			Pomeroy Street	60-82 Scylla Road,Scylla Road	✓			
				Houses - CONSORT ROAD	✓			
			Queens Road Estate	Houses - NEW JAMES COURT	✓			
				Houses - NUNHEAD LANE	✓			
			Raul Road	Houses - OLD JAMES STREET	✓			
				Houses - SCYLLA ROAD	✓			
			Reedham Street	1-12 Goodwin House,Nunhead Crescent	✓			
				1-25 Lancefield House,Nunhead Lane	✓			
			Russell Court	1-27 Creed House,Nunhead Crescent	✓			
				1-36 Tilling House,Nunhead Crescent	✓			
			St Marys Road	1-41 Glover House,Nunhead Lane	✓			
				1-30 Flamborough House,Clayton Road	✓			
			Tappesfield Estate	1-35 Purdon House,Peckham High Street	✓			
				Houses - POMEROY STREET	✓			
			Therapia Road	114-248 Pomeroy Street,Pomeroy Street	✓			
				Houses - GOLDWIN CLOSE	✓			
			Whorlton Road	10-14 Raul Road,Raul Road	✓			
				15-19 Raul Road,Raul Road	✓			
			Yrs 8-10	Area 1	Borough & Bankside	Albert Barnes House	16-20 Raul Road,Raul Road	✓
							16A-20A Raul Road,Raul Road	✓
			Borough Road Estate			9-13 Raul Road,Raul Road	✓	
						25-37 Reedham Street,Reedham Street	✓	
			Cooper Close			Jack Jones House,12 Reedham Street	✓	
						1-44 Russell Court,Claude Road	✓	
			Dodson Estate			122-208 Rye Hill Park,Peckham Rye	✓	
						1-64, 13A Rother House,Peckham Rye	✓	
			Gaywood Estate			1-64, 51A Frome House,Peckham Rye	✓	
						210-296 Rye Hill Park,Peckham Rye	✓	
			Hayles Buildings			1-20 Sassoon House,St Marys Road	✓	
						1-15 Solomons Passage,Peckham Rye	✓	
			Lant Estate			16-29 Solomons Passage,Peckham Rye	✓	
						Houses - SOLOMONS PASSAGE	✓	
			Marshalsea Estate			19,21,23 St Marys Road,St Marys Road	✓	
						25,27,29 St Marys Road,St Marys Road	✓	
			Quentin House			31,33,35 St Marys Road,St Marys Road	✓	
						56-66 Stanbury Road,Stanbury Road	✓	
Rockingham Estate	68-78 Stanbury Road,Stanbury Road	✓						
	100-122 Tappesfield Road,Tappesfield Road	✓						
Rockingham Estate	109-139 Nunhead Grove,Nunhead Grove	✓						
	20-34 Tappesfield Road,Tappesfield Road	✓						
Rockingham Estate	36-50 Tappesfield Road,Tappesfield Road	✓						
	52-74 Tappesfield Road,Tappesfield Road	✓						
Rockingham Estate	53-75 Nunhead Grove,Nunhead Grove	✓						
	76-98 Tappesfield Road,Tappesfield Road	✓						
Rockingham Estate	77-107 Nunhead Grove,Nunhead Grove	✓						
	Houses - DANIELS ROAD	✓						
Rockingham Estate	Houses - TAPPESFIELD ROAD	✓						
	18-22C Therapia Road,Therapia Road	✓						
Rockingham Estate	20,20A, Therapia Road,Therapia Road	✓						
	15-25 Whorlton Road,Whorlton Road	✓						
Rockingham Estate	1-99 Albert Barnes House,New Kent Road	✓						
	11-29 Ayres Street,Ayres Street	✓						
Rockingham Estate	1-15 Hunter House,Borough Road	✓						
	1-24 Murphy House,Borough Road	✓						
Rockingham Estate	1-4 Gardiner House,Borough Road	✓						
	16-30 Hunter House,Borough Road	✓						
Rockingham Estate	1-18 Cooper Close,Cooper Close	✓						
	19-49 Cooper Close,Cooper Close	✓						
Rockingham Estate	1,10-13 Jurston Court,Gerridge Street	✓						
	1-48 Dodson Street,Dodson Street	✓						
Rockingham Estate	1-8,13- Guthrie Court,Dodson Street	✓						
	2-9,14- Jurston Court,Gerridge Street	✓						
Rockingham Estate	49-56 Dodson Street,Dodson Street	✓						
	9-12,21 Guthrie Court,Dodson Street	✓						
Rockingham Estate	Houses - CRANFIELD ROW	✓						
	1-10 Flaxman House,London Road	✓						
Rockingham Estate	1-17 Laurie House,St Georges Road	✓						
	1-62 Newman House,Garden Row	✓						
Rockingham Estate	1-63 Prospect House,St Georges Road	✓						
	1-90 Perronet House,Princess Street	✓						
Rockingham Estate	20-42 Princess Street,Princess Street	✓						
	1-20 Hayles Buildings,Elliotts Row	✓						
Rockingham Estate	21-40 Hayles Buildings,Elliotts Row	✓						
	41-60 Hayles Buildings,Elliotts Row	✓						
Rockingham Estate	61-84 Hayles Buildings,Elliotts Row	✓						
	1-16 Bittern House,Lant Street	✓						
Rockingham Estate	1-25 Lant House,Lant Street	✓						
	1-9 Trundle House,Lant Street	✓						
Rockingham Estate	26-49,3 Lant House,Lant Street	✓						
	1-10 Babington House,Redcross Way	✓						
Rockingham Estate	1-10 Pattison House,Redcross Way	✓						
	11-20 Babington House,Redcross Way	✓						
Rockingham Estate	11-20 Pattison House,Redcross Way	✓						
	1-4 Avery House,Redcross Way	✓						
Rockingham Estate	21-30 Pattison House,Redcross Way	✓						
	31-40 Pattison House,Redcross Way	✓						
Rockingham Estate	41-50 Pattison House,Redcross Way	✓						
	1-8 Quentin House,Gray Street	✓						
Rockingham Estate	37-53 Quentin House,Gray Street	✓						
	9-36 Quentin House,Gray Street	✓						
