

Cabinet (Special)

Tuesday 31 May 2011

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.2

List of Contents

Item No.	Title	Page No.
5.	Deputation Request: Residents of Jarman House and Canute Gardens, Hawkstone Estate To consider the comments of the strategic director of housing services in respect of the deputation request from residents of Jarman House and Canute Gardens, Hawkstone Estate in respect of the Housing Investment Programme.	1 - 2
6.	Housing investment programme and revised strategy To agree issues relating to the housing investment programme.	3 - 137

Contact

Everton Roberts on 020 7525 7221 or Paula Thornton on 020 7525 4395
or email: everton.roberts@southwark.gov.uk ; paula.thornton@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Date: 27 May 2011

CABINET (SPECIAL) – 31 MAY 2011

Deputation Request: Residents of Jarman House and Canute Gardens, Hawkstone Estate

Comments of the Strategic Director of Housing Services

1. The low rise blocks on the Hawkstone estate are one of three areas identified within the cabinet report where further work is recommended to explore whether there are other options for improving the estate, such as regeneration or estate remodelling. This work is due to report back to cabinet in October 2011. The council has not yet reached a view on whether major works or regeneration are the preferred option and would want to work very closely with residents to decide the best way forward in terms of the long term future of the low rise blocks on the estate.
2. Within the current two year programme, a funding allocation of £6.5m was originally set aside for works to be carried out on the Hawkstone estate. £3m of this funding allocation has been identified for John Kennedy House and it is estimated that a further £11m is needed to bring the low rise blocks up to the government's decent homes standard and to make them warm, dry and safe. This means that there is a funding shortfall overall of around £7.5m in the current year in respect of the funds that we calculate are needed to complete the work on the low rise blocks.
3. The draft 5 year programme currently assumes that the work to bring the low rise blocks up to the government's decent homes standard and to make them warm, dry and safe will now take place in year 5 of the programme (2015/16). The low rise blocks have been moved to the back of the programme because the council believes that all the necessary works cannot be carried out with the residents in occupation and so a lead in time is required to achieve full vacant possession. The scheme has also been placed at the end of the programme due to the high cost of the work involved and overall resource availability.
4. We appreciate that residents living in the low rise blocks will be understandably disappointed with any delays to work to their homes and would stress that the 5 year programme that is being presented to cabinet tonight is a draft programme only at present and is subject to wider consultation before it comes back to cabinet to be finalised in the Autumn.
5. Residents on the Hawkstone will have the same opportunity as all the other residents in the borough to feedback their suggestions on programme priorities and timings and all feedback will be considered before the programme is finally approved by cabinet. There is also the potential for additional funds coming into the programme, which would be used to re-programme and bring schemes forward to carry them out earlier, wherever this is possible.
6. In all of our major works projects, we are keen to work closely with residents to get the best value for money and to only do work where it is needed. We will always review the specification and type of work before the scheme starts with residents to ensure that we are spending residents money wisely.

7. We are keen to explore new ways for the delivery of major works, including testing whether better value for money might be achieved by greater resident involvement in the specification of works.
8. We would be willing to explore with Hawkstone residents how best to support them to make choices about the level of investment to their homes, as long as the minimum warm, dry and safe standards are achieved. This could include setting up a special project group of residents supported by an independent expert resource, so that residents feel that they are in the driving seat regarding the specification of works to their homes. This may also help to alleviate any concerns regarding how best to deal with the asbestos panels.

Item No. 6.	Classification: Open	Date: 31 May 2011	Meeting Name: Cabinet
Report title:		Housing Investment Programme and Revised Strategy	
Ward(s) or groups affected:		All wards	
Cabinet Member:		Cllr Ian Wingfield, Deputy Leader of the Council and Cabinet Member for Housing Management	

FOREWORD – COUNCILLOR IAN WINGFIELD, DEPUTY LEADER OF THE COUNCIL AND CABINET MEMBER FOR HOUSING MANAGEMENT

This paper represents the first step towards implementing this Council’s key policy pledge of making every home in Southwark warm, dry and safe by 2014-2015.

A year ago, tenants and leaseholders were making regular complaints about the continually changing dates of the Housing Investment programme and that the current approach to housing investment has created winners and losers with some households benefiting from Decent Homes works while other blocks on the same estate were not. The same tenants and leaseholders were telling the Council that in the first instance they wanted their homes to be insulated, weatherproof and secure. They also wanted to know what Decent Homes works would be done and when?

This is why to end this uncertainty we agreed we would be open and straightforward and we would publish a clear programme detailing which estates/properties would have what works and when. In addition when reviewing the strategy for investment in our housing stock, our aim is to achieve a fair but ambitious investment programme that delivers an acceptable standard to all within the limited resources available to us.

Our analysis shows that the current Housing Investment programme was never properly funded to meet the council’s obligations over the longer term and that there is a huge funding gap if the council wishes to continue to deliver a programme at the current borough standard that was introduced in 2008. The previous policy was based on a funding commitment that could never be delivered within the funding available to the Council over the longer term and did not offer a solution for all of the council’s housing stock or meet central government requirements. Our main priority is to avoid raising the expectations of tenants and leaseholders unnecessarily as to the level and scale of Decent Homes works that can be delivered and to present a realistic and funded programme for the benefit of all of our residents living within the borough.

On receiving the results of the Stock Condition survey we used them to inform our bid for further Decent Homes funding as requested by the Government last year. Unfortunately we only received half of the amount we bid for and the allocation spread over 4 years is back-ended in the final two years. Our tenants and leaseholders need that money now. They need to be assured that this money will be forthcoming as our Housing Investment programme must be based on prudent financial planning and not on indicative funding or estimates. On top of this our Housing Revenue Account has been cut by nearly £7 million this year and next year the Government’s subsidy regime will finish. Officers have calculated that the Housing Revenue Account will face a deficit as a consequence. Already the largest item we have to pay each year accounting to nearly £85 million is debt charges, including depreciation. Although this will reduce under self-financing we must

take action to control our level of debt repayments, at the same time as investing in our housing stock.

In preparing this paper we have drawn upon the expertise of our officers and also included the comments of our tenants and leaseholders through a formal survey, consultation paper to residents' Area Forums and Councils and the deliberations of the Decent Homes Working Party. It is important that our tenants and leaseholders remain at the heart of this programme and they must be involved at every step of the way to achieve maximum benefit for the majority. That's why this paper is the beginning and not the end of the process, as the draft programme will now go out to further public consultation.

Our overwhelming concern is to ensure that the proposed Housing Investment programme is both fully funded and covers the needs of our housing stock both in terms of our warm, dry and safe objective and our legal obligations as a landlord including lifts, roofs and communal security. This is why we have looked at ways to maximise the level of resources available for investment, including savings through new major works contracts, limited disposal of voids, external funding sources and self-financing regeneration options. We are confident that this will allow us not just to fund the Housing Investment programme as stated but also allow us to bring forward many of the schemes scheduled to occur in the latter years of the programme.

I think it is also important to state that although we are being financially prudent and cautious with our programme, what we are actually proposing is probably the largest housing investment programme in the UK. This is being done in conjunction with re-establishing our separate Housing Department led by a new Strategic Director who is engaged in the process of re-organising our housing services to increase contact with residents and improve the efficiency of those services.

Recent pronouncements from the Government on its housing policy give little reassurance for the future. As a Council our Housing Investment programme is only one aspect of our housing strategy. We also must take a view about a longer-term sustainable strategy for our housing stock in a situation where adequate funding for our housing stock is bound to decline and financial incentives are likely to promote other options such as the transfer of a proportion of our stock to other social landlords. We give our firm commitment that it is not only our desire to preserve our housing stock in Council control but also to enhance it. However, given heightened tenant and leaseholder expectations due to the previous Housing Investment policy we must also allow them the opportunity to consider other options given the lack of longer-term funding.

I am therefore asking the Cabinet, after consideration of the officers' report set out from paragraph 13 onwards to approve the recommendations set out below.

RECOMMENDATIONS

1. To replace the Southwark Decent Homes Standard adopted on an interim basis in April 2008, with the Government's Decent Homes standard.
2. To approve the start of work on schemes on the remaining two year programme of works on the basis that they are delivered to the new standard as set out above.
3. To approve a minimum housing investment programme of major works to the value of £326.5m over the next 5 years to ensure that the Council's homes including those homes managed by Leathermarket Joint Management Board, are invested in to meet the Government's Decent Homes Standard and make them warm, dry and safe.

4. To note the outcome of the consultation with residents on housing investment priorities which has taken place through the 2011 resident postal survey.
5. To note the feedback from the Area Housing Forums, the Decent Homes Review Working Party, Tenant Council, and Home Owners Council in the light of the postal survey findings.
6. To note the outcome of the bid for Government backlog funding and the potential for future funds for investment in the council's housing stock.
7. To note that any requirement for borrowing to support the housing investment programme would be an additional call on Housing Revenue Account resources and would be a matter that is reserved for Council Assembly to agree.
8. To approve that any additional funds that become available through Government backlog funding or any other sources, are used to bring forward schemes within the 5 year programme so that works can be carried out more quickly.
9. To approve that the sale of voids is maximised within agreed criteria on the disposal of void properties, and that the Hidden Homes programme is continued as set out in the linked report on this agenda.
10. To approve that 6 estates are designated as High Investment Needs Estates and are dealt with as follows:
 - Aylesbury Estate - to note that no changes are currently suggested to the agreed proposals for the regeneration of the estate.
 - Elmington Estate - to note that no changes are currently suggested to the agreed proposals for the regeneration of the estate.
 - Brandon Estate –to approve the expenditure of investment works on the estate as part of the council's housing investment programme.
 - Four Squares Estate - to approve that security works are undertaken to Marden Square and Layard Square on the Four Squares estate up to a maximum value of £5m in total, as recommended by the Housing and Community Safety Scrutiny Sub-Committee to Cabinet on 17 May 2011, and that a further study is undertaken to examine options for investment in or regeneration for, the Four Squares as a whole, working closely in consultation with residents, and that a report is brought back to Cabinet in October 2011
 - Hawkstone Estate – to approve that on the Hawkstone Estate, investment works are progressed for John Kennedy House, as previously agreed, but that option appraisal work is carried out for the low rise blocks on the estate, working closely in consultation with residents, and that a report is brought back to cabinet in October 2011.
 - Abbeyfield Estate – to approve that a further report is brought back to cabinet in October 2011 to make a decision on whether to retain and refurbish Maydew House or dispose of it, taking into account the implications for Thaxted Court and Damory House.
11. To note the proposed 5 year programme for the council's housing stock, as set out in Appendix 8, and to instruct officers to undertake resident consultation on the programme during the summer and report back to Cabinet in the Autumn.

12. To request that the Strategic Director of Housing Services makes arrangements for the new Head of Major Works to come back to Cabinet with detailed proposals to develop and agree a 30 year housing asset management plan.

BACKGROUND INFORMATION

14 December Cabinet report

13. In early December the Cabinet considered the initial report entitled Review of Housing Investment Strategy which outlined the approach to be taken and agreed the following:
- Confirmation of its commitment to making every home, warm, dry and safe.
 - Noted the findings of the housing stock condition survey and the significant investment needs identified.
 - Noted the different standards that could be applied to achieving decent homes and the financial implications of these; in particular the high cost of delivering the current borough standard.
 - To continue with commitments in the two year programme and to review the specification for work packages where contracts have yet to be committed.
 - That reports are brought back to cabinet on a review of the voids disposal strategy, a review of the use of planning powers to generate funds to support decent homes work, and a review of options for estates with high costs and potential approaches.
 - That officers to consider options to increase funding with a view to agreeing a new approach which will achieve warm, dry and safe homes specifically:
 - Efficiency savings
 - The allocation of any housing capital programme surplus over five years
 - Availability of national funding for decent homes 2011/12
 - Regeneration or partial stock transfer including estates with high refurbishment costs
 - Possible use of payments in lieu from planning s106 agreements
 - Agreed the consultation strategy and need to begin engagement with residents on the strategy for housing investment in the borough over the next five years, to deliver more benefit to residents overall for the resources available.
14. This report and the December cabinet report have identified both the need and opportunity for a thorough review of housing investment strategy in the light of further changes, particularly in public sector finance, since the Executive adopted its interim approach in April 2008.

KEY ISSUES FOR CONSIDERATION

15. The formulation of a 5 year investment programme is designed to inform residents, both tenants and leaseholders, about the nature of the works that are planned for their homes, at estate and block level, with indicative timescales. There is further detail about this below.

Definition of warm, dry and safe

16. More than 22,000 properties will become non-decent over the next five years. The considerable challenge is prioritising how works will be delivered to address as many failures as possible. The programme will be based on warm, dry and safe principles and this 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) with multi-locks, spy holes and door chains
17. There is considerable evidence to support that failing external elements, such as windows and roofs, have a detrimental impact on the fabric of the building, lead to poor insulation, water ingress and is the main source of disrepair complaints from residents. It is proposed that properties with these failing components receive the greatest priority. Internally works will be focused on heating, electrics and front doors.

Investment delivery and contract management

18. However, residents will also wish to be assured that the contract management arrangements in place are sufficiently robust to ensure an efficient and timely programme which delivers both value for money and quality, long-lasting improvements.
19. The structure of the new Housing Services department and the creation of a new Major Works division reflect residents' and members' desire to improve the contract management arrangements for major works. Recruitment is ongoing for the new Head of Major works, who will report directly to the Strategic Director of Housing Services. This role will be responsible for the delivery of warm, dry and safe works, and strong contract management arrangements to ensure that the programme is delivered on time and on budget.
20. The management and monitoring of warm, dry and safe works will be closely scrutinised via quarterly reports to the Strategic Director and Cabinet Member for Housing and there will be an ongoing challenge to the strength of contract management arrangements. These reports will also be made available to Home Owners and Tenants Council. In addition, an annual review of the programme will be presented to Cabinet.
21. Notwithstanding future plans to improve the management of major works, measures have already been put in place to improve current arrangements. These include responding to the recommendations of the Housing and Community Safety Scrutiny sub-committee's report into the Four Squares security works programme. A programme of Internal Audit reviews into major works schemes, reporting to the Strategic Director, is also ongoing to help shape improvements. Residents will be invited to work with the Investment Manager in an ongoing review of contract management procedures and there is tighter management and control of contractors,

and the application of financial damages for contractual non performance. The housing services department has also completed an internal performance management review to ensure that staff are being managed effectively to perform to the best of their ability.

22. Moving forward, the transparency and visibility of the success of these improvements will be included in the quarterly reports to the Cabinet Member and the annual review of the delivery of the warm, dry and safe programme of works.
23. The Cabinet will also wish to be assured that the delivery of warm, dry and safe major works will not adversely impact on expenditure of the day to day repairs and maintenance programme. The repairs and maintenance budget has already been reduced by £2m for 2011/12 to drive forward efficiencies in the repairs process, reducing waste and duplication and increasing the term contractors' performance. A planned maintenance programme has also been developed to better manage reactive repairs and drive down costs. A stronger performance management regime is being delivered through the repairs core group which is meeting more frequently to ensure a strategic overview of day to day performance, including expenditure against budget.
24. The report to Cabinet in December 2010 identified a shortfall between the available projected resources and the investment required between 2011 and 2015, from the minimum £26 million, to £314m for the Southwark standard. This report examines the resources position further, but the position has not improved, leading to the conclusion that the council has little choice but to drop the Southwark standard and seek to invest the resources in more homes.

Current levels of non decency

25. The 2010 stock condition survey found that the 65.3% of the stock was decent at the end of 2009/10. Since this, as well as continuing investment, further in-house surveys have been undertaken and decency has increased to 69% at the end of 2010/11.
26. Notwithstanding this improvement in decency, it is clear that the council's stock has not received the level of major capital investment necessary to maintain all the homes to a recommended condition. As a result, there are a significant number of major components that have reached or are reaching the end of their useful life and which will require attention in the short term. For instance, there are significant concerns with electrical installations, both internally and on the landlord's side (external to dwellings) requiring renewal in more of our stock than previously known.
27. The level of decency is not static, as a number of properties are made decent while others fall out of decency each year. This short term need mentioned above is illustrated by the large number of properties that fall out of decency in 2011/12. The stock condition data shows that an additional 5,641 properties fell out of decency as at 1st April this year, bringing the current total of non-decent properties to 17,240. More significantly, by 2015/16, without significant and targeted investment, a total of 22,463 properties would be non decent.

Investment need – decent homes and planned maintenance

28. Traditionally the council's housing investment programme has operated on a 5 year schedule. In 2008 however, a review of decent homes and housing investment took place which resulted in the introduction of a higher local standard. A decision was also taken to update the council's stock condition data. Pending the outcome of the stock condition survey, it was agreed that a 2 year programme should be put in place on an interim basis in 2009 in recognition of the impact the survey results have on the council's ability to profile longer term investment programmes.
29. One of the intended outcomes following this review is therefore the development and reintroduction of a 5 year programme to 2015/16 scheduling the estates and blocks where it is intended to undertake investment works to make homes warm, dry and safe and other works during the programme period.

Resident consultation

30. Resident consultation around 'Your service, your choice' issues has been ongoing since mid December 2010. A requirement of the Tenants Services Authority (TSA) is that social housing providers consult with tenants about services they would like delivered as local offers against the TSA's National Standard. This includes issues around the home specifically quality of accommodation and repairs and maintenance. Investment in our stock has been identified as a key area to examine as part of this process.
31. Consequently part of the 'Your service, your choice' consultation with residents has focused on housing investment and decent homes with a view to informing the council's approach to future housing investment. The key plank of the consultation process was a 100% postal survey to tenants and home owners including those managed by Tenant Management Organisations. A survey questionnaire was circulated borough wide in late February 2011 to approximately 51,700 tenants and homeowners (including TMOs) to obtain their views on various issues relating to investment in council housing, the results of which are outlined below. While the survey was in progress, a series of evening drop in sessions took place in early March at each of the 8 local area housing offices to provide the opportunity for residents to discuss the issues raised in the survey.
32. Consultation at the more strategic level has taken the form of open meetings with area housing forums between April – May 2011, briefing sessions to Tenants and Home Owners Councils, and regular meetings with the Decent Homes Review Working Party, which is formed of representatives of Tenants and Home Owners Council. Discussions were based on a presentation of outline key decisions prepared at the beginning of the series of meetings. The recommendations in this report reflect the further work undertaken since then, and the input from the consultation process.
33. A draft of this report was discussed with Home Owners Council on 12 May and with Tenants Council on 23 May. Further consultation will include consultation with area housing forums in relation to the draft 5 Year investment programme between June - September 2011.

Results of residents' postal survey

34. 6,477 (12%) out of 51,700 households responded to the Your Service, Your Choice – investing in housing survey. 5,334 (82%) of all respondents were tenants and 1,143, (17%) homeowners, (tenure of 2 respondents not known). A copy of the survey and its findings is attached for reference at appendix 1 & 2. A summary of the findings is provided below.

- **Selection of 3 most important elements of decent homes works**

Respondents were asked to select the parts of a property or block which they considered to be the three most important. The options provided were walls, roof and chimney, heating systems, rewiring homes, windows, front doors, kitchens and bathrooms/WCs.

The top 3 elements selected were heating (66%), windows (42%) and kitchens (40%).

- **Investing in more**

When asked whether the council should spend less money on each property meaning more homes receive works to a lower standard, rather than spending more money on a smaller number of homes.

The largest response at 1,660 (26%) was 'strongly disagree'.

- **Tackling the worst properties first**

When asked whether the council should prioritise works to the fewer homes that needed most work to meet the decent homes standard, which could result in a longer wait for those requiring less work.

The largest response at 2,377 (37%) was 'tend to agree'.

- **Repair rather than replacement**

When asked whether the council should bring more homes up decent homes standard by carrying out repairs rather than replacing items such as kitchen, bathrooms and windows.

The largest response at 1,780 (27%) was 'tend to agree'.

- **Early wins**

When asked whether the council should prioritise carrying out works to homes needing less work to bring them up to the decent homes standard, which could mean those requiring more work having a longer wait;

The largest response at 1,614 (25%) was 'tend to agree', but the combination of strongly disagree / tend to disagree (40%) was more than the combination of strongly agree / tend to agree (39%).

- **Select 3 elements of works which the council should prioritise outside of Decent Homes works**

Respondents were asked to select 3 elements of works that are not included in the decent homes standard that they considered to be the most important. The options provided included lifts, fire safety works, security – door entry, security-CCTV, energy savings, district heating and estate gardens/landscaping.

An analysis of all responses resulted in fire safety works (70%), security –door entry (55%) and security CCTV and lifts at joint 3rd (40%) were considered the top 3 elements selected.

- **Raising money from the sale of empty council homes to invest in the rest of our homes**

When asked to what extent they agreed or disagreed that the council should sell empty properties that are expensive to repair or maintain to raise more money to make homes warm, dry and safe.

The largest response at 2,065 (32%) was 'strongly agree'.

COMMENTS FROM FORUMS

Area Housing Forums

35. Area Housing Forums have been asked to consider the initial proposals contained in this report, at a stage before they were fully formulated, so that they could input into the decision making process. Some forums discussed the proposals as part of a general meeting; others discussed the proposals at special meetings arranged for the purpose. A parallel process has been followed with Tenants Council, Home Owners Council and the Decent Homes Review Working Party.

36. The responses are quoted and summarised below:

Peckham

- The new definition noted for warm, dry and safe homes & findings of the postal survey noted.
- We do not agree to the disposal of void properties in any shape or form. Should be creating larger units with these properties where possible.
- The high investment needs for regeneration work on Aylesbury estate, Elmington estate and Brandon estate should be re examined & where possible resources re allocated for DH works.

Nunhead and Peckham Rye

1 - To approve the updated housing investment programme for 2011/16, consolidating the remaining elements of the two year programme, and note the anticipated benefits of the new contract management regime.

Not Agreed

2 - To approve the definition of warm, dry and safe

- Warm – modern functioning heating, well insulated roofs and windows in good condition or double glazed.
- Dry – roofs, walls, windows and building fabric in good condition & damp free
- Safe – modern electrics and secure front doors (fire rated where necessary)

Partially Agreed – but wished to discuss further

3 – To approve the start of work on schemes on the remaining two year programme of works on the basis that they are delivered to the new warm, dry, safe standard as set out above.

Agreed

4 – To approve a minimum programme of major works to value of £300m over the next 5 years to invest in the Council's housing stock to make it warm, dry and safe.
Agreed

5 – To note the outcome of the consultation with residents on housing investment priorities which have taken place through the 2011 resident postal survey
Deferred unable to agree

6 – To note the feedback from Area Housing Forums, the Decent Homes Review Working Party, Tenant Council and Home Owner Council in the light of the postal survey findings
Deferred unable to agree

7 - To note the outcome of the bid for Government backlog funding and the potential for future funds for investment in the councils housing stock
Deferred unable to agree

8 - To note the potential for releasing additional funds through the pooled contributions approach on high cost development schemes through the planning process for investment in the councils housing stock.
Deferred unable to agree

10 – To approve that the sale of voids is maximised within agreed criteria on the disposal of void properties.
Not Agreed

11- To approve that the agreed proposals to continue to be delivered for the regeneration of Aylesbury Estate and the Elmington Estate
More details required

12 – To approve the expenditure of investment works on the Brandon Estate as part of the councils housing investment programme.
Not Agreed

Draft Key Decisions 13, 14, 15, 16 were not considered due to time pressure.

The Chair and Delegates expressed concern that the Report had not been presented or received prior to the meeting.

The Chair and delegates were unhappy that they had not been given sufficient time to consult their respective T&RA's.

The Delegates were asked if they would like to attend a joint meeting with Dulwich Area Forum in the coming week.

Walworth West and Aylesbury combined

- Wish to see better definition of components within Warm, Dry, Safe e.g. 'modern' and standard that will be achieved within them.
- If components are sound, age of them is less of an issue, particularly internally.
- External items eg windows, roofs should be prioritised because they keep residents warm and dry.
- Fairness and equity is important in specification of works where parts of estates or neighbouring estates have already had investment.
- W,D,S should be regarded as a minimum standard which should be surpassed if resources are available.
- Emphasised importance of transparency in decision making and delivery.

- Important to get best advantage from major works partnering contacts in both cost and standard of works.
- Emphasised importance of continued investment in fire safety, electrics (inc communal lighting), lifts and heating.

Bermondsey West

- Would like any potential resources from pooled contributions to be used to make new social housing rather than used for refurbishment.
- Would like the remaining schemes in the two year programme done to standard promised to them.

Dulwich

- Dulwich Area Housing Forum welcomes the opportunity to engage in the consultation process of the draft 5 year programme.
- Dulwich Area Forum recommends that costings are provided for all blocks in the 5 year programme and together with a commentary/explanation of a high investment estate.
- Dulwich Area Forum recommends that consideration be given to smaller blocks/estates and street properties where there may not be formal representation.

Rotherhithe

- Rotherhithe Forum is extremely dissatisfied with the, so called, "Housing Investment Program and Revised Strategy" presented tonight. It was no such thing.

We were led to believe that we would be consulted on the actual Investment Program. The Council requested that a Special Forum be convened for this purpose. Yet what we were presented with was not an Investment Program, it was yet more "airy fairy waffle", no concrete content. A complete waste of an evening.

This is yet another Tick Box Exercise carried out by Officers. We are sick of meaningless "consultation", we are willing to take part in real consultation, but that requires the Council to table a real and detailed Investment Program for us to comment on.

- We realise that funds have been squandered over the last 10 years or so, enabling Councillors & senior officers to gain Political Brownie Points setting in place a program of works that was never achievable. Some of us present tonight remember "Decent Homes Plus" which we said at the time was not affordable, we were ignored but history has proved us right.
- We need to know in detail, what you our landlord, thinks is the state of our homes, and what works you think they require. Only then can we have the confidence that you will carry out the necessary works as and when the funding is available.
- We also require you to be open and honest with us about the funding, and what effect this will have on moving the time scale/sliding the program.

We need ALL investments works to be listed in detail, be they Decent Homes, Landlords Commitments, FRA, Mechanical, Electrical Lifts, etc.

- When will officers start making decisions, and get on with the badly needed work on our properties? That is what they are paid to do.
- Finally we are very concerned that there does not appear to be any proper, effective Asset Management Program in place. The 5 Year Investment Program should be the first 5 years of a rolling 30 year Asset Management Program. Nothing we have seen so far gives us any confidence this is in place.

Camberwell East and West (combined)

- Concerns regarding the quality of the postal survey data
- Requested more detail on the definition of warm, dry and safe
- Agreed for the remaining schemes within the two year programme to be delivered to the new standard of warm, dry and safe
- Requested further information and feedback on the proposals for the sale of voids and on hidden homes
- Agreed that an additional recommendation should be put forward that the council should confirm a year on year efficiency target for savings through improved contract management which can then be re-invested in the programme
- Thought the report should include an end date by which all homes should be made warm, dry and safe

Bermondsey East

- Agreed with the WDS standard however concerned that it does not include kitchens.
- Concern about the impact of disposing of more voids when there is a growing housing waiting list.
- On pooled resources – fear that the approach to delivering affordable housing in high value areas could lead to divided communities and run counter to building cohesive communities.

Walworth East and Borough & Bankside (combined)

- Concerned WDS does not include kitchens and bathrooms.
- Concerned WDS is a downgrade in standrad from Decent Homes Plus.
- Agree with the proposed approach for high cost estates.
- Skeptical that the programme of WDS will be delivered as previous promises have not been.

Decent Homes Review Working Party

37. The Decent Homes Review Working Party (DHRWP) chaired by the Cabinet Member for Housing Management and comprising of representatives from Tenant and Home Owner Council was re-established in December 2010 for the purpose of guiding the development and delivery of the council's housing investment strategy.

38. Areas that the group have considered include:

- Proposed resident consultation strategy including borough wide resident survey
- Work elements included in the different levels of Decent Homes standards
- Gap between identifiable resources and investment need
- Use of resources to achieve a higher standard in fewer properties; therefore taking a longer period as opposed to spreading resources more evenly and raising the standard of more homes more quickly;
- Relationship between investment to meet the Decent Homes Standard, landlord obligations and other requirements;
- Relative importance of investment in Decent Homes and planned maintenance against elements not included e.g. security and environmental works.
- Options for addressing high cost estates within the borough as identified by the Stock Condition Survey.
- Options for generating additional resources:
 - i. External national funding sources such as Devolved Delivery process and Decent Homes backlog funding bid to the Homes and Communities Agency (HCA)
 - ii. review of the councils void disposal strategy

39. The DHRWP's comments on the initial proposals for this report are as follows:

Consultation survey:

- Further analysis needed, particularly to check against property attributes and investment history.
- Use of weighting to be considered in analysis of some questions to increase confidence level, particularly regarding high levels of don't know / no answer, for some questions.
- Presentation of findings needs improvement - some accuracy issues and oversimplification.
- Work needed on ethnicity breakdown against resident profile generally.
- Need to compare with earlier survey findings regarding decent homes 2003 and 2006.
- Explanation of possible skewed response to heating in Q1.
- DHRWP requested circulation of data tables.
- Clarification needed of decency figures used in analysis (large no. of failures occurred 1st April).

Emerging strategy:

- Draft key decisions proposes investing in more properties: survey findings do not support this.

- Clarity needed on standard to be reached in the second part (remaining properties) of the 2 year programme. Implications for phased investment on individual estates, or neighbouring estates.
40. The Decent Homes Review Working Party discussed the draft report at their meeting on 18th May, and the following observations and comments were made:
- The proposed programme is one of the largest in the country. Southwark is in a better position than most due to its location within the capital and the resulting ability to generate funds and attract investment; otherwise the Council could be looking at alternatives such as stock transfer
 - A long term view (25-30 year) will be required to ensure that going forward the Council maintains and develops its housing stock through a viable and sustainable Asset Management Strategy
 - Greater clarity needed on the resourcing, ongoing financial and performance management of the proposed programme to ensure successful delivery
 - Reinstating a five-year (rather than the current interim two-year) programme with specific details of planned works and scheduling will provide certainty to residents
 - Consultation results do not support the proposed approach of investing in more properties
 - Further explanation needed on the selection and definition of estates with high investment needs
 - Clarity needed on the implications for estates not included in the proposed programme, because regeneration has been identified as a potential option, but can only be confirmed following further detailed appraisal

Home Owner Council

41. The observations and comments from Owner Council following a discussion of the proposals at their meeting of 12 May is noted below:
- More information on what warm, dry and safe means.
 - How will we know that damp-proof works, for example, have been successful? Should there be a structural survey after the works to ensure that contractors have met the standards
 - What does repair mean versus replacement
 - Tenants' perspective will be that they should receive what they have received in the past but homeowners are primarily concerned with how to combat the deterioration of the structure of properties
 - The definition of warm with regards to modern, functional heating is antiquated and unfair. Some properties have district heating over which they have no control. It is rationed to operate over the winter months and therefore people are treated differently. Modern, functioning heating should also be affordable and thought should be given to the environmental consequences of having heating on

during warmer periods so that some people open their windows and during the day when some people are not at home.

- Specify more clearly what modern means
- Some concern that tenants may not get what they need
- Clarification was requested that street properties are included, which was provided
- Clarification was requested that the 5 year programme is fully funded, which was provided
- Concern about tenants wanting a 'plus' standard and that this is not wanted by homeowners
- Some concern about the sale of empty properties on one hand, and on the other hand an understanding that some properties are not economical to repair
- Some concern that sale of empty properties should be used to increase supply rather than contributing to the investment programme
- Clarification provided that revenue contributions to the capital programme are enhanced by more revenue collected and savings made in the HRA, all of which are a positive contribution to the housing investment programme.

Tenant Council

42. The draft report was discussed at a Special Tenants Council meeting held on 23 May which resulted in the following recommendations being made.
- The group voted in favour of recommendations 1, 2 and 3 with a recommendation to amend 3 as outlined below.

To approve a minimum housing investment programme of major works to the value of £300m over the next 5 years to ensure that the Council's homes including those homes managed by Leathermarket Joint Management Board, are invested in to **meet the Government's Decent Homes standard** and make them warm, dry and safe.

[Note that it was agreed that the words in bold above would be added to this recommendation in order to remove any confusion about what standard was being referred to.]

- Noted recommendations 4, 5, 6 and 10
- Unanimously agreed recommendation 7 with the following motion:
A meeting is arranged with the Homes and Community Agency, Council officers and representatives from Tenant Council to establish their views in relation to programming of Decent Homes backlog funding.
- The Chair moved that the Voids report referred to in recommendation 8 be sent out to Area Housing Forums.
- Unanimously agreed recommendation 9

During the debate, Tenant Council also raised concerns around a number of subject areas and asked that these be noted:

- How contracts are monitored
- Specifically, where residents express dissatisfaction around works, how is that recorded and monitored
- How contracts are managed overall is a big issue that will need programming in
- The £2 million targeted efficiency saving on the repairs and maintenance budget may not be ambitious enough, there may be more savings available to be recycled into investment
- There is potential to make more efficiency savings from contracts like day to day repairs and the call centre
- More detail on the issues and priorities around 'repair verses replacement' needs to be included to make this area more transparent
- A fuller definition of what is a decent home needs adding, including more around kitchens and bathrooms and the old pipework and plumbing behind them
- How to deal with the contradiction that residents who look after their homes can appear to be penalised alongside those who do not but get items replaced new rather than repaired
- Major concerns expressed around how consultation on this and recent subjects **has been** carried out and around the planning of the next consultation phase on investment. Consultation generally needs further thought.
- More detail on the income contribution from the Elephant and Castle/Heygate regeneration was requested to be shown in Appendix 5 (incl. whether from land sales, s106/ planning gain etc)
- Expand Appendix 5 to add explanatory information behind sub-totals and add a new 5 year grand total column to each category.
- The definition of 'warm dry safe' seems to have differed over time, which may be causing confusion
- Assurances on risk management of agreed outcomes, against uncertainty around aspects of resourcing were pointed out

Reviewing the Investment Strategy

43. As stated in paragraph 24, the report to Cabinet in December 2010 examined the implications of investing in the stock to a range of standards and that, for all standards, there would be less anticipated resources than were required. There is updated information on resources elsewhere in this report. In meeting its commitment to warm, dry and safe, the council is not seeking to redefine the national Decent Homes standard, which is defined by the four criteria which are set out in Appendix 3.
44. Decent Homes is a standard for social housing, but in delivering a range of works to meet the standard, some are elements that are rechargeable to leaseholders. Investment works also meet a range of landlord responsibilities; many of these are also important to leaseholders.
45. The majority of works required to meet the standard relate to the structure of the properties – windows, roofs, doors, and key components of the building - electrics, heating, etc. The council's investment strategy should reflect this; it is therefore proposed to replace the Southwark standard, with the Government standard, so that more homes can receive the benefit of investment. The interim Southwark Standard allowed for increasing internal works such as the numbers of kitchens and

bathrooms refurbished and for external works such as security and environmental improvements.

46. The 5 year programme will set out when estates, blocks and properties are expected to receive investment, and the elements that require attention, to make all properties decent within the duration of the programme. The lead-in process will be to survey properties in detail to establish the scope of works required. This will include, for example, for the key components identified in Criterion B, whether they are repaired or replaced. The needs identified will be matched against the resources available and a specification will be drawn up for consultation, both generally and through the defined process for homeowners.
47. When investment takes place on other key components, resources are more likely to be available for elements of bathrooms rather than of kitchens.

Review of Current 2 year Programme

48. The current two year programme was agreed in November 2009 following extensive consultation with all Area Forums, Tenants Council and Homeowners council. The programme runs from April 2010 to March 2012 and is being delivered through a mixture of traditionally procured contracts and new partnering contracts. The programme is attached at Appendix 4.
49. At least half of the programme in terms of resource allocation is being delivered at the council's higher Southwark decent homes standard. The work has included the full range of internal and external refurbishment. This comprehensive approach to refurbishment is effective in terms of dealing with current and future failing elements; however, it is very expensive. At the end of 2010/11, 11,961 properties were non decent. However 5,641 properties fell out of decency as at 1st April this year, bringing the current total of non-decent properties to 17,240. Furthermore, because the remaining two year programme contains long-standing fairly high cost estates delivery to the Southwark standard will mean just over 3,000 homes will have been refurbished over two years to 2011/12.
50. Given the high level of decency failure rate both current and projected, continued delivery of works to this higher more expensive standard is not sustainable. It would cost approximately £6.5m to deliver the remainder of the 2 year programme to the higher standard. It is therefore recommended that the remaining properties in the two year programme of works, where there is not a contractual commitment or where consultation has not taken place, are invested in to the revised standard outlined above to make homes warm, dry and safe and that the planned works on the Hawkstone Estate low rise are subject to further review and reprogrammed.

Energy Efficiency

51. In the climate change strategy agreed by the then Executive in 2006, the council agreed specifically to pursue a 'decentralised energy strategy' for the borough as a response to increasing energy efficiency in the borough and reduce emissions of the greenhouse gases that contribute to climate change. The then Executive asked officers to ensure that this is integrated into regeneration schemes and planning policies. While since 2006 there has been significant change to the economic climate, raising further the identified barriers to investment, and significant change to regeneration schemes and plans, the council still considers that decentralised energy productions, district heating schemes and combined heat and power projects, for

example the SELCHP scheme, will be amongst the most effective measures the borough can take to tackle climate change. The feasibility of a project to construct a pipe to transport waste heat from a nearby incinerator to displace gas use on five Council estates is currently being assessed. As planning policies are being updated, they are incorporating provision for decentralised energy and housing investment schemes should where possible integrate with this strategy and benefit from new developments.