Rockingham Estate	1-15 Arrol House,Rockingham Street	✓						
	1-16 Cartwright House,County Street	✓						
Rockingham Estate	1-16,37 Ellington House,Falmouth Road	✓						
	1-20 Aird House,Rockingham Street	✓						
Rockingham Estate	1-20 Binnie House,Bath Terrace	✓						
	1-20 Edison House,New Kent Road	✓						

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 8-10	Area 1	Borough & Bankside	Rockingham Estate	1-21 Crompton House,County Street	✓
				1-23,7A Brunlees House,Bath Terrace	✓
				1-23,8A Telford House,Avonmouth Street	✓
				1-24 Newall House,Harper Road	✓
				1-25 Rankine House,Bath Terrace	✓
				1-25 Rennie House,Bath Terrace	✓
				1-25 Rumford House,Bath Terrace	✓
				1-25 Stephenson House,Tarn Street	✓
				1-27 Bramwell House,Falmouth Road	✓
				1-28 Bath Terrace,Bath Terrace	✓
				1-29 Martin House,Falmouth Road	✓
				1-30 Banks House,Rockingham Street	✓
				1-30 Whitworth House,Falmouth Road	✓
				1-30 Wickstead House,County Street	✓
				1-35 Longridge House,Falmouth Road	✓
				16-38,2 Arrol House,Rockingham Street	✓
				17-36 Ellington House,Falmouth Road	✓
				1-9 Varley House,County Street	✓
				1-9 Wheatstone House,County Street	✓
				24-42 Telford House,Avonmouth Street	✓
				26-53,3 Stephenson House,Tarn Street	✓
				28-52 Bramwell House,Falmouth Road	✓
				30-54 Martin House,Falmouth Road	✓
				31-55 Whitworth House,Falmouth Road	✓
				31-60 Wickstead House,County Street	✓
				36-86 Longridge House,Falmouth Road	✓
				39-57,4 Arrol House,Rockingham Street	✓
				53-82 Bramwell House,Falmouth Road	✓
				54-78 Stephenson House,Tarn Street	✓
				56-75,5 Whitworth House,Falmouth Road	✓
				58-80,6 Arrol House,Rockingham Street	✓
				61-90 Wickstead House,County Street	✓
				76-100 Whitworth House,Falmouth Road	✓
				83-109 Bramwell House,Falmouth Road	✓
			Tabard Gardens Estate	1-12 Halling House,Long Lane	✓
				1-12 Pardonor House,Pardonor Street	✓
				1-12 Strood House,Hankey Place	✓
				1-12 Tatsfield House,Pardonor Street	✓
				1-15 Dunkirk House,Long Lane	✓
				1-15 Kemsing House,Weston Street	✓
				1-15 Wrotham House,Law Street	✓
				1-18 Tabard House,Manciple Street	✓
				1-20 Lenham House,Staple Street	✓
				1-20 Pilgrim House,Law Street	✓
				1-20 Seal House,Weston Street	✓
				1-21 Rochester House,Manciple Street	✓
				1-22 Dorking House,Pardonor Street	✓
				1-22 Godstone House,Pardonor Street	✓
				1-25 Balin House,Long Lane	✓
				1-25 Becket House,Becket Street	✓
				1-25 Betsham House,Newcomen Street	✓
				1-25 Boughton House,Tennis Street	✓
				1-25 Eynsford House,Crosby Row	✓
				1-25 Westerham House,Law Street	✓
				1-29,14 Chilham House,Law Street	✓
				1-29,15 Headbourne House,Law Street	✓
				1-30 Northfleet House,Newcomen Street	✓
				13-24 Strood House,Hankey Place	✓
				1-33,24 Chartham House,Weston Street	✓
				1-35 Crayford House,Staple Street	✓
				1-35 Shalford House,Law Street	✓
				1-38 Harbledown House,Manciple Street	✓
				1-38 Huberd House,Manciple Street	✓
				1-40 Brenley House,Tennis Street	✓
				1-45 Aylesford House,Long Lane	✓
				1-54 Geoffrey House,Law Street	✓
				1-57 Pallant House,Tabard Street	✓
				16-23 Shere House,Globe Street	✓
				1-63,8A Otford House,Staple Street	✓
				1-7 Shere House,Globe Street	✓
				17-24 Abinger House,Pilgrimage Street	✓
				17-24 Selbourne House,Pilgrimage Street	✓
				1-73,42 Eastwell House,Weston Street	✓
				1-8 Abinger House,Pilgrimage Street	✓
				1-8 Medway House,Hankey Place	✓
				1-8 Selbourne House,Pilgrimage Street	✓
				19-36 Tabard House,Manciple Street	✓
				20 A-C Pilgrimage Street,Pilgrimage Street	✓
				21-40 Pilgrim House,Law Street	✓
				22-42 Rochester House,Manciple Street	✓
				24-31 Shere House,Globe Street	✓
				25-32 Selbourne House,Pilgrimage Street	✓
				25-32 Strood House,Hankey Place	✓
				26-35 Balin House,Long Lane	✓
				26-50 Boughton House,Tennis Street	✓
				26-70 Becket House,Becket Street	✓
				31-60 Northfleet House,Newcomen Street	✓
				32-39 Shere House,Globe Street	✓
				33-40 Selbourne House,Pilgrimage Street	✓
				36-45 Balin House,Long Lane	✓
				40-47 Shere House,Globe Street	✓
				41-47 Selbourne House,Pilgrimage Street	✓
				41-62 Pilgrim House,Law Street	✓
				46-70 Balin House,Long Lane	✓
				71-90 Becket House,Becket Street	✓
				8-15 Shere House,Globe Street	✓
				9-16 Abinger House,Pilgrimage Street	✓
				9-16 Selbourne House,Pilgrimage Street	✓
				9-27 Medway House,Hankey Place	✓
		Walworth	Alberta Estate	1-29 Suffield House,Penton Place	✓
				1-30 Cavour House,Alberta Street	✓
				25-41 Alberta Street	✓
				2-6 Alberta Street,Alberta Street	✓
				30-44 Delverton House,Penton Place	✓
				43-47 Alberta Street,Alberta Street	✓
				45-59 Delverton House,Penton Place	✓
				8-24 Alberta Street,Alberta Street	✓
			Alvey Estate	1-20 Dent House,Beckway Street	✓
				1-20 Staunton House,Beckway Street	✓
				1-24 Dunnico House,East Street	✓
				1-24 Thomson House,Beckway Street	✓
				1-25 Innis House,East Street	✓
				1-25 Knight House,Huntsman Street	✓
				26-40,2 Innis House,East Street	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 8-10	Area 1	Walworth	Alvey Estate	41-70 Innis House,East Street	✓
			Brandon Estate	103-107 Cooks Road,Cooks Road	✓
				106-116 Penrose Street,Penrose Street	✓
				110-124 John Ruskin Street	✓
				1-11 Cooks Road,Cooks Road	✓
				1-12,20-33,42-55 Trevelyan House,John Ruskin Street	✓
				1-140 Hanworth House,John Ruskin Street	✓
				118-128 Penrose Street,Penrose Street	✓
				1-20 Chalmers Walk,Dale Road	✓
				1-20 Pascall House,Draco Street	✓
				123-181 Lorrimore Road,Lorrimore Road	✓
				1-3,24-26 Eglington Court,Lorrimore Road	✓
				130-138 Penrose Street,Penrose Street	✓
				1-31 Andrews Walk,John Ruskin Street	✓
				13-19,34-41,56-63 Trevelyan House,John Ruskin Street	✓
				13-23 Cooks Road	✓
				1-36 Napier House,Maddock Way	✓
				1-38 Rutley Close,Otto Street	✓
				1-39 Morton House,Otto Street	✓
				140-190 Penrose Street,Penrose Street	✓
				14-24 Cooks Road	✓
				143-151 Hillingdon Street,Hillingdon Street	✓
				145-183 Olney Road,Olney Road	✓
				154-170 Hillingdon Street	✓
				1-56 Conant House,St Agnes Place	✓
				1-58 Molesworth House,Royal Road	✓
				162-202 Olney Road	✓
				16-34 Maddock Way,Maddock Way	✓
				1-65 Forsyth Gardens,Forsyth Gardens	✓
				1-68 Bateman House,Otto Street	✓
				1-68 Brawne House,Hillingdon Street	✓
				1-68 Cornish House,Otto Street	✓
				1-68 Cruden House,Hillingdon Street	✓
				1-68 Prescott House,Hillingdon Street	✓
				1-68 Walters House,Hillingdon Street	✓
				172-188 Hillingdon Street	✓
				185-223 Olney Road,Olney Road	✓
				190-206 Hillingdon Street	✓
				19-64 Lorrimore Square,Lorrimore Square	✓
				204-262 Olney Road,Olney Road	✓
				208-224 Hillingdon Street,Hillingdon Street	✓
				2-12 Cooks Road,Cooks Road	✓
				225-263 Olney Road,Olney Road	✓
				25-29 Cooks Road,Cooks Road	✓
				26-32 Cooks Road,Cooks Road	✓
				265-303 Olney Road,Olney Road	✓
				27-44 Eglington Court,Lorrimore Road	✓
				31-101 Cooks Road,Cooks Road	✓
				34-50 Cooks Road,Cooks Road	✓
				4-23 Eglington Court,Lorrimore Road	✓
				57-84 Conant House,St Agnes Place	✓
				70A-72F Hillingdon Street,Hillingdon Street	✓
				91-104 Penrose Street,Penrose Street	✓
				9-15 Maddock Way	✓
				Houses - DALE ROAD	✓
				Houses - FLEMING ROAD	✓
				Houses - GREIG TERRACE	✓
				Houses - HILLINGDON STREET	✓
				Houses - OLNEY ROAD	✓
				Houses - RUTLEY CLOSE	✓
				Copley Close,1-5 Hillingdon Street	✓
				Church Ward House,1-10 Lorrimore Road	✓
			Browning Estate	1-20 Barrett House,Browning Street	✓
				1-20 Shelley House,King And Queen Street	✓
				1-24,11A Coleridge House,King And Queen Street	✓
				1-24,11A Gower House,Morecombe Street	✓
				1-24,13A Cowper House,King And Queen Street	✓
				1-25 Harrison House,Brandon Street	✓
				1-25 Marnock House,Brandon Street	✓
				1-25 Paxton House,Morecombe Street	✓
				1-26 Curtis House,Morecombe Street	✓
				1-26 Ellis House,Brandon Street	✓
				1-26 Newbolt House,Brandon Street	✓
				1-28,8A & 19A Gray House,King And Queen Street	✓
				1-29,16 Tennyson House,King And Queen Street	✓
				1-38,10A & 25A Southey House,King And Queen Street	✓
				1-44,22A Nicholson House,Brandon Street	✓
				30-48,40A Tennyson House,King And Queen Street	✓
			Cooks Road	141A-141F Cooks Road,Cooks Road	✓
				143A-143F Cooks Road,Cooks Road	✓
			Darwin Street	57-69A Darwin Street,Darwin Street	✓
			Draper Estate	107-117 Newington Butts,Newington Butts	✓
				1-141 Draper House,Hampton Street	✓
				119-129 Newington Butts,Newington Butts	✓
				1-33 Wollaston Close,Hampton Street	✓
				1-8,19-57 Sherston Court,Hampton Street	✓
				Houses - HOWELL WALK	✓
			Elmington Estate	1-12 Kenyon House,New Church Road	✓
			Kennedy Walk	1,2 Kennedy Walk,Kennedy Walk	✓
				3,4 Kennedy Walk,Kennedy Walk	✓
				5,6 Kennedy Walk,Kennedy Walk	✓
				7,8 Kennedy Walk,Kennedy Walk	✓
				Houses - KENNEDY WALK	✓
			Kennington Park House	Kennington Park House,Kennington Park Place	✓