52. The Council's housing stock accounts for 12% of the borough's CO₂ emissions, and therefore housing investment presents an opportunity for significant improvement. It is not likely that specific carbon reduction schemes will be carried out as part of the proposed five year major works programme unless targeted grant funding becomes available for specific initiatives. However, where works include renewal of building elements such as windows, and roofs, thermal performance of new components will be more efficient than the old and therefore a marginal carbon saving will be achieved. Where boiler renewals are carried out there will also be an incremental gain, because new boilers obviously have a higher performance rating. It is proposed to phase out 'G' rated boilers by 2020.
53. In more general terms, it is also proposed to use Energy Performance Certificates for the Standard Assessment Procedure (SAP) ratings in council stock to manage a process of ensuring all properties would reach SAP rating 'D' by 2020.
54. As a result of the decision by Cabinet on 25 January 2011 to cease working with Dalkia to deliver the Multi Utility Service Company proposal at Elephant and Castle, the Directors of Housing Services, and Environment will be looking into the feasibility of decentralised energy networks to reduce emissions for council housing.
55. The council has one of the largest engineering plant stocks in the country, including over 100 district heating systems. Historically, communal plant has been under funded and as a result requires urgent major investment. This challenge does however present a unique opportunity. The two priority investment models identified below will deliver efficiency benefits in the short and long term. These two investment programmes will generate income, deliver cost savings and reduce CO₂ emissions in the social housing sector.

Communal heating systems

56. The vast majority of the council's communal heating and hot water systems were installed during the late 1960's and early 1970's. Both the plant and underground pipe work has now exceeded its original life expectancy by over 15 years and is in need of urgent replacement. Deteriorating plant and decaying underground pipe work is resulting in increasing service failures. These failures predominantly occur during the winter months when the systems are under peak demand.
57. Considering that major investment is an urgent priority, there is an opportunity for energy efficiency measures to be considered as a standard approach for district schemes. The installation of Combined Heat and Power (CHP) and biomass installations will increase efficiency, create a passive income stream (energy generated can be sold back to the national grid at around 3p kWh) and reduce carbon emissions from the social housing sector.
58. We propose that CHP and biomass is considered as the first option on any renewal programme, though the final decision to install will be based on strict parameters to ensure that the systems installed are cost effective and reliable. Standard gas fired

boilers will be the fallback option if CHP and biomass do not fit within the business model.

MEASURES TO INCREASE AVAILABLE RESOURCES

Decent Homes Funding Backlog

59. As a result of the 2010 Comprehensive Spending Review, the Homes and Community Agency and Department of Communities and Local Government jointly announced that £2.1bn would be made available for housing organisations with more than 10% of non decent stock to complete backlog decent homes works over a four year period 2011-15, of which £1.6bn would be earmarked for allocation to local authorities. The proposal stated that firm commitments would be made for the first two years and indicative allocations for the following two years.

60. In response Southwark submitted a bid application totaling £148m based on the predicted non decency of 18,651 housing units by 2011/12. As a result the authority secured a backlog funding allocation of £76.9m profiled as follows:

2011/12	2012/13	2013/14	2014/15
0	11,250,000	15,000,000	50,693,599

61. A copy of the letter from the Chief Executive of the Homes and Communities Agency which confirms the funding arrangements is attached in Appendix 5.

62. Allocations for 2011/12 and 2012/13 are committed expenditure. However, as set out in the letter and in the *Invitation to Bid*, this will be paid through the HRA in 2011/12 and as a downward adjustment to the council's opening Self Finance debt position in 2012/13. Initial indications are that the debt reduction under Self Financing will not fully offset the loss of subsidy in early years and so the affordability of the council being able to borrow to take advantage of this proposed debt reduction is likely to be limited.

63. The letter from the Homes and Communities Agency says that allocations for 2013/14 and 2014/15 are provisional. The letter also confirms that confirmation of these amounts depends on successful delivery by organisations in 2011 -13, the continuing availability of capital resources for the programme, and policy decisions of Government and, as appropriate, the Mayor for London.

64. Finally, the letter indicates that allocations for 2013 -15 will be confirmed as part of new Self Financing settlement, which is expected to be finalised in January 2012.

65. A request has been submitted to central government on 31 March 2010 that capital grant rather than debt adjustment is applied in 2012/13, but at the time of writing, the council has yet to receive a response.

66. Now that the backlog funding allocation has been announced, the council will shortly need to agree an extension to the Decent Homes standard deadline with the Tenant Services Authority.

Review of Voids Disposal Strategy

67. In March 2009 the Executive agreed that a Voids disposal strategy be put in place to generate additional funds for investment in its housing stock, to include the ad-hoc disposal of general void properties, subject to agreed criteria. The agreed target was to dispose of approx of 100 units per annum to generate £20m per annum over a period of 3 years. The agreement to the voids disposal strategy also launched the Hidden Homes initiative, with an initial funding allocation based on capital receipts from void disposals.
68. The disposal strategy which has now been in place for a 2 year period 2009-11 has recently been reviewed in order to assess progress to date against the agreed targets. Further details of the review are outlined in a separate Cabinet report entitled Review of Voids Disposal Strategy.
69. The review has revealed that the strategy has not achieved the targeted number of sales per annum or generated the anticipated level of funds, as only 91 properties have been sold over the two year period generating a total of £13.9m (£7,181,500 – yr 1 and £6,766,500 – yr 2), Consequently the recommendations of the report centre around the simplification of the disposal criteria such as reducing the value of properties included from £400,000 to £300,000+; increasing the target number of disposals per annum from 100 to 140 based on the capacity at auction, thus widening the pool of properties suitable for inclusion in the programme in terms of number; size and type. It is also proposed that the disposal period is extended from 3 to 7 years to enable income generation to continue to 2016 to cover the next Five Year Investment Programme.
70. As outlined in the report the level of income from this source over the next five years is likely to range between £8-11m based on a gradual increase in sales each year to 2016. It is also proposed to continue the Hidden Homes programme, with a focus on self financing, and subject to achieving better value than the initial properties.
71. It is important to note that the preceding paragraphs only refer to the disposal of generally arising void properties. Capital receipts that provide resources for the HIP also arise from the disposal of other housing assets including major voids, Right to Buy sales, land in regeneration schemes, and other land parcels and properties.

Pooled Contributions

72. Since the December 2010 Cabinet, further work has been undertaken, about how to harness the benefits of high value private development schemes for the investment programme.
73. Negotiations with the GLA are still ongoing to seek support to use pooled contributions for direct investment in social housing stock.

High Investment Needs estates

74. The initial analysis of the stock condition survey data referred to in the December report to cabinet has been further refined to take into account a range of decent homes costs and condition factors, but do not acknowledge where works are only required to parts of estates, or where works have already been undertaken to part. On the basis of this analysis, a list of the 15 highest cost estates was compiled using

data provided by the stock condition survey that refers to the cost of bringing the stock up to Decent Homes standard and maintaining Decent Homes standard within a five year horizon.

75. The list of the 15 highest cost estates was compiled using these figures by adding together the current and future costs to give a total cost for achieving and maintaining decency over the next five years for each estate. The 15 estates and the range of cost criteria are listed at appendix 6.
76. Of the top four estates, there are identified courses of action as follows:
 - **Aylesbury Estate.** Full redevelopment remains the favoured approach. Following the withdrawal of the potential PFI funding, a strategy has been developed to (a) continue with a land transaction for sites 7 and 10; and (b) appoint a single development partner or consortium of partners to work with the council to redevelop the Aylesbury, it is envisaged that the partnership would commence work on sites 1b and 1c, with the option of the partnership redeveloping other areas of the estate, subject to performance. Rehousing of residents from several Phase 1 blocks (Bradenham and Arklow House) and site 7 and 10 blocks (Wolverton and Missenden) is continuing in support of this. Further reappraisal work will continue to re-align the overall programme with the new development finance arrangements, including the new Housing Communities Agency framework. Planned preventative maintenance will continue for later development phases using the resources identified in the HIP. Of the original £15m allocated for this purpose, £2,917,610 has been spent to 31/03/2011, leaving a balance of £12,082,390. £4m of this has been earmarked for FRA works to Bradenham, Chiltern and Wendover.
 - **Brandon Estate.** An option appraisal study was undertaken in 2001. It was confirmed that the estate had high investment needs, but it was decided at the time that there was there would be no redevelopment of the estate, and that the estate would be programmed for investment. Although several contracts have been completed, there is more work to do and Brandon is one of the largest estates. This is reflected in the high ranking in terms of investment needs. It is proposed that Brandon Estate continues to be programmed for investment.
 - **Elmington Estate.** A mixed option of redevelopment and refurbishment was agreed for the mid-Elmington estate following an options appraisal undertaken in 2009. The options appraisal was prompted by the high investment need identified for mid-Elmington blocks which made refurbishment of all blocks financially difficult. Cabinet approved a detailed implementation programme for redevelopment in March 2011. Works are onsite for three of the five blocks identified for refurbishment and are anticipated to complete in 2012. The remaining two blocks are not part of the current two-year investment programme and will need to be programmed for work in future years, at the government Decent Homes standard.
 - **Four Squares Estate.** Option appraisal work was also undertaken at Four Squares Estate in 2001. Again, high investment needs were identified, and in particular the fact that some of its design and layout made areas prone to anti-social behaviour. Security works to garages, stairwells and lift lobbies have been completed to New Place Square and Lockwood Square, but work to Marden Square and Layard Square have not been undertaken. The high investment needs currently identified for the Estate are based primarily on

decent homes requirements, which do not include security needs. It is proposed that security works are undertaken to Marden Square and Layard Square, but that a further study is undertaken to examine options for investment in the Four Squares.

77. There are two further estates where further information is known about their investment requirements which suggests that they should be considered under this category:
- **Hawkstone Estate.** Hawkstone Estate had option appraisal work undertaken more recently which identified high investment needs, and which resulted in the estate being included in the current two year programme. As part of the preparation for this, Waites, the council's major works contractor for Rotherhithe and Bermondsey had been requested to undertake works to a pilot property. The purpose was to gain an understanding of the implications of carrying out major works to the low rise blocks in terms of cost and practicality. The focus on the low rise as opposed to the other, higher blocks on Hawkstone Estate was based on the information already held about the prevalence of asbestos insulating board used in the original construction of the properties.
 - **Abbeyfield Estate.** The cabinet decided in August 2010 to rehouse tenants of Maydew House and to buy out leasehold interests, because the works required to the block could not be undertaken in occupation. A decision was not taken on the future of the block, but Cabinet also resolved to consider the long term future of Maydew House in full consultation with residents, and to consider the right to return for tenants. The report to Cabinet in August 2010 identified the physical links and impact of any potential scheme at Maydew on its neighbouring blocks, Thaxted Court and Damory House.
78. Whilst other estates clearly also have high investment needs, there is a finite capacity to handle complex schemes, whether for initial appraisal or delivery of regeneration. This includes staffing resources, finance, and rehousing capacity. It is also not desirable to start new appraisal and consultation exercises with groups of residents where there may be no capacity to deliver a scheme identified through the process. It is therefore not considered desirable at present to undertake full option appraisal work for any further estates, beyond the five identified.
79. It is recommended that the identified course of action continues to be progressed for Aylesbury Estate, Elmington Estate, and Brandon Estate. For the other three estates identified, it is recommended to proceed as follows:

Four Squares Estate

80. It is proposed that security works are undertaken to Marden Square and Layard Square, and that identified heating works are also delivered, but it is acknowledged that there will still be very significant investment needs. It is therefore proposed that a further study is undertaken to examine options for investment in or regeneration for the Four Squares as a whole. This work should be undertaken during the summer, and should be based on the starting point of estimated investment requirements, identified by the Stock Condition survey, of £5.1m, including heating works, and mindful of the £5m agreed for security works. Options for regeneration will also be considered which will seek to deliver a self funding solution, but that if delivered, are likely to have a temporary impact on the HIP in the order of £11.5m over 2 years.

The options and consultation work would be completed with a view to reporting back to Cabinet in October 2011.

Hawkstone Estate

81. It is proposed that investment works are progressed for John Kennedy House, as previously agreed, but that option appraisal work is carried out for the remainder of the estate. For the low rise blocks, discussions should continue to be held on the scope of works required, including costings, work in occupation, and control of asbestos regulations, with residents and Waites.
82. The option appraisal and consultation should build on work already undertaken, and focus on the needs of residents. It should take into account the scope to generate a deliverable mixed scheme incorporating part refurbishment and part redevelopment. Further to the ongoing investigation on the scope of works, and the implications of carrying out work in occupied properties, full information should be provided to residents on available options if rehousing is necessary even on a temporary basis, including the eligibility for the payment of disturbance allowance. If it is considered that the emerging Hawkstone scheme should be regeneration, the relevant part of the lettings policy will apply. This provides a choice for tenants to move to a new home as part of the scheme, or an existing property elsewhere in the borough. The policy does not provide for rehousing to a refurbished home in the same scheme, so specific consideration would need to be given to this as part of any future decision.
83. The further appraisal and consultation work should be undertaken during the summer, and should be based on the starting point of estimated investment requirements for the low rise blocks, of £11m. The options for regeneration will also seek to deliver a self funding solution, but that if delivered, are likely to have a temporary impact on the HIP in the order of £3.4m over 2 years. The further work should be concluded as soon as possible, to enable a decision on the future of the low rise blocks to be made by Cabinet by October at the latest.
84. In the interim, while the rehousing issues are further considered as part of the option appraisal and consultation work, it is proposed that void works and reletting of any empty properties arising in the low rise blocks should be suspended.
85. The option appraisal and consultation exercise should include consideration of non residential buildings on the estate and discussions with adjoining landowners to assess the possibility of a complementary outcome.

Abbeyfield Estate

86. It is proposed that because of the physical connection of blocks at Abbeyfield Estate that options and consultation work is undertaken for Maydew House, but also for Thaxted Court and Damory House as well as the Bede Centre. It is clear that residents feel that all discussions so far have been about Maydew House, and that the other blocks have been overlooked. It will be necessary to familiarise residents of Thaxted Court and Damory House with the feasibility process that Maydew House residents will be familiar with, and undertake initial options work for their two blocks. Whilst the delivery of any major scheme at Maydew House will impact on neighbouring blocks at Abbeyfield Estate, options work is only proposed for the blocks where the physical links exist. Bradley House will therefore be programmed for investment in the normal way.

87. The options appraisal and consultation should build on work already carried out, and should be based on the starting point of estimated investment requirements for Maydew House, of £10m, and an allowance for Thaxted Court and Damory House of £0.5m, plus any heating and hot water replacement for which £1m should be allowed, depending on the solution agreed for Maydew House. The options for Maydew will also seek to deliver a self funding solution, but there is already provision in the programme for the rehousing costs. The further work should be undertaken during the summer, with a view to reporting back to Cabinet in October 2011.

Draft 5 year programme – for wider consultation

Resources available 2011-15/16

88. The resources anticipated to be available for the 2011/12-2015/16 programme are set out in Appendix 7. The table also sets out the anticipated allocation of these resources. It will be noted that allocations are set at a level close to that of resources to ensure the earliest possible delivery of works. Any additional resources which become available will be directed towards increasing the delivery of priority works. Further information regarding HIP resources is included under the Resource Implications section below.
89. The bulk of resources are allocated for warm dry and safe homes, for internal and external works including provision for replacement and improvement of heating, wiring, lifts, and water tank installations. This heading also covers the allocation for fire safety works to address high and medium risk areas (including the balance of a corporate allocation for this purpose), the immediate need for which results in a lower allocation beyond the current year.
90. Other allocations cover housing contributions to wider regeneration programmes such as Heygate and Aylesbury, and essential activity to enable Southwark to meet its obligations as a landlord.

Draft programme – decent homes and landlord obligations

91. Appendix 8 contains the indicative programme, it covers:
- Warm, dry and safe works
 - Landlord obligations
 - Fire safety works
 - Planned preventative maintenance programme

Policy implications

92. One of the council's corporate priorities is to create places within the borough where people love to live in terms of the supply and quality of housing. This can be achieved through physical regeneration and the general improvement of existing social housing and estates, through housing investment schemes aimed at making these homes warm, dry and safe.

Community impact statement

93. Southwark's Housing Requirements Study 2008 found that certain types of households are over-represented in the borough's social housing, e.g. lone parents and pensioner households. Of pensioner household, for example, 69.1% live in

social rented housing. The study also found that 40% of council renters contain at least one person with a health problem and that disadvantaged groups overall are more likely to be living in social housing, for example, certain BME groups.

94. There is increasing evidence of a link between poor housing conditions and ill health. The proposals in this report to make homes warm, dry and safe are likely to have health benefits for tenants and residents.
95. Replacing single glazed windows with double-glazing and replacing older, less efficient heating systems, increasing the thermal efficiency of council homes will have benefits for all residents benefiting from the investment strategy, through reducing carbon emissions.
96. Demolition of council housing in poor condition may have an effect on established communities which will need to be considered on an individual scheme basis to comply with the Equality Act general duty to “Foster good relations between persons who share a relevant protected characteristic and person who do not share it”. All communities receiving improvements in their homes should benefit from eliminating non-decent homes.
97. Providing better thermal insulation, improving communal heating systems etc. This priority should benefit all communities. The Housing Needs survey 2003 found that certain ethnic groups were overrepresented in homes with poorer thermal comfort ratings. Furthermore, people on fixed incomes, e.g. pensioners, people on benefits and other groups suffering from fuel poverty will also benefit from more energy efficient homes.
98. A possible impact depending on how areas are prioritised for works is the way communities are clustered in the blocks benefiting from investment. If the public perception is that some communities are disproportionately benefiting from investment this might cause issues if other groups are perceived to be losing out.
99. Therefore, in order to pay due regard to the Equality Act general duty to “Foster good relations between persons who share a relevant protected characteristic and person who do not share it” an analysis of the demographics of the people living in the blocks benefiting from investment is recommended. The data will help to ensure the council can robustly explain the basis of the investment strategy decisions and the correlation to the communities and people with protected characteristics that happen to live in the blocks.

Resource implications

100. The Housing Investment Programme (HIP) seeks to ensure that investment in the housing stock is targeted in line with the council’s priorities, such as making all homes warm dry and safe, and its other obligations as a landlord. It is planned around the level of resources estimated to be available for the coming years. These include a number of different funding streams, which have varying degrees of certainty, making it essential that the programme has flexibility to respond to changing circumstances. Estimated resources and allocations are summarised at Appendix 8. In line with the corporate capital programme, a refresh of the HIP will be carried out following confirmation of the 2010/11 year end position. Resources and allocations will be regularly reviewed through the Investment Programme Group and the Housing Investment Board.