			Kennington Park Road	167A-167E Kennington Park Road,Kennington Park Road	✓
				67A-73D Kennington Park Road,Kennington Park Road	✓
			Kingston Estate	1-30 Everett House,East Street	✓
				1-30 Marshall House,East Street	✓
				1-30 Richmond House,East Street	✓
			Minnow Street Estate	1-19 Minnow Walk	✓
				Houses - MINNOW STREET	✓
				Houses - MINNOW WALK	✓
				Houses - SURREY SQUARE	✓
			Newington Estate	1-11 Winchester Close,Winchester Close	✓
				1-20 Lucy Ashe House,Winchester Close	✓
				1-23,25-107 Wesley Close,Wesley Close	✓
				1-25 Searson House,Wesley Close	✓
				1-32 Hughes House,Canterbury Place	✓
				13-23 Winchester Close,Winchester Close	✓
				14-24 Winchester Close,Winchester Close	✓
				1-78 Marlborough Close,Marlborough Close	✓
				2-12 Winchester Close,Winchester Close	✓
				25-35 Winchester Close,Winchester Close	✓
				26-36 Winchester Close,Winchester Close	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 8-10	Area 1	Walworth	Newington Estate	37-47 Winchester Close, Winchester Close	✓
				38-48 Winchester Close, Winchester Close	✓
				49-59 Winchester Close, Winchester Close	✓
				50-60 Winchester Close, Winchester Close	✓
				61-71 Winchester Close, Winchester Close	✓
				62-72 Winchester Close, Winchester Close	✓
				73-83 Winchester Close, Winchester Close	✓
				74-102 Winchester Close, Winchester Close	✓
				Houses - CRAMPTON STREET	✓
				Houses - HAMPTON STREET	✓
				Houses - WESLEY CLOSE	✓
				Houses - CANTERBURY PLACE	✓
			Pasley Estate	100,102 Penton Place, Penton Place	✓
				104-116 Penton Place, Penton Place	✓
				109-143 Manor Place, Manor Place	✓
				118-122 Penton Place, Penton Place	✓
				1-21 Marsland Close, Marsland Close	✓
				1-22 Williamson Court, Penton Place	✓
				12-20 Marsland Close, Marsland Close	✓
				1-24 Gates Court, Gates Court	✓
				1-24 Runacres Court, Penrose Street	✓
				1-30 Ray Gunter House, Marsland Close	✓
				14 Pasley Close, Penrose Street	✓
				1-5 Borrett Close, Penton Place	✓
				16-20,32-36 Pasley Close, Penrose Street	✓
				1-7 Pasley Close, Penrose Street	✓
				2-12 Pasley Close, Penrose Street	✓
				22-26, 28,30, 38,40 Pasley Close, Penrose Street	✓
				22-34 Marsland Close, Penton Place	✓
				7-17 Borrett Close, Penton Place	✓
				9-13 Pasley Close, Penrose Street	✓
				Houses - MARSLAND CLOSE	✓
				Houses - PASLEY CLOSE	✓
			Pelier Estate	11-33 Harding Close, John Ruskin Street	✓
				1-19 Pelier Street, Pelier Street	✓
				1-58 Slade Walk, Hillingdon Street	✓
				20-28 Langdale Close, Langdale Close	✓
				21-79 Hillingdon Street, Hillingdon Street	✓
				29-34 Langdale Close, Langdale Close	✓
				45-77 Fielding Street, Fielding Street	✓
				48-104 John Ruskin Street, John Ruskin Street	✓
				Houses - DRACO STREET	✓
				Houses - HARDING CLOSE	✓
				Houses - HILLINGDON STREET	✓
				Houses - JOHN RUSKIN STREET	✓
				Houses - LANGDALE CLOSE	✓
				Houses - OLNEY ROAD	✓
				41A-F, 43A-F Fielding Street, Fielding Street	✓
			Portland Estate*	1-32 Bridport, Cadiz Street	✓
				1-54 Broadmayne, Portland Street	✓
				1-54 Lulworth, Portland Street	✓
				1-54 Studland, Portland Street	✓
				1-54 Woodsford, Portland Street	✓
			Pullens Estate	1-48 Peacock Street, Peacock Street	✓
				1-56 Penton Place, Penton Place, (Pullens Buildings)	✓
				1-96 Iliffe Street, Iliffe Street	✓
				52-226 Amelia Street, Amelia Street	✓
				58-182 Crampton Street, Crampton Street	✓
			Stopford Road	1A-5C Stopford Road, Stopford Road	✓
	Area 2	Bermondsey	Arnold Estate	142-179 Arnold Estate, Druid Street	✓
				180-220 Arnold Estate, Druid Street	✓
				1A, 1-30 Arnold Estate, Druid Street	✓
				221-248 Arnold Estate, Druid Street	✓
				249-262 Arnold Estate, Druid Street	✓
				263-276 Arnold Estate, Druid Street	✓
				277-295 Arnold Estate, Druid Street	✓
				296-301 Arnold Estate, Druid Street	✓
				302-319 Arnold Estate, Druid Street	✓
				31-65 Arnold Estate, Druid Street	✓
				66-80 Arnold Estate, Druid Street	✓
				81-141 Arnold Estate, Druid Street	✓
			Astley Estate	1-12 Clare House, Coopers Road	✓
				1-12 Stafford House, Coopers Road	✓
				1-14 Fitzroy House, Coopers Road	✓
				1-14 Lackland House, Rowcross Street	✓
				1-30 Brodie House, Coopers Road	✓
				1-32 Rivet House, Coopers Road	✓
				1-40 Mandeville House, Rolls Road	✓
				Astley House, 1-90 Rowcross Street	✓
			Charles Mackenzie	1-12 Peter Hills House, Alexis Street	✓
				Charles Mackenzie House, Alexis Street	✓
			Cherry Garden Estate	14 Wilson Grove, Wilson Grove	✓
				1-7 Butterfield Close, Pottery Street	✓
				1-7 Fountain Green Square, Bermondsey Wall East	✓
				182-186 Bermondsey Wall East, Bermondsey Wall East	✓
				188-192 Bermondsey Wall East, Bermondsey Wall East	✓
				50-60 Farncombe Street, Farncombe Street	✓
				8-14 Fountain Green, Bermondsey Wall East	✓
				Houses - BERMONDSEY WALL EAST	✓
				Houses - BEVINGTON STREET	✓
				Houses - BUTTERFIELD CLOSE	✓
				Houses - FARNCOMBE STREET	✓
				Houses - FOUNTAIN GREEN	✓
				Houses - MARIGOLD STREET	✓
				Houses - POTTERY STREET	✓
			Cherry Garden House	1-16 Cherry Garden House, Cherry Garden Street	✓
			Cherry Garden Street	38-66 Cherry Garden Street, Cherry Garden Street	✓
				68-142 Cherry Garden Street, Cherry Garden Street	✓
			Cranbourne House	1-26 Cranbourne House, Marigold Street	✓
			Creasy Estate	1-7 Creasy Estate, Leroy Street	✓
				22-28 Creasy Estate, Leroy Street	✓
				29-42 Creasy Estate, Leroy Street	✓
				8-21 Creasy Estate, Leroy Street	✓
			Dickens Estate	1,3,6,9 Dartle Court, Scott Lidgett Crescent	✓
				1-14 Haredale House, East Lane	✓
				1-16 Tapley House, Wolseley Street	✓
				1-18 Havisham House, Scott Lidgett Crescent	✓
				1-20 Brownlow House, George Row	✓
				1-20 Micawber House, Scott Lidgett Crescent	✓
				1-25 Fleming House, George Row	✓
				1-27 Rudge House, Scott Lidgett Crescent	✓
				1-28 Oliver House, George Row	✓
				1-30 Dombey House, Wolseley Street	✓
				1-30 Nickleby House, George Row	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 8-10	Area 2	Bermondsey	Dickens Estate	1-32 Bardell House,George Row	✓
				1-32 Weller House,Scott Lidgett Crescent	✓
				1-35 Copperfield House,Wolseley Street	✓
				1-39 Pickwick House,George Row	✓
				1-42 Wickfield House,Jamaica Road	✓
				1-43 Bowley House,Jamaica Road	✓
				1-43 Wade House,Dockhead	✓
				1-47 Tupman House,Scott Lidgett Crescent	✓
				1-6 Maylie House,Wilson Grove	✓
				1-72 Wrayburn House,Llewellyn Street	✓
				1-81 Spenlow House,Jamaica Road	✓
			Eldridge Court	1-16 Eldridge Court,Rouel Road	✓
				17-32 Eldridge Court,Rouel Road	✓
				33-38 Eldridge Court,Rouel Road	✓
			Fountain House	1-10 Fountain House,Bermondsey Wall East	✓
			Harold Estate	1-12 Harold Estate,Pages Walk	✓
				13-34 Harold Estate,Pages Walk	✓
				35-50 Harold Estate,Pages Walk	✓
				51-61 Harold Estate,Pages Walk	✓
				62-68 Harold Estate,Pages Walk	✓
				69-88 Harold Estate,Pages Walk	✓
			Longfield Estate	1-12 Cragie House,Balaclava Road	✓
				1-12 Stansfeld House,Dunton Road	✓
				1-20 Ash House,Dunton Road	✓
				1-20 Fairby House,Dunton Road	✓
				1-28 Dhonau House,Dunton Road	✓
				13-18,24-28 Stansfeld House,Dunton Road	✓
				13-24 Cragie House,Balaclava Road	✓
				1-35 Fawkham House,Dunton Road	✓
				1-35 Hartley House,Dunton Road	✓
				1-41 Dartford House,Dunton Road	✓
				1-8 Alfred Salter House,Dunton Road	✓
				19-23,29-34 Stansfeld House,Dunton Road	✓
				29-56 Dhonau House,Dunton Road	✓
				35-48 Stansfeld House,Dunton Road	✓
				49-71 Stansfeld House,Dunton Road	✓
				57-60 Dhonau House,Dunton Road	✓
				72-88 Stansfeld House,Dunton Road	✓
				89-102 Stansfeld House,Dunton Road	✓
			Mawbey Estate	1-28,8A Lanark House,Old Kent Road	✓
				1-73,9A Mawbey House,Mawbey Road	✓
			New Place Estate	1-156 Layard Square,Drummond Road	✓
				182A-208A (Ev) Jamaica Road,Jamaica Road	✓
				2-144 New Place Square,Drummond Road	✓
				2-185 Marden Square,Drummond Road	✓
				3-188 Lockwood Square,Drummond Road	✓
			Peter Butler House	1-35 Peter Butler House,Wolseley Street	✓
			Rouel Road Estate	101-127 Lucey Way,St James Road	✓
				115-149 Cadbury Way,Yalding Road	✓
				118-124,246-252 Lucey Way,St James Road	✓
				1-29 Woolstaplers Way,Yalding Road	✓
				129-155 Lucey Way,St James Road	✓
				1-31 Amina Way,Yalding Road	✓
				1-35 Drappers Way,St James Road	✓
				1-35 Lucey Way,St James Road	✓
				139-189 Woolstaplers Way,Yalding Road	✓
				1-41 Cadbury Way,Yalding Road	✓
				1-42 Rock Grove Way,St James Road	✓
				14-23 Market Place,Blue Anchor Lane	✓
				157-183 Lucey Way,St James Road	✓
				185-215 Lucey Way,St James Road	✓
				2-108 Cadbury Way,Yalding Road	✓
				2-160 Woolstaplers Way,Yalding Road	✓
				2-22,126-146 Lucey Way,St James Road	✓
				24-116,148-244 Lucey Way,St James Road	✓
				24-35 Market Place,Blue Anchor Lane	✓
				2-90 Amina Way,St James Road	✓
				31-59 Woolstaplers Way,Yalding Road	✓
				33-59 Amina Way,Yalding Road	✓
				37-71 Lucey Way,St James Road	✓
				43-60 Rock Grove Way,St James Road	✓
				43-77 Cadbury Way,Yalding Road	✓
				61-87 Amina Way,Yalding Road	✓