101. The core funding source for the programme is the Major Repairs Allowance (MRA) from central government at some £39m per year, which is based on stock levels and therefore has both certainty and predictability. Other revenue funding for the HIP includes reserves earmarked for specific purposes (such as the Aylesbury regeneration scheme), a provision for external decorations (in conjunction with other external works), and income from leaseholder contributions for works carried out. With the loss of the supported borrowing approval from central government, the availability of capital receipts linked to the HIP is of increased importance. Recent market factors have however made both the level and timing of receipts less predictable, and current estimates are therefore necessarily cautious.
102. Other potential sources of funding are currently being investigated, such as an increase in the throughput of voids disposals (Review of Voids Disposal Strategy, paragraph 67 above) and the use of pooled developer contributions (Pooled Contributions, paragraph 72 above). Given the current uncertainty of these sources, no assumptions as to their availability are yet included in estimates. As outlined in paragraph 59, the recent government announcement of Decent Homes backlog funding has resulted in a disappointing allocation for Southwark. However, £18m has been assumed from this allocation in the longer term to allow an increase in the major works allocation for 2015/16 for works to Hawkstone and Maydew. This funding requirement will depend on the outcome of decisions on the future of these estates referred to in paragraphs 81-87, and which will be covered by a further report in line with the recommendation at paragraph 10. Should further funding become available from the above sources, it will be possible to accelerate the planned programme by increasing allocations in line with the priorities identified in this report, whilst managing the programme to keep within the level of resources available. The flexibility of the recently adopted partnering contracts will assist in this aim.
103. The authority has the option of prudential borrowing to fund capital expenditure, but has always considered this to be the option of last resort after other funding streams, such as grant, capital receipts and revenue support have been maximised, due to the high revenue cost of debt financing that it generates.
104. Under the Item 8 determination, the council is required to charge the HRA on new borrowing at the average rate of interest across all the council's debt, currently 6.87%, plus a minimum principal repayment of 4%. In cash terms, £10m of prudential borrowing would incur revenue financing costs of £1.087m per annum. The total principal and interest cost over 25 years, allowing for interest applying to a reducing balance, would be c. £18.5m, which might only be considered value for money if it were an invest-to-save or new-build scheme and generated a revenue stream over the lifecycle, or if cost inflation is expected to be high relative to interest rates. Even allowing for lower prevailing market interest rates currently, the relative cost of new borrowing remains high.
105. Furthermore, the affordability of new borrowing for the HRA is difficult to assess at this point given the impending implementation of self-financing from April 2012 and total cessation of central government funding for the HRA. Whilst we have an indicative figure for the council's opening debt adjustment, it remains subject to further adjustment as CLG finalise the settlement following local authority submissions.

106. Initial indications are that the debt reduction, calculated to leave us with affordable debt charges according to net present values of 30 year revenue streams, will not fully offset the loss of subsidy in early years, because our debt interest rate is relatively high and rents are currently below government assumed target levels. From 2013/14, rental streams are likely to rise faster than cost inflation and the position should improve each year, unless the Retail Price Index dips to negative values, as it did in 2009. There is thus the prospect of future surplus revenue funds to support some limited new borrowing, but no certainty as to the timing or extent.
107. It should be noted that decisions to enter into prudential borrowing are reserved to Council Assembly.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

108. This report makes recommendations that impact on housing management and policy across the borough. It is good practice and in certain situations legally required for the council to consult with residents on matters of housing management and policy. To meet legal requirements consultation must be undertaken when the proposals are still at a formative stage, include sufficient reasons for the proposals to allow any interested party the opportunity to consider the proposal and formulate a response and allow adequate time for interested parties to consider the proposal and formulate their response. Those responsible for taking decisions on proposals should take into account the product of consultation when making decisions on the matters concerned.
109. In December 2010 cabinet agreed a consultation strategy with residents on the review of the housing investment strategy. This report contains a number of recommendations relating to the Housing Investment Programme and strategy. The report details consultation with residents and resident organisations that has taken place to date. The responses from the consultation are set out in the main body of the report at paragraphs 30-42 and further information is contained in appendices to this report.
110. As to the recommendations in this report that ask cabinet to make decisions at this time, members are advised that these decisions should be taken after careful consideration of consultation responses from interested parties.
111. As to the proposed 5 year programme for the councils housing stock and the future of some of the high investment needs estates, the report recommends the undertaking of resident consultation prior to officers reporting back to cabinet on proposals. Members will be able to consider consultation responses when officers report back to cabinet, as proposed, later in the year.

Finance Director

112. This report proposes the strategy for the housing investment programme over the next 5 years. It identifies forecast resources of £452.6m over the five years and paragraph 101 explains the different sources of funding and their level of certainty. New sources of funding identified in paragraph 102, decent homes backlog funding and pooled developer contributions, have been only partially factored into the current programme, given their lack of certainty. Paragraph 62 explains the rationale for the

partial inclusion of the decent homes backlog funding which is due to the 2012/13 allocation being debt reduction rather than grant funding, and the final two years only be indicative at this stage and therefore could be subject to change. As any additional resources become available they will be directed towards increasing the delivery of priority works

113. Paragraph 25 details the stock condition survey undertaken in 2010 which has provided the most robust and extensive information to date on the state of the Council's housing stock. This information has provided greater clarity about the investment necessary to make homes warm, safe and dry and to maintain them in this condition. The strategy set out in this report aims to target the identified resources to those needs in an effective and efficient manner. In order to ensure value for money from the work undertaken, a strengthening of contract management arrangements is being undertaken with progress reports to cabinet members, as detailed in paragraphs 18 to 22.
114. Paragraphs 103 to 107 provide detail about the option of prudential borrowing as a funding source for the housing investment programme. Paragraph 88 explains why this option is currently unaffordable. The decision to undertake prudential borrowing would require approval from Council Assembly in advance

REASONS FOR URGENCY

115. All social housing landlords were required to meet the Government's Decent Homes standard by December 2010. Southwark did not meet this deadline and therefore urgently needs to develop and implement the 5 year investment programme to deliver the standard and satisfy external scrutiny.
116. The council must agree as soon as possible the programme and deadline for completion with the regulator, the Tenant Services Authority (TSA) to quickly satisfy them that the council will meet the government's standard within an agreed revised time frame.

REASONS FOR LATENESS

117. This is due to the need to conclude and incorporate feedback arising from consultation with residents into the report. The consultation process which began in December 2010, has included the circulation of a borough wide survey and consultation with all tenant and resident forums concluding with a Special Tenants Council meeting held on 23 May.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Report to Cabinet 14 December 2010 – Review of Housing Investment Strategy	Regeneration and Neighbourhoods Investment Strategy Team 160 Tooley Street London SE1 2QH	Sonia Esnard 0207 525 7743

APPENDICES

No.	Title
Appendix 1	Your Service, Your Choice Resident Survey
Appendix 2	Analysis of Your Service, Your Choice Resident Survey
Appendix 3	Decent Homes Criteria
Appendix 4	2 Year Programme – 2010/2012
Appendix 5	Backlog Funding – Letter from HCA
Appendix 6	List of 15 High Investment Needs Estates
Appendix 7	HIP Resources and Allocations 2011/12-2015/16
Appendix 8	Draft 5 Year Programme – 2011/12-2015/16

AUDIT TRAIL

Cabinet Member	Councillor Ian Wingfield, Deputy Leader and Cabinet Member for Housing Management	
Lead Officer	Gerri Scott, Strategic Director of Housing Services	
Report Author	Maurice Soden, Regeneration Initiatives Manager/ Darren Welsh Head of Housing Strategy and Options	
Version	Final	
Dated	27 May 2011	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional/Community Council/Scrutiny Team	27 May 2011	

**Your
service,
your
choice**



APPENDIX 1

February 2011

Dear Resident,

Your service, your choice consultation – investing in housing

This document contains important information that will affect the way in which we deliver housing services in the future. It should only be completed by the addressed tenant or homeowner or someone authorised to act on their behalf.

We want the views of tenants and homeowners including those currently managed by tenant management organisations, on some very important decisions that we need to take in the coming months. This includes how we invest money in improving your homes, your service priorities and how we can work with you to improve services. This is part of a consultation, called *Your service, your choice*. Please see over the page for other ways you can get involved.

We value your feedback and we are offering a prize draw to say thank you for taking the time to help us collect your views. All completed entries will be entered into a prize draw to win either a £100 shopping voucher or one of three £25 shopping vouchers. To enter the prize draw, please return the completed slip over the page.

The winners of the prize draw and the results of the survey will be published in Southwark Housing News and at www.southwark.gov.uk, but we will keep your name confidential if you prefer.

Please send us your completed questionnaire by Tuesday 22 March 2011. All responses received by this date will be collated and reported to councillors and officers and we will use the information to shape your services for the future.

The council will collect, store and use the information you provide in line with the Data Protection Act 1998. We will only use the information you provide to ensure the council meets its statutory obligations, including those related to diversity and equal opportunity.

Please return your questionnaire in the freepost envelope provided.

If you need any help or advice, or a copy of the questionnaire in a different language or format, please email service.standards@southwark.gov.uk or call us on 020 7525 5000.

Yours sincerely,

Gerri Scott
Strategic director of housing services

Ian Wingfield
Deputy Leader of the council and cabinet member
for housing management

Find out more

To find out more or discuss this further come to one of our area housing drop-in events where we will talk through what's on offer so you can help us make the right choices.

Area housing drop in events

Bermondsey:	4pm - 7pm, Thurs 10 March	Area Housing Office, 19 Spa Road, London SE16 3QP
Borough and Bankside:	4pm - 7pm, Wed 9 March	Area Housing Office, 169 Long Lane, London, SE1 4PN
Camberwell:	4pm - 7pm, Tues 8 March	Area Housing Office, Harris Street, London, SE5 7RX
Dulwich:	4pm - 7pm, Tues 8 March	Area Housing Office, 41-43 East Dulwich Road, London SE22 9BY
Nunhead and Peckham Rye:	4pm - 7pm, Tues 8 March	Area Housing Office, 27 Bournemouth Road, London SE15 4UJ
Peckham:	4pm - 7pm, Mon 7 March	Bells Gardens Community Centre, 19 Buller Close, London SE15 6UJ
Rotherhithe:	4pm - 7pm, Mon 7 March	Area Housing Office, 153-159 Abbeyfield Road, London SE16 2BS
Walworth (including Aylesbury):	4pm - 7pm, Thurs 10 March	Area Housing Office, Thurlow Street, London, SE17 2TZ

To find out how you can get involved, go to www.southwark.gov.uk/consultations or ask at your local area housing office.

Service group volunteers

Are you interested in making a difference to the services you receive? We are trying to get more tenants and homeowners involved with a greater influence over the services they receive. We are looking for volunteers for three new service improvement groups.

So whether your passion is improving the repairs service, making sure your estate is tidy or dealing with antisocial behaviour we have a service group that will suit you. You will help us develop improvements and monitor services. No experience is needed as training will be provided.

For more information on service groups or to find out other ways you can get involved contact us on 020 7525 3326 or email resident.involvement@southwark.gov.uk

We look forward to hearing from you and helping us make a difference to services.

Your service, your choice prize draw

Please complete and detach this slip and return it in the envelope provided to be entered into the prize draw. The prize draw will take place on 25 April 2011.

Your name _____

Address _____

Contact telephone number _____

Southwark Council will print the winners of the prize draw in Southwark Housing News and at www.southwark.gov.uk.

If you would prefer not to be named please tick here

PART A – Your choice

Housing investment and decent homes

We are committed to making sure that all homes are warm, dry and safe by 2015. To achieve this we are reviewing how the money that is available for investment in housing is spent. There are choices to be made. We can do more work to a smaller number of homes, or less work to more homes.

We are trying to meet a government standard called decent homes – most simply, to make your home warm, dry and safe. The decent homes work we do is part of a wider programme of major works and improvements to your homes.

We also have legal duties – we call them landlord obligations. These include fire safety work and making sure that other things like external rewiring, lifts, heating and drainage are maintained, so it's important we consider carefully how money should be spent.

Tell us what you think by completing all the questions in this survey.

Select your answers to the questions by placing a cross to show your selection using a black or dark pen like this

If you mark the wrong box, fill it in and put a cross in the right box like this

This leaflet contains information about Southwark Council services. If you require information in your language, please call 020 7525 5000

Spanish

Este folleto contiene información sobre los servicios prestados por el ayuntamiento de Southwark. Si necesitara alguna información en su propio idioma, por favor llame al 020 7525 5000

French

Ce dépliant contient des renseignements sur les services de Southwark Council (municipalité de Southwark). Si vous avez besoin d'obtenir ces renseignements dans votre langue, veuillez appeler le : 020 7525 5000

Turkish

Bu broşur Southwark Belediyesi'nin servisleri ile ilgili bilgi içerir. Eğer kendi dilinizde bilgi edinmek isterseniz, lütfen 020 7525 5000 numaralı telefonun arayınız

Vietnamese

Tờ rơi này cung cấp thông tin về các dịch vụ của hội đồng quận Southwark. Nếu quý vị muốn có bản dịch sang ngôn ngữ mình nói, xin vui lòng gọi số: 020 7525 5000

Somali

Warqaddaan yar waxaa ku qoran macluumaad ku saabsan adeegyada Guddiga Dowladta Hoose ee Southwark. Haddii aad u baahan tahay macluumaad ku qoran luqaddaada, fadlan wax lambarka 020 7525 5000

Arabic

هذا النشرة تحتوي على معلومات عن الخدمات التي تقدمها سلطة ساوثوارك (Southwark) في مجال الخدمات البلدية. إذا كنت بحاجة إلى مزيد من المعلومات، يرجى الاتصال بالرقم 020 7525 5000

Bengali

এই ফোল্ডারটিতে সাধারণত 'সাউথওয়ার্ক কাউন্সিল' এর বিভিন্ন সেবার সংক্রান্ত তথ্য দেওয়া থাকে। আপনি যদি আরও তথ্য চান, তবে ০২০ ৭৫২৫ ৫০০০ নাম্বারে যোগাযোগ করুন।

020 7525 5000

If you need any help or advice, or a copy of the questionnaire in a different language or format, please email service.standards@southwark.gov.uk or call us on 020 7525 5000.

Question 1 is about finding which Decent Homes works are most important to you

1	Of the following parts of a property or block, which do you consider to be the three most important? PLEASE CHOOSE UP TO THREE OPTIONS
Walls, roof and chimney	<input type="checkbox"/> Front doors <input type="checkbox"/>
Heating systems	<input type="checkbox"/> Kitchens <input type="checkbox"/>
Rewiring homes	<input type="checkbox"/> Bathrooms/WCs <input type="checkbox"/>
Windows	<input type="checkbox"/>

We have to make choices about how the money available is spent, how we prioritise the work to meet decent homes, and the wider programme of major works. This includes choices about: investing in more properties; dealing with the worst properties first; repairing rather than replacing; or 'early wins' (as set out in Q5 below).

Question 2 – Investing in more

2	To what extent do you agree or disagree with the following statement? The council should spend less money on each property meaning more homes receive works to a lower standard, rather than spending more money on a smaller number of homes. PLEASE CHOOSE ONE OPTION
Strongly agree	Neither
<input type="checkbox"/>	agree nor
	disagree
	<input type="checkbox"/>
	Tend to disagree
	<input type="checkbox"/>
	Strongly disagree
	<input type="checkbox"/>
	Don't know
	<input type="checkbox"/>

Question 3 – Tackling the worst properties first

3	To what extent do you agree or disagree with the following statement? The council should prioritise carrying out works to the smaller number of homes needing most work to make them warm, dry and safe, meaning those needing less work may have to wait longer. PLEASE CHOOSE ONE OPTION
Strongly agree	Neither
<input type="checkbox"/>	agree nor
	disagree
	<input type="checkbox"/>
	Tend to disagree
	<input type="checkbox"/>
	Strongly disagree
	<input type="checkbox"/>
	Don't know
	<input type="checkbox"/>

Question 4 – Repair rather than replacement

4	To what extent do you agree or disagree with the following statement? The council should bring more homes up to decent homes standard in a shorter time by carrying out repairs rather than replacing items such as kitchens, bathrooms and windows, which would take longer. PLEASE CHOOSE ONE OPTION
Strongly agree	Neither
<input type="checkbox"/>	agree nor
	disagree
	<input type="checkbox"/>
	Tend to disagree
	<input type="checkbox"/>
	Strongly disagree
	<input type="checkbox"/>
	Don't know
	<input type="checkbox"/>

Question 5 – Early wins

5 To what extent do you agree or disagree with the following statement?
The council should prioritise carrying out works to the larger number of homes needing less work to make them warm, dry and safe, meaning those needing more work may have to wait longer.

PLEASE CHOOSE ONE OPTION

Strongly agree	Tend to agree	Neither		Tend to disagree	Strongly disagree	Don't know
		agree	disagree			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question 7 is about raising money from the sale of empty council homes to invest in the rest of our homes

7 To what extent do you agree or disagree that the council should sell empty properties that are expensive to repair or maintain to raise more money to make homes warm, dry and safe?

PLEASE CHOOSE ONE OPTION

Strongly agree	Tend to agree	Neither		Tend to disagree	Strongly disagree	Don't know
		agree	disagree			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART B – Diversity

We want to make sure we deliver services fairly and make sure that people using our services are not discriminated against because of their ethnicity, disability, gender, sexual orientation, age, or faith. All information will be treated confidentially. It will not be used for any purposes other than monitoring and to measure the priorities of different groups. This information will not be shared with anyone else in a way that you could be personally identified, without your written consent.

This part of the questionnaire is optional

1 Age

<input type="checkbox"/>	16-24	<input type="checkbox"/>	25-34
<input type="checkbox"/>	35-44	<input type="checkbox"/>	45-54
<input type="checkbox"/>	55-59	<input type="checkbox"/>	60-64
<input type="checkbox"/>	65-74	<input type="checkbox"/>	75-84
<input type="checkbox"/>	85+	<input type="checkbox"/>	Prefer not to say

Question 6 is about whether you think the council should prioritise work on other things that are not included in the decent homes standard

6 Of the following types of work, which do you consider to be the three most important?
PLEASE CHOOSE UP TO THREE OPTIONS

Lifts	<input type="checkbox"/>	Energy savings	<input type="checkbox"/>
Fire safety	<input type="checkbox"/>	District heating	<input type="checkbox"/>
Security – door entry	<input type="checkbox"/>	Estate gardens/landscaping	<input type="checkbox"/>
Security – CCTV	<input type="checkbox"/>		

2 Gender	<input type="checkbox"/> Female	<input type="checkbox"/> Male
	<input type="checkbox"/> Transgender	<input type="checkbox"/> Other
	<input type="checkbox"/> Prefer not to say	
3 Ethnicity		
White		
	<input type="checkbox"/> White British	
	<input type="checkbox"/> White Irish	
	<input type="checkbox"/> Gypsy/Romany/Irish Traveller	
	<input type="checkbox"/> Any other white background	
Mixed		
	<input type="checkbox"/> White and Black Caribbean	
	<input type="checkbox"/> White and Black African	
	<input type="checkbox"/> White and Asian	
	<input type="checkbox"/> Any other mixed background	
Asian or Asian British		
	<input type="checkbox"/> Indian	
	<input type="checkbox"/> Pakistani	
	<input type="checkbox"/> Bangladeshi	
	<input type="checkbox"/> Any other Asian background	
Black or Black British		
	<input type="checkbox"/> Caribbean	
	<input type="checkbox"/> African	
	<input type="checkbox"/> Any other Black background	
Chinese		
	<input type="checkbox"/> Chinese	
	<input type="checkbox"/> Any other Chinese background	
Other ethnic group		
	<input type="checkbox"/> Any other ethnic group	
Prefer not to say		
	<input type="checkbox"/> Prefer not to say	

4 Disability		
Does anyone in your household have any long-term illness, health problems or disability, which limits their daily activities or the work you can do, including any problems that are due to old age?		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> Prefer not to say	

5 Sexual orientation		
	<input type="checkbox"/> Bisexual	<input type="checkbox"/> Lesbian
	<input type="checkbox"/> Gay man	<input type="checkbox"/> Other
	<input type="checkbox"/> Heterosexual /straight	<input type="checkbox"/> Prefer not to say

6 Religion/beliefs		
	<input type="checkbox"/> Agnostic	<input type="checkbox"/> Jewish
	<input type="checkbox"/> Atheist	<input type="checkbox"/> Muslim
	<input type="checkbox"/> Buddhist	<input type="checkbox"/> Sikh
	<input type="checkbox"/> Christian (all denominations)	<input type="checkbox"/> Other
	<input type="checkbox"/> Hindu	<input type="checkbox"/> Prefer not to say

Thank you for completing the questionnaire. Please return your form in the prepaid envelope provided.

Address: Your service, your choice – Southwark Council
Unit 4
Gateway 20/25 Trading Estate
London Road
Swanley
Kent BR8 8DE

Analysis of Your Service, Your Choice Survey

Introduction

The 'Your service, your choice consultation – Investing in Housing' postal survey was distributed to 51,700 households in the borough including tenants, homeowners paying service charges and properties managed by Tenant Management Organisations. The survey sought residents' views on a range of issues relating to investment in housing. The survey was distributed on 28 February with the closing date of 22 March 2011.

Residents were asked to complete seven questions relating to: investment in housing generally; the prioritisation of works aimed at making homes warm, dry and safe to meet decent homes standards; the importance of other major works elements and the generation of additional resources through the sale of empty homes.

Profile of respondents

6,477 (12%) of the 51,700 households surveyed submitted a response of which 5,332 (82%) were tenants and 1,143 (18%) were homeowners, (tenure of 2 respondents not known). A detailed profile of all respondents is attached in the Appendix.

Methodology

To encourage participation and assist with any queries regarding the survey, a covering letter was sent with each survey form giving details of drop-in sessions to be held between 7-10 March, one at each of the eight Area Housing Offices. A minimum of two officers were present at each session to provide information or assistance with the completion of the survey. Ten forms were handed in which were included in the overall survey results. The survey questionnaire also included details of a prize draw.

Responses to the survey were returned to the independent market research company where the completed questionnaires were checked, scanned and the results collated. The collated results were delivered to Southwark Council in spreadsheet format and the questionnaires delivered in both scanned file format and original hard copy.

The Council carried out a random quality check to verify the accuracy of the collated results. Around 2.5% of the completed questionnaires were checked, line by line, against the collated data. This indicated a very high level of accuracy for the main survey questions but highlighted an issue with the recording of some of the diversity monitoring information. The market research company quickly identified a simple coding error and the problem was resolved. A further random quality check on the corrected data, including some targeted checking of the diversity monitoring records enabled the Council to verify the accuracy of the collated data and sign it off for analysis.

Where respondents provided conflicting answers to a question (for example indicating that they both agreed and disagreed with a statement) the response to that question was deemed invalid and excluded from the survey results. Questions 1 and 6 asked respondents to choose up to three options but 76 (1%) respondents chose more than three for question 1 and 41 (0.6%) chose more than three for question 6. These responses to the questions were deemed invalid and excluded from the survey results. The combination of two anonymous responses and a small margin of error within the process, accounts for minor variations within the results. For ease of reading, the percentages quoted in this report have been rounded up or down to the nearest whole number. However, the report states the actual number and relevant base number from which the percentage has been calculated.

The results of the survey are provided below:

Question 1 – Finding out which Decent Homes works are most important to you

Of the following parts of a property or block, which do you consider to be the three most important?

Respondents could choose up to three of the options listed. A breakdown of all responses is provided below which shows that heating (66%), windows (42%) and kitchens (40%) are considered the three most important elements of decent homes work by respondents overall. These were closely followed by front doors and bathrooms/WCs, each selected by 39% of all respondents. The emphasis on the importance of heating is likely to have been influenced by the very cold weather being experienced during the consultation period.

Elements of work	Overall Survey		Tenants		Homeowners	
	Count	Percentage	Count	Percentage	Count	Percentage
Heating	4,282	66%	3,608	68%	675	59%
Windows	2,750	42%	2,196	41%	555	49%
Kitchens	2,590	40%	2,405	45%	186	16%
Front Doors	2,523	39%	2,144	40%	381	33%
Bathrooms/ WCs	2,501	39%	2,283	43%	219	19%
Walls, roofs & chimney	2,339	36%	1,596	30%	744	65%
Rewiring	1,381	21%	1,010	19%	371	32%

Base:

6,477 – All respondents

5,332 – Tenants

1,143 – Homeowners

2 – Anonymous (included in overall results but unable to attribute to tenants or homeowners)

The ranking of the three most important elements differs when considered by tenure as follows:

Tenants – Heating (68%), Kitchens (45%) and Bathrooms/WCs (43%)

Homeowners – Walls, roofs and chimney (65%), Heating (59%) and Windows (49%)

Smaller proportions of homeowners selected bathrooms/WCs (19%) and kitchens (16%), compared to 43% and 45% respectively for tenants. These findings are likely to be influenced by the fact that internal decent homes works such as kitchens, bathrooms/WCs and are only carried out to tenanted properties, whereas structural external works such as walls, roofs and chimney and windows would be carried out to homeowner properties. Rewiring was selected by 32% of homeowners compared to only 19% of tenant respondents.

Question 2 – Investing in more

To what extent do you agree or disagree with the following statement?

The Council should spend less money on each property meaning more homes receive works to a lower standard, rather than spending more money on a smaller number of homes.

The responses to Question 2 are as set out below:

Response	Overall Survey		Tenants		Homeowners	
	Count	Percentage	Count	Percentage	Count	Percentage
Strongly agree	729	11%	552	10%	177	15%
Tend to agree	1,260	19%	988	19%	272	24%
Neither agree nor disagree	1,030	16%	864	16%	168	15%
Tend to disagree	1,157	18%	939	18%	218	19%
Strongly disagree	1,660	26%	1,414	27%	246	22%
Don't know	539	8%	493	9%	46	4%
Did not answer	102	2%	82	2%	16	1%

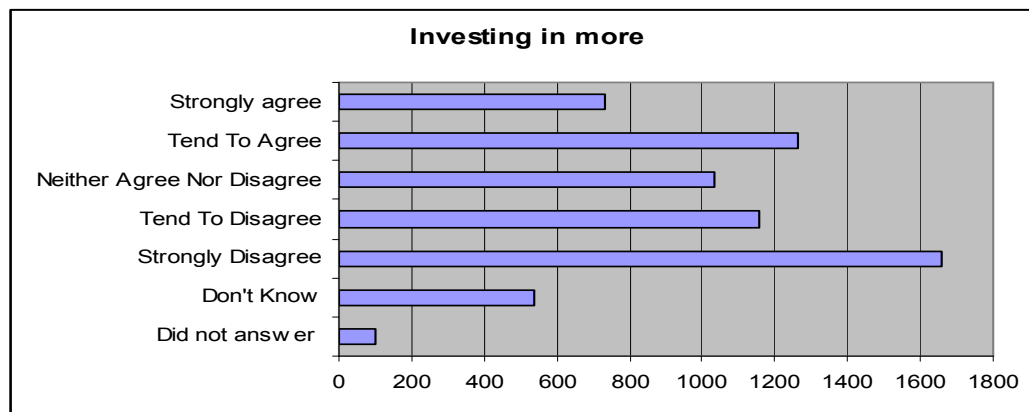
Base:

6,477 - All respondents

5,332 – Tenants

1,143 – Homeowners

2 – Anonymous (included in overall results but unable to attribute to tenants or homeowners)



Base: 6,477

- As indicated above, 1,660 (26%) of respondents strongly disagreed with this statement
- Overall, a total of 2,817 (43%) of respondents tended to disagree or strongly disagreed, whereas 1,989 (31%) tended to agree or strongly agreed
- 641 (10%) of respondents either indicated “don’t know” or did not answer this question with most selecting “don’t know.”

Some 27% of tenant respondents strongly disagreed with the statement compared to 22% of homeowners. Correspondingly, a larger proportion of homeowner respondents, 39%, either tended to agree or strongly agreed, compared to 29% for tenant respondents.

Question 3 – Tackling the worst properties first

To what extent do you agree or disagree with the following statement?

The Council should prioritise carrying out works to the smaller number of homes needing most work to make them warm, dry and safe meaning that those needing less work may have to wait longer.

The following table and chart show the findings for Question 3.

Response	Overall Survey		Tenants		Homeowners	
	Count	Percentage	Count	Percentage	Count	Percentage
Strongly agree	1,464	23%	1,230	23%	234	20%
Tend to agree	2,377	37%	1,878	35%	500	44%
Neither agree nor disagree	817	13%	710	13%	107	9%
Tend to disagree	742	11%	610	11%	132	12%
Strongly disagree	705	11%	571	11%	134	12%
Don't know	274	4%	251	5%	23	2%
No answer	97	1%	82	2%	13	1%

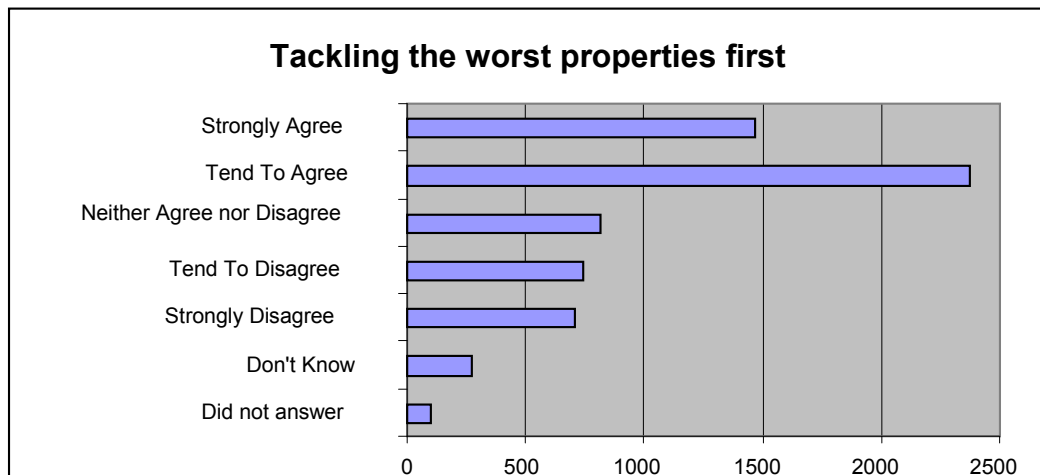
Base:

6,477 – All respondents

5,332 – Tenants

1,143 – Homeowners

2 – Anonymous (included in overall results but unable to attribute to tenants or homeowners)



Base: 6,477

- Some 2377 (37%) respondents indicated that they tended to agree with the statement
- Overall 3,841 (59%) respondents either tended to agree or strongly agreed, compared to 1,447 (22%) who tended to disagree or strongly disagreed
- 371 (6%) of respondents selected “don't know” or did not answer this question.

58% of tenant and 64% of homeowner respondents tended to agree or strongly agreed with the statement that the Council should prioritise works to the smaller number of homes needing the most work. The proportions of tenant and homeowner respondents who tended to disagree or disagreed with the statement were similar at 22% for tenants and 24% for homeowner respondents.

Question 4 – Repair rather than replacement

To what extent do you agree or disagree with the following statement?

The Council should bring more homes up to decent homes standard in a shorter time by carrying out repairs rather than replacing items such as kitchens, bathrooms and windows, which would take longer.

The following table and chart illustrate the findings for this question.

Response	Overall Survey		Tenants		Homeowners	
	Count	Percentage	Count	Percentage	Count	Percentage
Strongly agree	1,424	22%	1,098	21%	326	29%
Tend to agree	1,780	27%	1,359	25%	421	37%
Neither agree nor disagree	740	11%	626	12%	114	10%
Tend to disagree	1,073	17%	929	17%	144	13%
Strongly disagree	1,158	18%	1,053	20%	106	9%
Don't know	216	3%	198	4%	18	2%
No answer	86	1%	69	1%	14	1%

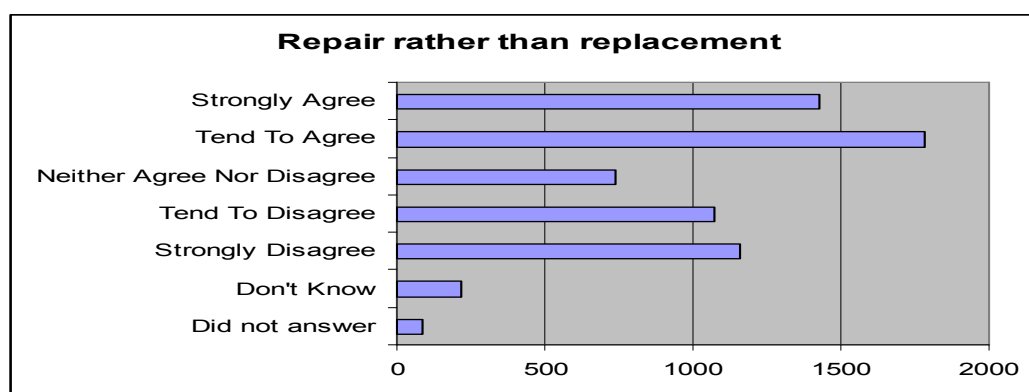
Base:

6,477 – All respondents

5,332 – Tenants

1,143 – Homeowners

2 – Anonymous (included in overall results but unable to attribute to tenants or homeowners)



Base: 6,477

- Overall, 1,780 (27%) of respondents indicated that they tended to agree with the above statement
- Nearly half of all respondents, 3,204 (49%) either tended to agree or strongly agreed, compared to 2,231 (34%) who tended to disagree or strongly disagreed
- 302 (5%) of respondents indicated “don’t know” or did not answer this question.

A smaller proportion of tenant respondents tended to agree or strongly agreed with the statement compared to the homeowner respondents, 46% of tenant respondents compared to 66% of homeowners. Correspondingly, a higher proportion of tenants, 37%, tended to disagree or strongly disagreed, compared to 22% of homeowner respondents. These findings are likely to be influenced by the fact that internal decent homes works such as kitchens, bathrooms/WCs and are only carried out to tenanted properties, whereas structural external works such as windows would be carried out to homeowner properties.

Question 5 – Early wins

To what extent do you agree or disagree with the following statement?
 The Council should prioritise carrying out works to the larger number of homes needing less work to make them warm, dry and safe, meaning those needing more work may have to wait longer.

The following table and chart set out the responses to this question.

Response	Overall Survey		Tenants		Homeowners	
	Count	Percentage	Count	Percentage	Count	Percentage
Strongly agree	885	14%	734	14%	152	13%
Tend to agree	1,614	25%	1,296	24%	318	28%
Neither agree nor disagree	945	15%	788	15%	157	14%
Tend to disagree	1,325	20%	1,056	20%	269	24%
Strongly disagree	1,285	20%	1,091	20%	195	17%
Don't know	287	4%	257	5%	30	3%
No answer	136	2%	110	2%	22	2%

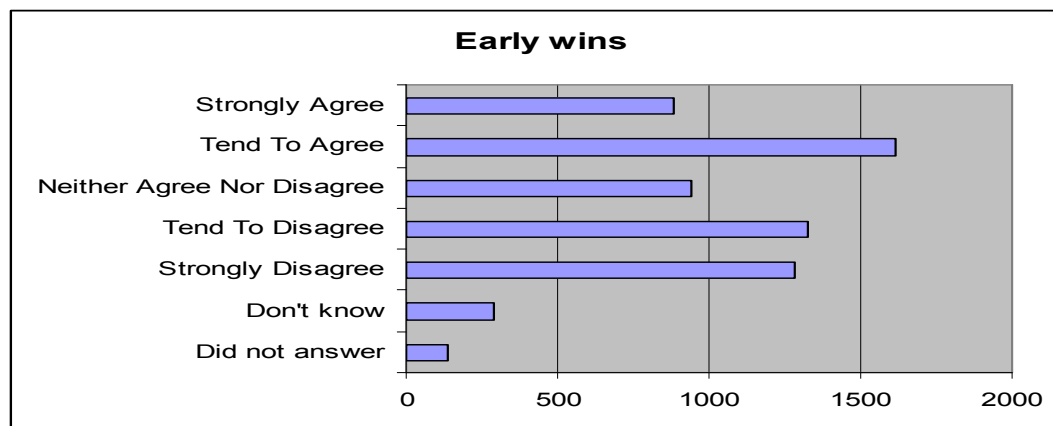
Base:

6,477 – All respondents

5,332 – Tenants

1,143 – Homeowners

2 – Anonymous (included in overall results but unable to attribute to tenants or homeowners)



Base: 6,477

- A quarter of all respondents, 1,614, tended to agree with the statement
- Overall, 2,499 (39%) tended to agree or strongly agreed with the statement compared to 2,610 (40%) of respondents who either tended to disagree or strongly disagreed
- 423 respondents (7%) indicated “don’t know” or did not answer this question.

Looking at the findings for each tenure group, for both tenant and homeowner respondents, the responses were fairly evenly split between those who tended to agree or strongly agreed and those who tended to disagree or strongly disagreed.

Question 6 is about whether you think the Council should prioritise work on other things that are not included in the Decent Homes standard.

Of the following types of work, which do you consider to be the three most important?

Respondents could choose up to three of the options listed. The table below gives the percentages of respondents who selected each of the options.

Types of work	Overall Survey		Tenants		Homeowners	
Fire Safety	4,558	70%	3,745	70%	814	71%
Security - Door Entry	3,549	55%	2,925	55%	625	55%
Security – CCTV	2,617	40%	2,261	42%	358	31%
Lifts	2,572	40%	2,175	41%	399	35%
Energy Savings	2,151	33%	1,642	31%	510	45%
District Heating	2,047	32%	1,776	33%	272	24%
Estate gardens/ landscaping	780	12%	551	10%	231	20%

Base:

6,477 – All respondents

5,332 – Tenants

1,143 – Homeowners

2 – Anonymous (included in overall results but unable to attribute to tenants or homeowners)

Fire safety and security works were the most selected types of work: 70% of all respondents selected Fire Safety works, followed by Security-Door Entry (55%), with Security-CCTV (40%) and lifts (40%) joint third.

Tenant respondents also prioritised Fire Safety works (70%) followed by Security-Door Entry (55%) and Security-CCTV (42%). The first and second choices for homeowners followed the same order, although their third choice differed with 45% selecting Energy Savings.

Question 7 – Raising money from the sale of empty council homes to invest in the rest of our homes

To what extent do you agree or disagree that the Council should sell empty properties that are expensive to repair or maintain to raise more money to make homes warm, dry and safe?

The following table and chart show a breakdown of responses to this question.