				61-89 Woolstaplers Way,Yalding Road	✓
				73-99 Lucey Way,St James Road	✓
				79-113 Cadbury Way,Yalding Road	✓
				89-119 Amina Way,Yalding Road	✓
				91-137 Woolstaplers Way,Yalding Road	✓
				92-144 Amina Way,St James Road	✓
			Setchell Estate	109-119 Hazel Way,Dunton Road	✓
				1-15 Hazel Way,Dunton Road	✓
				121-135 Hazel Way,Dunton Road	✓
				12-22 Alscot Way,Dunton Road	✓
				17-31 Hazel Way,Dunton Road	✓
				18-32 Setchell Way,Dunton Road	✓
				2-16 Setchell Way,Dunton Road	✓
				24-34 Alscot Way,Dunton Road	✓
				2A-12A Dunton Road,Dunton Road	✓
				3-11 Alscot Way,Dunton Road	✓
				33-47 Hazel Way,Dunton Road	✓
				34-48 Setchell Way,Dunton Road	✓
				36-46 Alscot Way,Dunton Road	✓
				38-44 Hazel Way,Dunton Road	✓
				40-54 Curtis Way,Dunton Road	✓
				48-62 Alscot Way,Dunton Road	✓
				49-63 Hazel Way,Dunton Road	✓
				50-64 Setchell Way,Dunton Road	✓
				59-73 Setchell Way,Dunton Road	✓
				64-78 Alscot Way,Dunton Road	✓
				66-80 Setchell Way,Dunton Road	✓
				82-98 Setchell Way,Dunton Road	✓
				93,95 Hazel Way,Dunton Road	✓
				97-107 Hazel Way,Dunton Road	✓
				Houses - ALSCOT WAY	✓
				Houses - CURTIS WAY	✓
				Houses - DUNTON ROAD	✓
				Houses - HAZEL WAY	✓
				Houses - SETCHELL WAY	✓
			Swan Mead	12-30 Swan Mead,Webb Street	✓
				50-80 Swan Mead,Webb Street	✓
				82-104 Swan Mead,Webb Street	✓
			Wessex House	1-68 Wessex House,Old Kent Road	✓
			West Lane	37-77 West Lane	✓
				7-11,15-35 West Lane	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 8-10	Area 2	Rotherhithe	Abbeyfield Estate	1-145 Maydew House,Abbeyfield Road	✓
				1-35 Damory House,Abbeyfield Road	✓
				Thaxted Court,1-24 Abbeyfield Road	✓
			Ainsty Estate	1-28 Pine House,Swan Road	✓
				1-45 Larch House,Swan Road	✓
				1-52 Beech House,Swan Road	✓
			Downtown Estate	1-39 Russia Dock Road	✓
				Houses - BREWHOUSE WALK	✓
				Houses - BUCKTERS RENTS	✓
				Houses - FARRINS RENTS	✓
				Houses - FIR TREES CLOSE	✓
				Houses - MAHOGANY CLOSE	✓
				Houses - REDWOOD CLOSE	✓
				Houses - RUSSIA DOCK ROAD	✓
				Houses - STAPLES CLOSE	✓
				Houses - TEAK CLOSE	✓
				Buckters Rents,1-5,7-5 Globe Pond Road	✓
				Farrins Rents,1-31 Globe Pond Road	✓
				Fir Trees Close,1-36 Russia Dock Road	✓
				Mahogany Close,1-25 Russia Dock Road	✓
				Teak Close,1-35 Russia Dock Road	✓
			Irwell Estate	1-20 Irwell Estate,Neptune Street	✓
				21-44 Irwell Estate,Neptune Street	✓
				45-67 Irwell Estate,Neptune Street	✓
			Osprey Estate	1-14 Raven House,Lower Road	✓
				1-14 Sheldrake House,Lower Road	✓
				1-17 Dunlin House,Lower Road	✓
				1-17 Siskin House,Lower Road	✓
				1-18 Egret House,Lower Road	✓
				1-18 Fulmar House,Lower Road	✓
				189-215 Lower Road,Lower Road	✓
				7-36 Tawny Way,Lower Road	✓
			Pedworth Estate	1-34, 36, 38 Pedworth Gardens	✓
				134-198 Rotherhithe New Road	✓
				61-105 Rymouth Road	✓
				Houses - ABBEYFIELD ROAD	✓
				Houses - DILSTON GROVE	✓
				Houses - MOSSINGTON GARDENS	✓
				Houses - PEDWORTH GARDENS	✓
				Houses - RAYMOUTH ROAD	✓
				Houses - ROTHERHITHE NEW ROAD	✓
				Pedworth,97 Abbeyfield Road	✓
			Silwood Estate	1-32 Jarman House,Hawkstone Road	✓
				1-51 Canute Gardens,Hawkstone Road	✓
				1-96 John Kennedy House,Rotherhithe Old Road	✓
				22-88 Rotherhithe Old Road,Rotherhithe Old Road	✓
			Tustin Estate*	1-34 Bowness House,Old Kent Road	✓
				1-38 Kentmere House,Old Kent Road	✓
				1-72 Ambleside Point,Old Kent Road	✓
				1-72 Grasmere Point,Old Kent Road	✓
				1-73 Windermere Point,Old Kent Road	✓
				1-98 Heversham House,Ilderton Road	✓
				Houses - MANOR GROVE	✓
				Hillbeck Close,1-32 Tustin Street	✓
	Area 3	Camberwell	Brandon Estate	1-155 Aberfeldy House,John Ruskin Street	✓
				1-41 Glenfinlas Way,Farmers Road	✓
				2-19 Grimsel Path,Grimsel Path	✓
				30-45 Grimsel Path,Grimsel Path	✓
				51-56 Laxley Close,Laxley Close	✓
				9-38 Kirwyn Way,Bethwin Road	✓
				9-50 Laxley Close,Laxley Close	✓
				Houses - BETHWIN ROAD	✓
				Houses - GLENFINLAS WAY	✓
				Houses - GRIMSEL PATH	✓
				Houses - KIRWYN WAY	✓
			Castlemead	1-112 Castlemead,Camberwell Road	✓
				1-31 Churchmead,Camberwell Road	✓
				1-38 Bishopsmead,Camberwell Road	✓
				1-5 Wessonmead,Camberwell Road	✓
			East Dulwich Estate	1, 4-35 Whaddon House,Albrighton Road	✓
				1-11 Badminton House,Quorn Road	✓
				1-12 Ringmer House,Pytchley Road	✓
				1-16 Bramham House,Quorn Road	✓
				1-16 Cowdray House,Quorn Road	✓
				1-16 Eridge House,Quorn Road	✓
				1-16 Fernie House,Quorn Road	✓
				1-22 Ivybridge House,Quorn Road	✓