Response	Overall Survey		Tenants		Homeowners	
Strongly agree	2,065	32%	1,566	29%	499	44%
Tend to agree	1,837	28%	1,478	28%	359	31%
Neither agree nor disagree	709	11%	632	12%	77	7%
Tend to disagree	595	9%	532	10%	63	6%
Strongly disagree	810	13%	703	13%	108	9%
Don't know	339	5%	317	6%	23	2%
No answer	122	2%	104	2%	14	1%

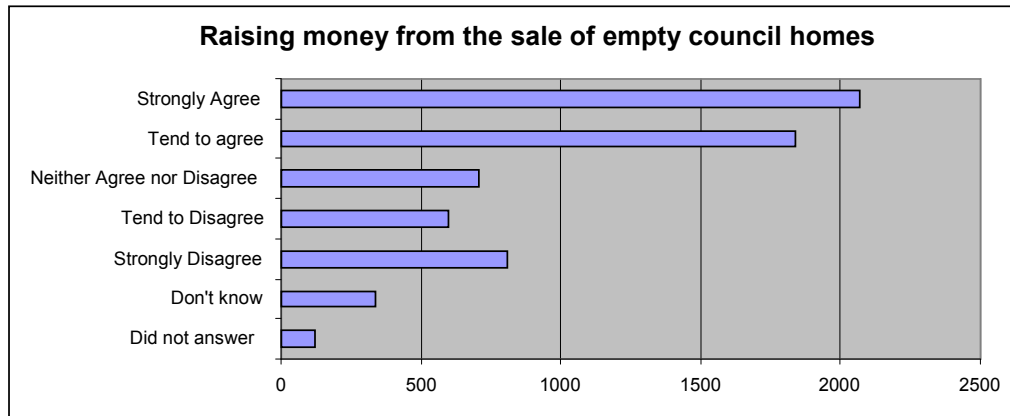
Base:

6,477 – All respondents

5,332 – Tenants

1,143 – Homeowners

2 – Anonymous (responses included in overall result but unable to attribute to tenants or homeowners)



Base: 6,477

- Overall, 2065 respondents (32%), nearly a third, strongly agreed with the statement
- 3,902 (60%) of respondents tended to agree or strongly agreed, compared to 1,405 (22%) who tended to disagree or strongly disagreed
- 461 (7%) of respondents indicated “don’t know” or did not answer this question.

More than half, 57%, of tenant respondents tended to agree or strongly agreed with the Council raising money from the sale of empty properties. This proportion was higher for homeowner respondents at 75%. 23% of tenant respondents tended to disagree or strongly disagreed with the statement, compared to 15% of homeowners.

Analysis of Question 1 and Question 6 responses based on Decency status

The data for Question 1 were further analysed according to whether or not the property was decent or non-decent (as at 28th February 2011). The decency status of 1,143 homeowner properties is not recorded. The following table presents the findings for *tenanted* properties, and includes the overall survey findings for reference. The decency status of 67 tenanted properties was not available at the time of writing this report.

Q1 Residents were asked to select 3 elements of decent homes works which they considered most important	Overall Survey		Decent (tenanted)		Non-Decent (tenanted)	
	Count	Percentage	Count	Percentage	Count	Percentage
Heating	4,282	66%	2,457	69%	1,094	65%
Windows	2,750	42%	1,400	39%	760	45%
Kitchens	2,590	40%	1,579	44%	799	47%
Front Doors	2,523	39%	1,462	41%	655	39%
Bathrooms/ WCs	2,501	39%	1,504	42%	740	44%
Walls, roofs & chimney	2,339	36%	1,115	31%	470	28%
Rewiring	1,381	21%	670	19%	333	20%

Base:

6,477 – Overall survey (All respondents – tenants and homeowners)

3,578 – Decent (tenant respondents living in decent properties)

1,687 – Non -Decent (tenant respondents living in non decent property)

2 – Anonymous (responses included in overall result but unable to attribute to tenants or homeowners)

The three elements of decent homes works considered to be most important by respondent category are as follows:

Overall survey: Heating (66%), Windows (42%), Kitchens (40%)
 Decent (tenanted): Heating (69%), Kitchens (44%), Bathrooms/WCs (42%)
 Non-Decent (tenanted): Heating (65%), Kitchens (47%), Windows (45%)

Heating and Kitchens are in the top three for all categories of respondents above. Looking at the decent and the non-decent categories, there are some differences e.g. Heating was selected as one of the three most important elements of decent homes works by 69% of tenant respondents in decent homes, compared to 65% of tenant respondents in non-decent homes. 39% of those in decent homes indicated that Windows were one of the most important elements of decent homes works, compared to 45% of tenant respondents in non-decent homes.

The data for Question 6 were also further analysed by whether or not the property was decent or non-decent (as at 28th February 2011). As before, the following table presents the findings for tenanted properties as the decency status of the 1,143 homeowner properties is not recorded. Again, the table includes the overall survey findings for reference. In addition the decency status of 67 tenanted properties was not available at the time of writing this report.

Q6 Residents were asked to select 3 elements of works which the Council should prioritise outside of Decent Homes works						
	Overall Survey		Decent (tenanted)		Non-Decent (tenanted)	
Fire Safety Works	4,558	70%	2,533	71%	1,163	69%
Security – Door Entry	3,549	55%	1,976	55%	911	54%
Security – CCTV	2,617	40%	1,520	42%	713	42%
Lifts	2,572	40%	1,451	41%	691	41%
Energy Savings	2,151	33%	1,121	31%	502	30%
District Heating	2,047	32%	1,100	31%	647	38%
Estate gardens/ landscaping	780	12%	368	10%	179	11%

Base:

6,477 – Overall survey (All respondents – tenants and homeowners)

3,578 – Decent (tenant respondents in decent properties)

1,687 – Non-Decent (tenant respondents living in non decent property)

2 – Anonymous (responses included in overall result but unable to attribute to tenants or homeowners)

The priority elements outside of decent homes works selected by respondent category were as follows:

Overall survey: Fire Safety Works (70%), Security-Door Entry (55%), Security-CCTV (40%) and Lifts (40%)
 Decent (tenanted) Fire Safety Works (71%), Security-Door Entry (55%) and Security-CCTV (42%)
 Non-Decent (tenanted) Fire Safety Works (69%), Security-Door Entry (54%) and Security-CCTV (42%)

The findings for both the decent and non-decent respondent categories are similar to the findings for all respondents overall, with Fire Safety Works and Security Works being ranked highly for all respondent categories. When looking at the findings for respondents by decency status, District Heating was selected by 38% of tenant respondents in non-decent properties, compared to 31% of tenants in decent properties and 32% of all respondents.

Analysis of Question 1 and Question 6 responses based on residence in a block with a Lift or District Heating

The data for Question 1 were further analysed by whether or not the property was in a lifted block or had district heating (all tenures). The figures are presented in the following table which also includes the findings for all respondents for reference.

Q1 - Residents were asked to select 3 elements of decent homes works which they considered most important						
	Overall Survey		All in Lifted Blocks		All with District Heating	
Heating	4,282	66%	1,574	67%	1089	72%
Windows	2,750	42%	940	40%	602	40%
Kitchens	2,590	40%	1,012	43%	646	43%
Front Doors	2,523	39%	975	41%	566	38%
Bathrooms/ WCs	2,501	39%	1,014	43%	649	43%
Walls, roofs & chimney	2,339	36%	709	30%	435	29%
Rewiring	1,381	21%	469	20%	302	20%

Base:

6,477 – All respondents

2,363 – Respondents in block with a lift

1,505 – Respondents in a block with district heating

The three most important elements of decent homes works selected by respondent category were as follows:

Overall survey: Heating (66%), Windows (42%) and Kitchens (40%)

All in Lifted blocks: Heating (67%), Kitchens (43%) and Bathrooms/WCs (43%)

All with District Heating: Heating (72%), Kitchens (43%) and Bathrooms/WCs (43%)

All groups of respondents included Heating and Kitchens in their top three choices. Some 72% of those with district heating selected Heating as one of the three most important types of decent homes works to be prioritised compared to 66% for all respondents overall. Also, 29% of those with district heating and 30% of those in lifted properties selected Walls, roofs and chimney as one of the most important types of work to be prioritised, compared to 36% of respondents overall.

The data for Question 6 were also further analysed by whether or not the property was in a lifted block or had district heating. The figures are presented in the following table which also includes the findings for all respondents.

Q6 - Residents were asked to select 3 elements of works which the Council should prioritise outside of Decent Homes works

	Overall Survey		All in Lifted Blocks		All with District Heating	
Fire Safety Works	4,558	70%	1,598	68%	1039	69%
Security - Door Entry	3,549	55%	1,360	58%	780	52%
Security – CCTV	2,617	40%	927	39%	598	40%
Lifts	2,572	40%	1,506	64%	629	42%
Energy Savings	2,151	33%	559	24%	356	24%
District Heating	2,047	32%	644	27%	763	51%
Estate gardens/ landscaping	780	12%	190	8%	151	10%

Base:

6,477 – All respondents

2,363 – Respondents in block with a lift

1,505 – Respondents in a block with District Heating

The priority elements outside of decent homes works selected by respondent category were as follows:

Overall survey: Fire Safety Works (70%), Security-Door Entry (55%), and Security-CCTV (40%) and Lifts (40%)

All in Lifted Blocks: Fire Safety Works (68%), Lifts (64%), Security-Door Entry (58%)

All with District Heating: Fire Safety Works (69%), Security-Door Entry (52%) and District Heating (51%)

For all three categories, Fire Safety and Security-Door Entry works ranked in the top three. The table above shows that, not surprisingly, those living in lifted blocks were more likely to select Lifts as one of the work types which should be prioritised, 64% compared to 40% overall. Likewise, 51% of those with district heating indicated that District Heating was a priority compared to 32% overall.

Profile of respondents in comparison with wider Southwark Population

Age		No. of Respondents	%	Southwark Population Age Structure (ONS mid-year estimate 2009) %
	16-24	108	1.66	} 14 (15-24)
	25-34	553	8.53	
	35-44	1109	17.12	} 41.80 (25-44)
	45-54	1287	19.87	
	55-59	547	8.44	} 17.90 (45-64)
	60-64	590	9.10	
	65-74	774	11.94	} 4.50
	75-84	639	9.86	
	85+	159	2.45	} 4.30 (75+)
	Prefer not to say	284	4.38	
	No answer or invalid response	427	6.59	-

Gender		No. of Respondents	%	Southwark Population Gender (ONS mid-year estimate 2009) %
	Female	3576	55.21	48.80
	Male	2503	38.64	51.19
	Transgender	5	0.07	-
	Other	3	0.04	-
	Prefer not to say	68	1.04	-
	No answer or invalid response	322	4.97	-

Religion/ Beliefs		No. of Respondents	%	Southwark Population Religion (Census 2001 – Key Statistics)
	Agnostic	188	2.90	-
	Atheist	340	5.24	-
	Buddhist	96	1.48	1.10
	Christian (all denominations)	3633	56.09	61.60
	Hindu	41	0.63	1.10
	Jewish	13	0.20	0.40
	Muslim	473	7.30	6.90
	Sikh	3	0.04	0.20
	Other	311	4.80	0.40
	Prefer not to say	726	11.20	-
	No answer or invalid response	653	10.08	-
				18.50 (No religion)
				9.90 (Religion not stated)

Ethnicity		No. of Respondents	%	Southwark Population Ethnicity (ONS mid-year estimate 2009)
White				
	White British	2820	43.53	52.60
	White Irish	247	3.81	2.30
	Gypsy/Romany/Irish Traveller	5	0.07	-
	Any other white background	384	5.92	9.90
Mixed				
	White and Black Caribbean	43	0.66	1.10
	White and Black African	43	0.66	0.80
	White and Asian	16	0.24	0.80
	Any other mixed background	31	0.47	1.20
Asian or Asian British				
	Indian	53	0.81	3.20
	Pakistani	14	0.21	0.70
	Bangladeshi	59	0.91	1.70
	Any other Asian background	47	0.72	1.00
Black or Black British				
	Caribbean	521	8.04	6.40
	African	1206	18.61	12.20
	Any other black background	65	1.00	1.60
Chinese				
	Chinese	54	0.83	} 2.90
	Any other Chinese background	17	0.26	
Other ethnic group				
	Any other ethnic group	118	1.82	1.70
	Prefer not to say	183	2.82	-
	No answer or invalid response	551	8.50	-

Disability		No. of Respondents	%	Southwark Households with Limiting Long-Term Illness (Census 2001 – Key Statistics)
	No	3572	55.14	70.25 (Assumed based on 29.75% figure below)
	Yes	2166	33.44	29.75
	Prefer not to say	318	4.90	-
	No answer or invalid response	421	6.49	-

Sexual Orientation		No. of Respondents	%	-
	Bisexual	116	1.79	-
	Gay man	146	2.25	-
	Heterosexual/ Straight	4228	65.27	-
	Lesbian	22	0.33	-
	Other	113	1.74	-
	Prefer not to say	720	11.11	-
	No answer or invalid response	1132	17.47	-

APPENDIX 3

Decent Homes Criteria

<p>Criterion A It meets the current statutory minimum standard for housing</p>	<p>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).</p>
<p>Criterion B b) It is in a reasonable state of repair</p>	<p>Dwellings which fail to meet this criterion are those where either:</p> <ul style="list-style-type: none"> – 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. <p>(Key building components include external walls, roofs, windows/doors, chimneys, boilers, plumbing, electrics. Other building components include bathrooms and kitchens)</p>
<p>Criterion C It has reasonably modern facilities and services</p>	<p>Dwellings which fail to meet this criterion are those which lack three or more of the following:</p> <ul style="list-style-type: none"> – 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 <p>A home lacking two or fewer of the above is still classed as decent, therefore it is not necessary to modernise kitchens and bathrooms if a home meets the remaining criteria.</p>
<p>Criterion D It provides a reasonable degree of thermal comfort</p>	<p>This criterion requires dwellings to have both effective insulation and efficient heating. It should be noted that, whilst dwellings meeting criteria b, c and d are likely also to meet criterion a, some Category 1 hazards may remain to be addressed. For example, a dwelling meeting criterion d may still contain a Category 1 damp or cold hazard.</p>

Two Year Programme: Major Works Commitments 2010-12

Progress update by Scheme

May 2011

Delivered through Traditional
Contracts

					Current Status
Schemes	Work Content	Area	2010-11	2011-12	
Styles House	Internal and External refurbishment	Bor	✓		Work completed
Pilgrim House	Internal and External refurbishment	Bor	✓		Work completed
Rochester/Harbledown	Internal and External refurbishment	Bor	✓		Work completed
Nelson Square Gardens	Internal and External refurbishment	Bor	✓		Work completed
Rouel Road	Internal and External refurbishment	Ber	✓		Work completed
St Saviours Estate (1a)	Internal and External refurbishment	Ber	✓		Work completed
Appleshaw House	Internal and External refurbishment	Cam	✓		Work completed
Grosvenor Terrace and Square	External redecoration and repairs	Cam	✓		Work completed
Brenchley Gardens	Internal and External	Nun	✓		Work completed

Pilot Schemes

	refurbishment				
Kenyon House	Internal and External refurbishment	Wal	✓		Work completed
New Major Works Contracts					
Rockingham	Internal and External refurbishment	Bor		✓	Surveys to start in July Work to commence on site in January 2012
Draper House	Internal and External refurbishment	Wal		✓	Survey and design completed work to start on site in June 2011
Hawkstone Estate (John Kennedy House)	Internal and External refurbishment	Rot		✓	Survey and design work completed work to start on site in July 2011
St Saviours 2a and 2b	Internal and External refurbishment	Ber		✓	Survey and design completed work to start on site in September 2011
Manor Estate	Internal and External refurbishment	Ber		✓	Survey and design started work to commence on site in November 2011
Sceaux Gardens	Internal and External refurbishment	Cam		✓	Surveys to start in July work to start on site in January 2012
63-78 Marchwood Close	Internal and External refurbishment	Cam		✓	Survey and design completed work to start on site in July 2011
Proctor/Flatman/Brisbane	Internal and External refurbishment	Cam		✓	Work commenced on site

Crystal Court	External Refurbishment only	Dul		✓	Survey and design completed work to start on site in July 2011
Cossall Estate	External Refurbishment only	Nun		✓	Survey and design completed work to start on site in July 2011
Consort Estate	Internal and External refurbishment	Nun		✓	Surveys to start in July work to commence on site in January 2012
Borough-wide street properties	Internal and External refurbishment	Various		✓	Survey and design work completed work to start on site in July 2011

Annie Shepperd
Chief Executive
Southwark

17 February 2011

Dear Annie,

Decent Homes Backlog Funding Allocations

I am writing to inform you of the outcome of your bid for Decent Homes Backlog funding.

The HCA received bids from 70 council landlords. The bids received had a total value of £2.7bn, against the available budget of £1.6bn, and a relatively even profile of proposed expenditure, against the rising profile of the CSR settlement. We have therefore had to conduct a thorough assessment of the bids, in consultation with DCLG and the Mayor for London, and make some difficult decisions in order to create a programme within the annual budget limits, which has been endorsed by the Housing Minister. Decisions were guided by the criteria set out in our *Invitation to Bid*, that is:

- need for investment
- value for money and affordability
- capacity to deliver
- dependent match funding
- demonstrated lower costs through early spend.

Most landlords are funded at a reduced level from their bid, or with a delayed profile. Twenty four authorities which submitted a bid have not been funded. Only those authorities which have made a strong case for investment need, proposed an affordable profile, and built in significant savings or excellent value for public expenditure will receive funding close to their bid.

Following assessment we are making the following allocation to your authority:

2011/12	2012/13	2013/14	2014/15	Total
£ .00	£11,250,000.00	£15,000,000.00	£50,693,599.00	£76,943,599.00

A list of all the allocations made is available on our website at <http://www.homesandcommunities.co.uk/decenthomes>.

Allocations for 2011/12 and 2012/13 are committed expenditure. As outlined in the *Invitation to Bid* this will be paid through the HRA in 2011/12 and as a downward adjustment to your opening Self Finance debt in 2012/13.

Allocations for 2013/14 and 2014/15 are provisional. Confirmation of these amounts depends on successful delivery by organisations in 2011 -13, the continuing availability of capital resources for the programme, and policy decisions of Government and, as appropriate, the Mayor for London. We note that landlords may wish to revise their case for funding as the impacts of Self Financing become clearer. We recognise that appropriate certainty over capital funding for Decent Homes Backlog works is an important issues for authorities in taking up the new Self Financing settlement.

Homes and Communities Agency
Maple House, 149 Tottenham Court Road, London, W1T 7BN

0300 1234 500
homesandcommunities.co.uk

Allocations for 2013 -15 will be confirmed as part of that settlement. We have noted where bidders applied for funding beyond 2011-15.


If your bid included a case for funding on specific elements of stock (using the Worksheet G facility), the allocation above includes any investment made for that stock. It will be up to you to decide how to apply the funding received. However, we would be happy to discuss with you how the allocation was derived from your main bid and Worksheet G elements. Funding has been made available for capital works that help stock to reach the Decent Homes Standard; it should not be used for other purposes (for example where stock is already at that Standard).

My staff will be in contact with you shortly to discuss confirming your profile of homes to be made decent through this allocation and future monitoring arrangements. We will want to ensure consistency, and avoid duplication, with BPSA data collections. In cases where bidding authorities noted inaccuracy in their BPSA reports we are holding a note of revised numbers, as will have been discussed with you.

We understand that the amount of available funding will not be sufficient to eliminate the Decent Homes Backlog in local authorities, and that the recently published details of the Self Financing settlement will impact in different ways in different places. If you wish to discuss your allocation, or continuing issues with aspects of your stock, please contact the HCA Executive Director for your area, David Lunts (David.Lunts@hca.gsx.gov.uk).

Decent Homes Backlog allocations reflect a commitment to delivering decent homes within a tight fiscal context. Whilst investment is constrained, the potential to improve the housing and lives of tenants remains. Both Government and individual council landlords will be looking to make the most efficient and effective use of the capital funding available. The HCA will act to support you in this by sharing best practice in procurement, and encouraging transparency over costs. We hope that we can work with you in delivering a successful programme, and if there are aspects of delivery you wish to discuss, please contact us.

Yours sincerely,



Pat Richie
Chief Executive

Cc: Gerri Scott;

15 High Investment Needs Estates

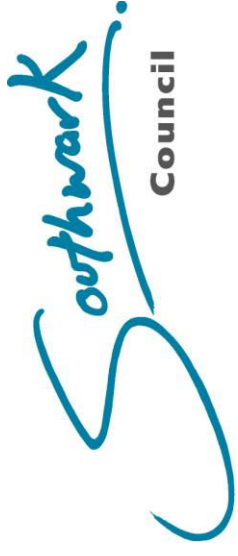
Asset ID	Estate	#Assets	Current Falls	Current DH%	Current Costs	Future Falls	Future Costs	Total Costs	Current Costs Per unit	Future Costs Per Unit	Total Cost Per Failing Unit	Cost Per Total No. of Dwellings
PHAU0042	AYLESBURY ESTATE	1284	563	56.2%	£ 1,788,097	1091	£ 6,768,689	£ 8,556,786	£ 3,176.02	£ 6,204.11	£ 5,173.39	£ 6,664.16
PHAU0080	BRANDON ESTATE	1354	874	35.5%	£ 3,491,196	455	£ 1,291,754	£ 4,782,949	£ 3,994.50	£ 2,839.02	£ 3,598.91	£ 3,532.46
PHAU0224	ELMINGTON ESTATE	659	408	38.1%	£ 2,211,192	470	£ 2,337,596	£ 4,548,788	£ 5,419.59	£ 4,973.61	£ 5,180.85	£ 6,902.56
PHAU0436	NEW PLACE ESTATE	487	475	2.5%	£ 2,339,618	315	£ 1,509,342	£ 3,848,960	£ 4,925.51	£ 4,791.56	£ 4,872.10	£ 7,903.41
PHAU0372	LETTSON ESTATE	335	314	6.3%	£ 1,518,707	312	£ 2,073,756	£ 3,592,463	£ 4,836.65	£ 6,646.65	£ 5,738.76	£ 10,723.77
PHAU0504	ROUEL ROAD ESTATE	574	256	55.4%	£ 1,284,278	404	£ 2,139,784	£ 3,424,063	£ 5,016.71	£ 5,296.50	£ 5,187.97	£ 5,965.27
PHAU0498	ROCKINGHAM ESTATE	660	206	68.8%	£ 1,298,312	312	£ 1,415,482	£ 2,713,793	£ 6,302.48	£ 4,536.80	£ 5,238.98	£ 4,111.81
PHAU0578	TABARD GARDENS ESTATE	940	323	65.6%	£ 1,026,514	327	£ 1,401,960	£ 2,428,473	£ 3,178.06	£ 4,287.34	£ 3,736.11	£ 2,583.48
PHAU0534	SCEAUX GARDENS ESTATE	349	210	39.8%	£ 1,843,489	169	£ 531,378	£ 2,374,868	£ 8,778.52	£ 3,144.25	£ 6,266.14	£ 6,804.78
PHAU0162	CONSORT ESTATE	367	147	59.9%	£ 796,602	251	£ 1,389,679	£ 2,186,281	£ 5,419.06	£ 5,536.57	£ 5,493.17	£ 5,957.17
PHAU0430	NEWINGTON ESTATE	290	198	31.7%	£ 974,688	172	£ 986,300	£ 1,960,989	£ 4,922.67	£ 5,734.31	£ 5,299.97	£ 6,762.03
PHAU0628	WYNDHAM ESTATE	421	316	24.9%	£ 1,537,627	44	£ 214,173	£ 1,751,799	£ 4,865.91	£ 4,867.56	£ 4,866.11	£ 4,161.04
PHAU0194	DEYNSFORD ESTATE	262	194	26.0%	£ 962,110	158	£ 754,637	£ 1,716,747	£ 4,959.33	£ 4,776.18	£ 4,877.12	£ 6,552.47
PHAU0064	BELLS GARDENS ESTATE	329	230	30.1%	£ 841,296	222	£ 734,422	£ 1,575,719	£ 3,657.81	£ 3,308.21	£ 3,486.10	£ 4,789.42
PHAU0556	SOUTHAMPTON WAY ESTATE	230	174	24.3%	£ 790,995	171	£ 778,401	£ 1,569,397	£ 4,545.95	£ 4,552.05	£ 4,548.98	£ 6,823.46

Housing Investment Programme resources and allocations 2011/12-2015/6

Appendix 7

HRA anticipated resources	2011/12	2012/13	2013/14	2014/15	2015/16	Total £m
Underspend/unallocated brought forward	26.5	0.7	1.4	0.7	4.4	26.5
Capital receipts currently available	0.0	1.9	1.9	1.9	0.0	5.6
Capital receipts - projected	10.0	10.0	10.0	10.0	12.8	52.8
Capital receipts - projected voids	8.0	8.0	8.0	8.0	5.2	37.2
Capital receipts - projected EDE/Hostels	0.0	0.0	0.0	0.0	0.0	0.0
E&C reimbursement	0.0	4.0	5.0	10.0	1.0	20.0
General fund contribution to HIP	0.0	5.9	5.0	0.0	0.0	10.9
MRA/MRR	43.7	42.0	39.6	40.1	40.1	205.4
Revenue contributions	13.9	12.7	12.7	12.7	12.7	64.8
Supported borrowing	0.0	0.0	0.0	0.0	0.0	0.0
Grants/Other funding						
Aylesbury programme	0.3	4.3	0.0	0.0	0.0	4.6
Energy grants	0.6	0.0	0.0	0.0	0.0	0.6
GLA grant: extensions/deconversions	0.1	0.0	0.0	0.0	0.0	0.1
GLA grant: other	0.7	0.1	0.0	0.0	0.0	0.8
HCA grant	1.2	0.0	0.0	0.0	0.0	1.2
Insurance	2.2	0.1	0.0	0.0	0.0	2.3
New homes bonus	0.3	0.3	0.3	0.3	0.3	1.5
Pooled contributions	0.0	0.0	0.0	0.0	0.0	0.0
Other	0.3	0.0	0.0	0.0	0.0	0.3
Backlog funding unconfirmed	0.0	0.0	0.0	0.0	18.0	18.0
Totals	107.7	90.0	83.9	83.7	94.5	452.6
HRA anticipated allocations	2011/12	2012/13	2013/14	2014/15	2015/16	Total £m
Warm dry and safe	66.2	58.1	60.4	61.4	80.4	326.5
Central heating - communal	3.2	1.4	1.0	1.0	1.0	7.6
Central heating - individual	4.3	0.0	4.8	4.8	4.8	18.7
Energy efficiency (heating plant)	1.3	0.0	0.2	0.2	0.2	1.9
Energy efficiency (wall/loft insulation)	1.1	0.2	0.0	0.0	0.0	1.3
Entryphones	0.3	0.3	0.3	0.3	0.3	1.5
Fire safety	16.2	2.1	1.1	1.1	1.1	21.6
Lifts	2.5	2.5	3.0	3.0	3.0	14.0
Major works	32.0	42.0	43.0	44.0	63.0	224.0
Minor voids capitalisation	3.0	3.0	3.0	3.0	3.0	15.0
Minor voids WDS works	1.0	1.0	1.0	1.0	1.0	5.0
Rewiring	1.4	3.6	2.0	2.0	2.0	11.0
Tanks/tank rooms refurbishment	0.1	1.9	1.0	1.0	1.0	5.0
Regeneration	25.7	20.7	14.5	9.7	5.2	75.7
Aylesbury phase 1 (incl. PCs)	5.2	9.4	9.9	2.2	0.0	26.7
Aylesbury future phases	0.0	0.0	0.0	5.0	4.0	9.0
Aylesbury PPM	4.9	2.8	0.9	0.9	0.9	10.4
Bermondsey Spa refurb	2.0	0.1	0.0	0.0	0.0	2.1
East Dulwich Estate	3.5	0.9	0.0	0.0	0.0	4.4
Elmington	0.6	2.7	1.3	0.2	0.0	4.8
Giles Carton Darnay	0.0	0.0	0.0	0.0	0.0	0.0
Heygate Estate (incl. PCs)	3.9	2.8	0.0	0.0	0.0	6.7
Hidden homes	0.1	0.3	0.3	0.3	0.1	1.1
Home loss payments	0.2	0.2	0.2	0.2	0.2	1.0
Hostel new build	0.1	1.4	2.0	1.0	0.0	4.5
Local Authority New Build	3.1	0.1	0.0	0.0	0.0	3.2
Maydew House	1.8	0.0	0.0	0.0	0.0	1.8
Other programmes	15.1	9.9	8.2	8.2	8.2	49.5
Adaptations	2.5	2.5	2.0	2.0	2.0	10.9
Capitalisation of scheme management	1.6	1.6	1.6	1.6	1.6	8.0
Cash incentive scheme	0.3	0.4	0.3	0.3	0.3	1.5
Community Housing Services (hostels)	1.2	1.0	0.8	0.8	0.8	4.6
Digital switchover	1.6	1.2	0.0	0.0	0.0	2.8
Disposals	0.5	0.5	0.5	0.5	0.5	2.5
Fire reinstatement	2.9	0.1	0.2	0.2	0.2	3.6
Lakanal/Sumner buy-backs and home loss	0.1	0.0	0.0	0.0	0.0	0.1
Leasehold/freehold acquisitions	0.3	0.3	0.3	0.3	0.3	1.5
Major voids	1.9	1.6	1.5	1.5	1.5	8.0
Misc	0.1	0.1	0.0	0.0	0.0	0.3
Office accommodation	0.5	0.2	0.2	0.2	0.2	1.3
Play areas / environmental	0.1	0.0	0.1	0.1	0.1	0.4
Sheltered housing	1.2	0.1	0.2	0.2	0.2	1.9
T&RA halls	0.3	0.3	0.5	0.5	0.5	2.1
Totals	106.9	88.6	83.1	79.3	93.8	451.8
HRA resources v allocations	2011/12	2012/13	2013/14	2014/15	2015/16	
Projected resources	107.7	90.0	83.9	83.7	94.5	
Projected expenditure	106.9	88.6	83.1	79.3	93.8	
Net position (cumulative)	0.7	1.4	0.7	4.4	0.8	

Five Year Housing Investment Programme



Southwark Council
Asset Management & Investment Planning
Housing Services Department
160 Tooley Street
London
SE1 2QH
Investment Manager: Ferenc Morath

Version 1.8

Table Of Contents

1 Front Cover	p.1
2 Table of Contents	p.2
3 Investment Programme - Overview	p.3
4 Investment Programme - Area Breakdown	p.4
5 Investment Programme - Funding Breakdown by Ward	p.5
6 Warm, Safe, Dry - Landlord Obligations	p.6-7
7 Warm, Safe, Dry - Roofs, Windows Plus 2010 (By Estate)	p.8-10
8 Warm, Safe, Dry - Roofs, Windows Plus 2010 (By Block)	p.11-27
9 Warm, Safe, Dry - Roofs, Windows Plus 2011 (By Estate)	p.28
10 Warm, Safe, Dry - Roofs, Windows Plus 2011 (By Block)	p.29-30
11 Warm, Safe, Dry - Roofs, Windows Plus 2012-15 (By Estate)	p.31
12 Warm, Safe, Dry - Roofs, Windows Plus 2012-15 (By Block)	p.32-33
13 Warm, Safe, Dry - Non Roofs & Windows 2010 (By Estate)	p.34-37
14 Warm, Safe, Dry - Non Roofs & Windows 2010 (By Block)	p.38-48
15 Warm, Safe, Dry - Non Roofs & Windows 2011 (By Estate)	p.49-50
16 Warm, Safe, Dry - Non Roofs & Windows 2011 (By Block)	p.51-53
17 Warm, Safe, Dry - Non Roofs & Windows 2012-15 (By Estate)	p.54
18 Warm, Safe, Dry - Non Roofs & Windows 2012-15 (By Block)	p.55-56
19 Warm, Safe, Dry - Street Properties 2010 (By Estate)	p.57-61
20 Warm, Safe, Dry - Street Properties 2011-15 (By Estate)	p.62-64
21 Warm, Safe, Dry - All Estates 2010-15 (By Estate)	p.65-71
22 Warm, Safe, Dry - All Street Properties 2010-15 (By Estate)	p.72-78

FIVE YEAR HOUSING CAPITAL PROGRAMME

2011/12 and 2012/13

Current Schemes	Total Scheme cost	
Hawkstone	6,500,000	John Kennedy House - Released
Sceaux	3,773,269	
St Saviours	6,396,594	
Manor 4	5,067,779	
Consort Estate	5,048,494	
Rockingham(Ellington, Whitworth)	2,078,084	
Cossall Estate	4,300,000	Already Released
Crystal Court	825,000	Already Released
Camdenwell Street Properties	2,330,000	Already Released
Draper House	5,300,000	Already Released
Proctor, Brisbane & Flatman House	2,400,000	Already Released
Marchwood Close	750,000	Already Released
FRA (Moderate)	6,380,735	
Other Carry-Over Schemes	22,419,265	
Total:	73,569,221	

Notes

Aylesbury needs extra **£3.6m** for FRA works which will need to come from it's PPM allocation.

Programme Breakdown	2011/12	2012/13	2013/14 (inc. inflation @ 6.33%)	2014/15 (inc. inflation @ 9.5%)	2015/16 (inc. inflation @ 12.22%)	Total
Four Squares Security	0	500,000	4,500,000	0	0	5,000,000
WDS - FRA Moderate Contingency	0	5,000,000	0	0	0	5,000,000
WDS - FRA Substantial Contingency	0	2,500,000	0	0	0	2,500,000
Elmington	0	700,000	800,000	0	0	1,500,000
WDS - Landlord Obligations (Individual Heating)	8,110,000		4,000,000	4,000,000	4,000,000	20,110,000
WDS - Landlord Obligations (District Heating)	5,936,298		3,661,358	4,650,808	3,173,500	17,421,964
WDS - Landlord Obligations (Electrical Works)	2,350,000		2,300,000	2,700,000	2,700,000	10,050,000
WDS - Landlord Obligations (Lifts)	5,020,000		1,780,000	2,500,000	1,500,000	10,800,000
2010 - Warm, Dry, Safe (Roofs & Windows Plus)	0	1,000,000	2,300,000	2,900,000	4,800,000	11,000,000
2011 Warm, Dry, Safe (Roofs Windows Plus)	0	7,089,145	32,959,729	34,570,196	13,545,509	88,164,578
2012-15 Warm, Dry, Safe (Roofs & Windows Plus)	0	0	0	0	0	4,283,175
2010 - Warm, Dry, Safe (Non Roofs & Windows)	0	0	0	0	0	4,945,643
2011 - Warm, Dry, Safe (Non Roofs & Windows)	0	0	0	0	0	14,094,237
2012-15 Warm, Dry, Safe (Non Roofs & Windows)	0	0	0	0	0	1,758,830
2010 Street Properties	0	2,351,096	3,218,874	5,033,629	642,285	642,285
2011-15 Street Properties	0	0	0	0	0	10,603,600
Hawkstone Refurb	0	0	0	0	0	1,464,291
Maydew Refurb	0	0	0	0	0	7,000,000
Sub-Total:	12,766,298	27,790,242	55,519,961	56,354,633	74,907,470	227,338,604
Leathermarket	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	5,500,000
Minor Voids Capitalisation	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	15,000,000
Minor Voids WDS Works	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total:	124,325,761	60,619,961	61,454,633	80,007,470	326,407,825	

Based on FRA site surveys
Based on FRA site surveys

Programme By Area

Programme	2 Year Programme (£)	FRA (Moderate) (£)	FRA (Severe) (£)	WDS - FRA Contingency (£)	WDS - FRA Contingency (£)	Elimination (£)	WDS - Landlord Obligations (Individual) (£)	WDS - Landlord Obligations (District) (£)	WDS - Landlord Obligations (Electrical) (£)	WDS - Landlord Obligations (Lifts) (£)	2010 - Wm, Dry, Safe (Roofs, Windows Plus) (£)	2011 Wm, Dry, Safe (Roofs, Windows Plus) (£)	2012-15 Wm, Dry Safe (Internal) (£)	2010 - Wm, Dry, Safe (Roofs, Windows) (£)	2011 Wm, Dry Safe (Internal) (£)	2012-15 Wm, Dry Safe (Internal) (£)	2010 Street Properties (£)	2011-15 Street Properties (£)	Contingency (£)	Mayday/Hawkstone (£)	Voids (£)	Leather-market (£)	Total (£)	Total Unallocated Areas			
Various Areas	22,419,255	181,225	0	5,000,000	2,500,000	0	8,000,000	1,551,250	2,350,000	5,020,000	0	0	0	0	0	0	0	0	1,000,000	0	8,000,000	2,200,000	56,171,788	Total Unallocated Areas: £12,388,954			
2013/14	0	0	0	0	0	0	0	1,286,358	2,300,000	1,780,000	0	0	0	0	0	0	0	0	2,200,000	0	4,000,000	1,100,000	16,766,358	34%			
2014/15	0	0	0	0	0	0	4,000,000	1,150,898	2,700,000	2,500,000	0	0	0	0	0	0	0	0	2,800,000	0	4,000,000	1,100,000	18,350,898	34%			
2015/16	0	0	0	0	0	0	0	100,000	0	0	0	0	0	0	0	0	0	0	4,800,000	0	0	0	19,100,000				
Bermondsey	11,464,374	1,020,000	500,000	0	0	0	4,000,000	1,000,000	2,700,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	13,084,374	Total Bermondsey: £4,615,844		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,084,374	Total Bermondsey: £4,615,844	
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,084,374	Total Bermondsey: £4,615,844
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,084,374	Total Bermondsey: £4,615,844
Borough & Bankside	2,078,684	789,725	0	0	0	0	110,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,868,409	Total Borough & Bankside: £12,488,196		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,868,409	Total Borough & Bankside: £12,488,196
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,868,409	Total Borough & Bankside: £12,488,196
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,868,409	Total Borough & Bankside: £12,488,196
Camberwell	9,253,200	1,388,200	0	0	0	0	90,000	940,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,735,941	Total Camberwell: £35,147,520		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,735,941	Total Camberwell: £35,147,520
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,735,941	Total Camberwell: £35,147,520
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,735,941	Total Camberwell: £35,147,520
Dulwich	825,000	283,015	0	0	0	0	0	64,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,108,015	Total Dulwich: £6,207,407		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,108,015	Total Dulwich: £6,207,407
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,108,015	Total Dulwich: £6,207,407
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,108,015	Total Dulwich: £6,207,407
Nunhead & Peckham Rye	9,346,454	164,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,864,230	Total Nunhead & Peckham Rye: £22,710,344		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,864,230	Total Nunhead & Peckham Rye: £22,710,344
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,864,230	Total Nunhead & Peckham Rye: £22,710,344
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,864,230	Total Nunhead & Peckham Rye: £22,710,344
Peckham	830,000	0	0	0	0	0	0	135,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	926,792	Total Peckham: £11,647,569		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	926,792	Total Peckham: £11,647,569
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	926,792	Total Peckham: £11,647,569
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	926,792	Total Peckham: £11,647,569
Rotherhithe	6,500,000	581,075	0	0	0	0	0	1,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,081,075	Total Rotherhithe: £31,700,381		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,081,075	Total Rotherhithe: £31,700,381
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,081,075	Total Rotherhithe: £31,700,381
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,081,075	Total Rotherhithe: £31,700,381
Waltham	5,300,000	1,152,725	0	0	0	0	3,350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,462,888	Total Waltham: £35,288,478		
2013/14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,462,888	Total Waltham: £35,288,478
2014/15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,462,888	Total Waltham: £35,288,478
2015/16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,462,888	Total Waltham: £35,288,478
Total	67,189,486	6,380,735	5,000,000	2,500,000	10,050,000	1,500,000	20,110,000	17,421,964	10,050,000	10,800,000	88,164,578	4,283,175	1,758,930	14,094,237	1,494,281	10,603,600	642,285	1,464,281	11,000,000	19,000,000	20,000,000	5,500,000	326,407,825				