				1-22 Tidworth House,Albrighton Road	✓
				1-24 Whitney House,Albrighton Road	✓
				1-27 Stagshaw House,Pytchley Road	✓
				1-28 Goldwell House,Quorn Road	✓
				1-31 Inwood House,Pytchley Road	✓
				1-35 Walcot House,Albrighton Road	✓
				1-38 Petworth House,Pytchley Road	✓
				1-38 Riseholme House,Albrighton Road	✓
				1-39 Gedling House,Quorn Road	✓
				1-39 Wilton House,Albrighton Road	✓
				1-43 Gatcombe House,Pytchley Road	✓
				1-51 Melbreak House,Pytchley Road	✓
				1-55 Ledbury House,Pytchley Road	✓
				1-58 Wheatland House,Albrighton Road	✓
				1-86 Felbridge House,Quorn Road	✓
			Sceaux Gardens Est	Lakanal,Havil Street	✓
		Peckham	Bells Gardens Estate	1-16 Wentworth Crescent,Peckham Hill Street	✓
				1-42 Wilmot Close,Peckham Hill Street	✓
				1-58 Hastings Close,Peckham Hill Street	✓
				17-36 Wentworth Crescent,Peckham Hill Street	✓
				1-99 Leontine Close,Peckham Hill Street	✓
				22-103 Neville Close,Peckham Hill Street	✓
				37-62 Wentworth Crescent,Peckham Hill Street	✓
				43-48 Wilmot Close,Peckham Hill Street	✓
				49-54 Wilmot Close,Peckham Hill Street	✓
				55-60 Wilmot Close,Peckham Hill Street	✓
				61-66 Wilmot Close,Peckham Hill Street	✓
				67-72 Wilmot Close,Peckham Hill Street	✓
				Houses - LEONTINE CLOSE	✓
				Houses - NEVILLE CLOSE	✓
			Caroline Gardens	Houses - CAROLINE GARDENS	✓
			Gloucester Grove Estate	1-118 Wickway Court,Cator Street	✓
				1-18 Downend Court,Bibury Close	✓
				1-24 Willsbridge Court,Bibury Close	✓
				1-30 Westonbirt Court,Ebley Close	✓
				1-32 Quenington Court,Ebley Close	✓
				1-36 Cam Court,Bibury Close	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 8-10	Area 3	Peckham	Gloucester Grove Estate	1-36 Quedgeley Court,Ebley Close	✓
				1-88 Andoversford Court,Bibury Close	✓
				3-17 Newent Close,Coleman Road	✓
				6,18,30 Cam Court,St Georges Way	✓
				Houses - NEWENT CLOSE	✓
			Ledbury Estate	1-12 Windspoint Drive,Windspoint Drive	✓
				1-20 Credenhill House,Ledbury Street	✓
				1-28 Pencraig Way,Pencraig Way	✓
				13-30 Windspoint Drive,Windspoint Drive	✓
				1-56 Bromyard House,Commercial Way	✓
				1-56 Peterchurch House,Commercial Way	✓
				1-56 Sarnsfield House,Pencraig Way	✓
				1-56 Skenfrith House,Commercial Way	✓
				2-32 Naylor Road,Naylor Road	✓
				268A-276C Commercial Way,Commercial Way	✓
				29-75 Ethnard Road,Ethnard Road	✓
				60-82 Bird In Bush Road,Bird In Bush Road	✓
				8-23 Hoyland Close,Hoyland Close	✓
				Houses - HOYLAND CLOSE	✓
			North Peckham Estate	1-10 Oak Court,Sumner Road	✓
				1-11 Shannon Court,Garnies Close	✓
				1-12 Garnies Close,Sumner Road	✓
				11-35 Oak Court,Sumner Road	✓
				1-15 Thames Court,Daniel Gardens	✓
				1-17 Pear Court,East Surrey Court	✓
				1-18 Alder House,Alder Close	✓
				1-18 Danube Court,Daniel Gardens	✓
				1-25 Rowan Court,Garnies Close	✓
				13-24 Garnies Close,Sumner Road	✓
				1-36 Pentridge Street,Pentridge Street	✓
				1-38 Cronin Street,Cronin Street	✓
				1-42 Quarley Way,Hordle Promenade South,(Demolished)	✓
				1-6 Amstel Court,Garnies Close	✓
				16-33 Thames Court,Daniel Gardens	✓
				17-31 Blackthorne Court,Cator Street	✓
				1-8 Blackthorne Court,Cator Street	✓
				1-8 Indus Court,Garnies Close	✓
				1-8 Palm Court,Garnies Close	✓
				18-38 East Surrey Grove,East Surrey Grove	✓
				19-30 Danube Court,Daniel Gardens	✓
				25-36 Garnies Close,Sumner Road	✓
				26-49 Rowan Court,Garnies Close	✓
				34-53 Thames Court,Daniel Gardens	✓
				37-42 Garnies Close,Sumner Road	✓
				37-67 Pentridge Street,Pentridge Street	✓
				39-62 Cronin Street,Cronin Street	✓
				39-68 East Surrey Grove,East Surrey Grove	✓
				43-54 Garnies Close,Sumner Road	✓
				55-60 Garnies Close,Sumner Road	✓
				63-88 Cronin Street,Cronin Street	✓
				7-17 Amstel Court,Garnies Close	✓
				89-126 Cronin Street,Cronin Street	✓
				9-16 Blackthorne Court,Cator Street	✓
				9-33 Palm Court,Garnies Close	✓
				Houses - SAMUEL STREET	✓
	Area 4	Dulwich	Croxted Road Estate	10-12 Coppedhall,Croxted Road	✓
				1-12 Shackleton Court,Croxted Road	✓
				1-24 Glazebrook Close,Croxted Road	✓
				1-8 Weldon Court,Croxted Road	✓
				25-48 Glazebrook Close,Croxted Road	✓
				58-89 Glazebrook Close,Croxted Road	✓
				7-11,24-27,45,54,55 Kennoldes,Croxted Road	✓
				Houses - COPPEDHALL	✓
				Houses - GLAZEBROOK CLOSE	✓
				Houses - KENNOLDES	✓
		Nunhead & Peckham Rye	Brimmington Estate	104-114 Bath Close,Asylum Road	✓
				116-126 Bath Close,Asylum Road	✓
				117-147 Asylum Road,Asylum Road	✓
				1-18 Staveley Close,Asylum Road	✓
				121-126 Staveley Close,Asylum Road	✓
				1-24 Laburnum Close,Clifton Way	✓
				1-24 Roman Way,Culmore Road	✓
				127-132 Staveley Close,Asylum Road	✓
				128-138 Bath Close,Asylum Road	✓
				133-138 Staveley Close,Asylum Road	✓
				139-144 Staveley Close,Asylum Road	✓
				140-150 Bath Close,Asylum Road	✓
				145-150 Staveley Close,Asylum Road	✓
				1-46 Drovers Place	✓
				152-162 Bath Close,Asylum Road	✓
				1-59 Bath Close,Asylum Road	✓
				19-24 Staveley Close,Asylum Road	✓
				22-32 Clifton Way,Clifton Way	✓
				25-30 Staveley Close,Asylum Road	✓
				25-51 Laburnum Close,Clifton Way	✓
				2-60 Bath Close,Asylum Road	✓
				31-36 Staveley Close,Asylum Road	✓
				37-42 Staveley Close,Asylum Road	✓
				43-48 Staveley Close,Asylum Road	✓
				49-54 Staveley Close,Asylum Road	✓
				55-60 Staveley Close,Asylum Road	✓
				61-66 Staveley Close,Asylum Road	✓
				67-101 Bath Close,Asylum Road	✓
				67-72 Staveley Close,Asylum Road	✓
				73-78 Staveley Close,Asylum Road	✓
				79-84 Staveley Close,Asylum Road	✓
				80-90 Bath Close,Asylum Road	✓
				85-90 Staveley Close,Asylum Road	✓
				91-96 Staveley Close,Asylum Road	✓
				97-102 Staveley Close,Asylum Road	✓
				Houses - BATH CLOSE	✓
				Houses - BLANCH CLOSE	✓
				Houses - CLIFTON CRESCENT	✓
				Houses - CLIFTON WAY	✓
				Houses - CULMORE ROAD	✓
				Houses - DROVERS PLACE	✓
				Blanch Close,1-33 Asylum Road	✓
			Consort Estate	1-10 Vivian Square,Scylla Road	✓
				1-15 Manaton Close,Consort Road	✓
				1-203 Wivenhoe Close,Heaton Road	✓
				1-25 Galatea Square,Scylla Road	✓
				1-26 Huguenot Square,Scylla Road	✓
				14-29 Vivian Square,Scylla Road	✓
				17-67 Scylla Road,Scylla Road	✓

**Appendix 1b - Cyclical Maintenance and Kitchens Bathrooms
For Estates/Blocks by Year**

Prog Year	Contract Area	Area	Estate	Block	Total
Yrs 8-10	Area 4	Nunhead & Peckham Rye	Consort Estate	2-122 Manaton Close, Consort Road	✓
				2-52, 72-100 Wivenhoe Close, Heaton Road	✓
				30-68 Galatea Square, Scylla Road	✓
				31-45 Philip Walk, Philip Walk	✓
				54-70 Wivenhoe Close, Heaton Road	✓
				Houses - GALATEA SQUARE	✓
				Houses - HEATON ROAD	✓
				Houses - HUGUENOT SQUARE	✓
				Houses - MANATON CLOSE	✓
				Houses - PHILIP WALK	✓
				Houses - VIVIAN SQUARE	✓
				Houses - WIVENHOE CLOSE	✓
				Wivenhoe Close, 102-128 Heaton Road	✓
			Consort Road	199-213 Consort Road, Consort Road	✓
				98-102A Consort Road, Consort Road	✓
			Cossall Estate	109 Cossall Walk, Cossall Walk	✓
				1-108 Cossall Walk, Cossall Walk	✓
				1-12 Mortlock Close, Mortlock Close	✓
				1-22 Sunwell Close, Sunwell Close	✓
				1-23, Gordon Road, Gordon Road	✓
				13-19 Mortlock Close, Mortlock Close	✓
				1-9 Hooks Close, Gordon Road	✓
				20-22 Mortlock Close, Mortlock Close	✓
				23-31 Mortlock Close, Mortlock Close	✓
				23-39 Sunwell Close, Sunwell Close	✓
				2-42 Burchell Road, Burchell Road	✓
				31-35 Hooks Close, Woods Road	✓
				32-40 Mortlock Close, Mortlock Close	✓
				36-44 Hooks Close, Woods Road	✓
				41-44 Mortlock Close, Mortlock Close	✓
				42-52 Woods Road, Woods Road	✓
				45-59 Hooks Close, Woods Road	✓
				6-22 Woods Road, Woods Road	✓
				90 Queens Road, Queens Road	✓
				Houses - GORDON ROAD	✓
				Houses - HARDERS ROAD	✓
				Houses - HOOKS CLOSE	✓
				Houses - WOODS ROAD	✓
				Hooks Close, 10-30 Woods Road	✓
			Rye Hill Estate	1-23 Torridge Gardens, Torridge Gardens	✓
				1-24, 11A Trent House, Peckham Rye	✓
				1-28, 7A & 18A Waveney House, Peckham Rye	✓
				1-30 Medina House, Torridge Gardens	✓
				1-30 Welland House, Peckham Rye	✓
				1-64, 13A Rother House, Peckham Rye	✓
				1-64, 51A Frome House, Peckham Rye	✓
				210-296 Rye Hill Park, Peckham Rye	✓
				2-32 Rye Hill Park, Peckham Rye	✓
				34-120 Rye Hill Park, Peckham Rye	✓
				83 Rye Hill Park, Rye Hill Park	✓
				Houses - RYE HILL PARK	✓
				Houses - TORRIDGE GARDENS	✓

* The strategy only covers the forward programmes and does not include the resources of schemes under existing programmes such as WDS work identified for Tustin Estate and Portland Estate. These schemes are scheduled towards the end of the new cyclical programme as they are due investment under existing programmes, so will not require work until towards the end of the new cycle.

Appendix 1c - Cyclical Maintenance and Kitchens Bathrooms
For Street Property Areas

Street Properties Area	Year
Dulwich	1
Rotherhithe	1
Walworth	2
Peckham	3
Borough & Bankside	4
Bermondsey	5
Camberwell	6
Nunhead & Peckham Rye	7

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