Funding By Ward

Ward	2011/12 (£)	2012/13 (£)	2013/14 (£)	2014/15 (£)	2015/16 (£)	TOTAL (£)
BRUNSWICK PARK	5,463,269	-	394,207	10,027,513	622,136	16,507,126
CAMBERWELL GREEN	2,400,000	1,174,002	2,768,099	5,006,486	978,571	12,327,159
CATHEDRALS	110,000	-	-	2,761,453	3,061,529	5,932,982
CHAUCER	3,178,084	1,100,000	1,381,148	2,462,677	3,441,756	11,563,666
COLLEGE	825,000	-	108,790	116,366	2,096,912	3,147,068
EAST DULWICH	-	7,291	-	911,779	257,528	1,176,598
EAST WALWORTH	745,000	-	5,013,632	715,864	1,567,512	8,042,008
FARADAY	100,000	-	19,107,583	606,878	1,574,297	21,388,759
GRANGE	6,396,594	-	500,000	5,795,676	1,635,034	14,327,305
LIVESEY	-	-	1,546,036	1,877,216	3,246,891	6,670,143
NEWINGTON	6,100,000	8,365,143	3,993,067	3,297,221	1,030,150	22,785,582
NUNHEAD	4,300,000	930,470	290,455	-	4,890,247	10,411,173
PECKHAM	-	54,177	590,000	556,335	5,025,871	6,226,382
PECKHAM RYE	-	399,400	166,448	16,265	1,875,772	2,457,886
RIVERSIDE	100,000	500,000	6,248,943	4,806,487	3,345,341	15,000,772
ROTHERHITHE	6,500,000	-	88,857	68,914	21,005,087	27,662,857
SOUTH BERMONDSEY	5,067,779	-	-	2,947,992	1,957,782	9,973,553
SOUTH CAMBERWELL	-	-	1,112,543	915,640	578,508	2,606,691
SURREY DOCKS	-	-	-	95,057	1,294,988	1,390,045
THE LANE	5,048,494	959,759	488,453	676,956	2,685,805	9,859,467
VILLAGE	-	-	891,603	305,228	292,356	1,489,187
Unallocated or B/Wide	45,101,298	19,400,000	15,666,358	17,250,808	18,042,953	115,461,417
TOTAL	124,325,761		60,356,224	61,218,812	80,507,027	326,407,825

WDS - Landlord Obligations

WDS - Individual Heating Works	2011/12	2012/13	2013/14	2014/15	2015/16
ECON	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Tadworth	110,000	0	0	0	0
Sub-Total	4,110,000	4,000,000	4,000,000	4,000,000	4,000,000
WDS - District Heating Works	2011/12	2012/13	2013/14	2014/15	2015/16
BEMS upgrade	0	0	286,358	150,808	0
OCO works	200,000	0	0	0	0
Plant pld	581,298	400,000	1,000,000	1,000,000	1,000,000
T Brown works	320,000	0	0	0	0
Helen Gladstone Boiler House boiler and burner	0	0	0	0	96,000
Barlow Boiler House boiler and burner	0	0	0	0	195,000
New Place Boiler Replacement	0	0	300,000	0	0
New Place flow header	100,000	0	0	0	0
Gilesmead heating	940,000	0	0	0	0
Stanswood Boiler House boiler and flue	0	0	0	0	64,000
Underhill Road Plant Room boiler	0	0	0	0	20,000
Heron House Boiler House pump and boiler	0	0	0	0	135,000
Hastings Boiler House boiler and burner	0	0	60,000	0	0
Leontine Boiler House boiler and flue	0	0	155,000	0	0
Neville Boiler House boiler and flue	0	0	155,000	0	0
North Peck Boilers	0	0	220,000	0	0
Albert Wescott Boiler House boiler and burner	0	0	0	0	89,000

To support the capitalisation of heating works undertaken via the term contractors as part of the ECON contract, this currently supports the installation of over 1000 new boilers alone.

To replace the old, failing communal heating system with individual gas central heating being installed within each property

To update the existing JEL BEMS system with a modern system utilising World Wide Web technology. These system will help reduce the councils respond time to plant and service failures.

Relatively inexpensive works identified by the term contractor and verified by the E&C inspectorate as assisting in the increased performance and reliability of the boroughs communal heating systems as a whole. All these works relate to communal heating installation

To support the capitalisation of plant works undertaken via the term contractors as part of the ECON contract.

Minor works identified by the term contractor and verified by the E&C inspectorate as assisting in the increased performance and reliability of the boroughs communal heating systems as a whole. All these works relate to communal heating installations

To replace the existing communal boiler plant, which has exceeded its life expectancy and parts for the boilers and burners are becoming obsolete. The works will increase the performance and reliability of the system boiler plant

To replace the existing communal boiler plant, which has exceeded its life expectancy and parts for the boilers and burners are becoming obsolete. The works will increase the performance and reliability of the system boiler plant

To replace 2 of the existing communal boilers. The existing boilers are over 40 years and well passed their life expectancy. The works will result in the improved performance and efficiency of the communal boiler plant.

To modify the design of the New Place communal boiler house flow header. This modification will increase the performance of the boiler house and improve the service provided to each of the systems 10 plant rooms

To replace the old, failing communal heating system with a modern communal heating and hot water system, providing increased control, reliability and efficiency for both the council and the residents.

To replace the 2 communal boilers. Parts for these boilers are now becoming obsolete.

To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant

To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant

To replace the old failing boiler plant. Parts for these boilers and burners are now becoming obsolete. Replacement will increase the reliability and performance of the estates communal heating and hot water system

To replace the old failing boiler plant. Parts for these boilers and burners are now becoming obsolete. Replacement will increase the reliability and performance of the estates communal heating and hot water system

To replace the old failing boiler plant. Parts for these boilers and burners are now becoming obsolete. Replacement will increase the reliability and performance of the estates communal heating and hot water system

To replace 2 of the old, failing communal boilers, these boilers are over 40 years old and have well exceeded their life expectancy. One boiler was replaced in 2009, however, one further boiler has been condemned and all of the boiler currently in service are in a very poor condition

To replace the existing communal boiler plant, which has exceeded its life expectancy and parts for the boilers and burners are becoming obsolete. The works will increase the performance and reliability of the system boiler plant

WDS - Landlord Obligations

WDS - District Heating Works (Cont.)	2011/12	2012/13	2013/14	2014/15	2015/16	
Brandon Boiler	0	0	300,000	0	0	To replace and/or repair 2 of the existing communal boilers. The existing boilers have suffered from extreme stress due to the poor condition of the estates underground pipe network (completely replaced in 2010/11) which has in turn resulted in unplanned boiler failures leading to service disruption to our residents. The works will result in the improved performance and efficiency of the communal boiler plant.
Conant Boiler House boiler and burner	0	0	0	0	165,000	To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant
King Charles Court Boiler House boiler and flue	0	0	0	0	36,000	To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant
Kingleake Heating/Boiler	545,000	0	60,000	0	0	To replace the old failing boiler plant. Replacement will increase the reliability and performance of the estates communal heating and hot water system
Leysdown Boiler House boiler, burner and flue	0	0	0	0	114,000	To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant
Minnow Walk Boiler House boiler and flue	0	0	0	0	42,000	To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant
Newington Heating	800,000	0	0	0	0	To replace the worst performing section the failing underground communal heating pipe network. Replacement will increase the performance and reliability of the estates communal heating installation
Plaxdate Boiler House boiler and flue	0	0	0	0	9,500	To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant
Portland Boiler House boiler and flue	0	0	0	0	156,000	To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant
Portland St cils	100,000	0	0	0	0	To replace the electrical safety controls within the communal boiler house. This upgrade will nullify the electrical faults currently resulting in unplanned service failures to our residents.
Salisbury Heating	200,000	0	0	0	0	To install boilers and associated plant within the Salisbury estates plant room, following the decommission of the Heygate estates main communal boiler house. Communal heating and hot water services are currently being supplied via the provision of a temporary oil fired boiler plant.
Soane House Boiler House boiler, burner and flue	0	0	0	0	52,000	To replace the existing communal boiler plant which has exceeded its life expectancy and failures are increasing. The works will increase the performance and reliability of the system boiler plant
Newington Mains	0	1,750,000	625,000	0	0	To replace the remaining sections the failing underground communal heating pipe network. Replacement will increase the performance and reliability of the estates communal heating installation
Rouel road Mains	0	0	500,000	3,500,000	0	To replace the estates failing underground communal heating pipe network. Replacement will increase the performance and reliability of the estates communal heating installation
Acorn Mains	0	0	0	0	1,000,000	To replace the estates failing underground communal heating pipe network. Replacement will increase the performance and reliability of the estates communal heating installation
Sub-Total	3,786,298	2,150,000	3,661,358	4,650,808	3,173,500	
WDS - Electrical Works	2011/12	2012/13	2013/14	2014/15	2015/16	
Elect testing works(FRA)	1,350,000	0	1,800,000	2,200,000	2,200,000	To carry out essential electrical works which have arisen as a result of FRA electrical tests
Electrics EDF	500,000	500,000	500,000	500,000	500,000	To carry out the essential replacement of communal, lateral electrical wiring and associated equipment.
Sub-Total	1,850,000	500,000	2,300,000	2,700,000	2,700,000	
WDS - Lift Works	2011/12	2012/13	2013/14	2014/15	2015/16	
Lift Works	1,680,000	1,920,000	1,360,000	2,500,000	1,500,000	To replace lift parts which have become obsolete, resulting in ever increasing service failures. These works will result in improved lift performance and reliability.
Lifts package 42	1,000,000	0	0	0	0	To replace the lifts contained within this package. These lifts have been identified as the councils worst performing lifts
Lifts 50-53	0	0	280,000	0	0	To undertake minor lift upgrade works to the lifts originally highlighted for major replacement and reliability.
Lift ctrs	340,000	80,000	140,000	0	0	To replace failing and obsolete lift controllers. These works will result in improved lift performance and reliability.
Sub-Total	3,020,000	2,000,000	1,780,000	2,500,000	1,500,000	
Total	12,766,298	8,650,000	11,741,358	13,850,808	11,373,500	

Area	Inflation Adjusted	Estate	Element										Grand Total				
			Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel		Roof Covering	Roof Structure	Windows	
	2012/13	DICKENS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2013/14	NEW PLACE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2014/15	ROUEL ROAD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2015/16	ST JAMES ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CHERRY GARDEN ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		FENNER CLOSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		HADDONHALL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		KEETONS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		MORRIS HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		SOUTHWARK PARK ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		VAUBAN ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BERMONDSEY Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 12,579,237
		BOROUGH & BANKSIDE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		GAYWOOD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		LANCASTER ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		NELSON SQUARE GARDENS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ROCKINGHAM ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		SCOVELL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		RUSHWORTH-BOYFIELD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		TABARD GARDENS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BOROUGH & BANKSIDE Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 6,110,867
		CAMBERWELL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BRANDON ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DENMARK HILL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ELMINGTON ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CLEVE HALL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		COMBER ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CRAWFORD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DEYNSFORD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		GLEBE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,763,198
		HAVIL STREET ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		LETTISOM ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		SOUTHAMPTON WAY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		WYNDHAM ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CASTLEMEAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		SUNRAY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CHAMPION HILL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BEACON HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CAMBERWELL GROVE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		RAINBOW STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CAMBERWELL Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 19,214,002
		DULWICH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CROXTED ROAD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		SUNRAY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		COLLEGE ROAD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		SYDENHAM HILL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DULWICH Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,305,461

Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total
NUNHEAD & PECKHAM RYE	ATWELL ESTATE		✓		✓		✓					✓		✓	
	HONITON GARDENS		✓		✓		✓					✓		✓	
	CLIFTON ESTATE		✓		✓		✓					✓		✓	
	PELICAN ESTATE		✓		✓		✓					✓		✓	
	BARTON CLOSE		✓		✓		✓					✓		✓	
	BRIMMINGTON ESTATE		✓		✓		✓					✓		✓	
	FENWICK ROAD		✓		✓		✓					✓		✓	
	HAWKSLADE ROAD		✓		✓		✓					✓		✓	
	LUGARD ROAD		✓		✓		✓					✓		✓	
	PRIORY COURT		✓		✓		✓					✓		✓	
	POMEROY ESTATE		✓		✓		✓					✓		✓	
	STANBURY ROAD		✓		✓		✓					✓		✓	
	THERAPIA ROAD		✓		✓		✓					✓		✓	
NUNHEAD & PECKHAM RYE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 3,997,088
PECKHAM	ACORN ESTATE		✓		✓		✓					✓		✓	
	FRIARY ESTATE		✓		✓		✓					✓		✓	
	BELLS GARDENS ESTATE		✓		✓		✓					✓		✓	
	CAROLINE GARDENS		✓		✓		✓					✓		✓	
	COLEGROVE/RADNOR ESTATE		✓		✓		✓					✓		✓	
	KAREN COURT		✓		✓		✓					✓		✓	
	KINGS GROVE		✓		✓		✓					✓		✓	
	NORTH PECKHAM SITE PHASE 6E		✓		✓		✓					✓		✓	
	WILLOWBROOK ESTATE		✓		✓		✓					✓		✓	
	PECKHAM Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ROTHERHITHE	HARBORD HOUSE												✓		
	SILVERLOCK ESTATE		✓		✓		✓					✓		✓	
	TUSTIN ESTATE		✓		✓		✓					✓		✓	
	BONAMY ESTATE		✓		✓		✓					✓		✓	
	BRAMCOTE GROVE		✓		✓		✓					✓		✓	
	GOMM ROAD		✓		✓		✓					✓		✓	
	HILLBECK CLOSE		✓		✓		✓					✓		✓	
	IRWELL ESTATE		✓		✓		✓					✓		✓	
	PEDWORTH ESTATE		✓		✓		✓					✓		✓	
	ROTHERHITHE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WALWORTH	ALBERTA ESTATE		✓		✓		✓					✓		✓	
	BRANDON ESTATE		✓		✓		✓					✓		✓	
	AYLESBURY ESTATE		✓		✓		✓					✓		✓	
	BARLOW ESTATE		✓		✓		✓					✓		✓	
	CONGREVE ESTATE		✓		✓		✓					✓		✓	
	DRAPER ESTATE		✓		✓		✓					✓		✓	
	KINGLAKE ESTATE		✓		✓		✓					✓		✓	
	NELSON ESTATE		✓		✓		✓					✓		✓	
	PASLEY ESTATE		✓		✓		✓					✓		✓	
	PELIER ESTATE		✓		✓		✓					✓		✓	
	SALISBURY ESTATE		✓		✓		✓					✓		✓	
	ALVEY ESTATE		✓		✓		✓					✓		✓	
	DODDINGTON GROVE ESTATE		✓		✓		✓					✓		✓	
	NAYLOR HOUSE		✓		✓		✓					✓		✓	
	NEWINGTON ESTATE		✓		✓		✓					✓		✓	

Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total
WALWORTH	MARDYKE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	PENROSE HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	PORTLAND ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	COOKS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	DARWIN STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ELSTED STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	HAMPTON HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	KINGSTON ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	MANOR PLACE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	NURSERY ROW	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
RODNEY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
WALWORTH Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 36,841,427
Grand Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 88,164,578

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	TRV	Heating	HHSRS	Lintel	Roof Covering	Structure	Windows	Grand Total		
BERMONDSEY	ST JAMES ESTATE	2-24 CAMILLA ROAD,CAMILLA ROAD	✓			✓										✓			
		4-10,10 MARIA CLOSE,CAMILLA ROAD					✓										✓		
		5-10 WINDMILL CLOSE,CAMILLA ROAD					✓											✓	
		Estate Houses or Street Properties					✓											✓	
CHERRY GARDEN ESTATE		188-204 BERMONDSEY WALL EAST,BERMONDSEY WALL EAST				✓												✓	
		8-14 FOUNTAIN GREEN,BERMONDSEY WALL EAST				✓													✓
FENNER CLOSE		Estate Houses or Street Properties	✓			✓												✓	
		Estate Houses or Street Properties				✓													✓
HADDONHALL ESTATE		13-18 PRIORESS STREET,PRIORESS STREET	✓			✓												✓	
		1-6 PRIORESS STREET,PRIORESS STREET	✓			✓												✓	
		1-6 THORNHAM HOUSE,LAW STREET				✓													✓
		21-31 ROTHAY STREET,ROTHAY STREET				✓													✓
		33-43 ROTHAY STREET,ROTHAY STREET				✓													✓
		45-55 ROTHAY STREET,ROTHAY STREET				✓													✓
		50-57 REPHIDIM STREET,REPHIDIM STREET				✓													✓
		64-69 REPHIDIM STREET,REPHIDIM STREET				✓													✓
		7-12 PRIORESS STREET,PRIORESS STREET				✓													✓
		7-12 THORNHAM HOUSE,LAW STREET				✓													✓
		Estate Houses or Street Properties				✓													✓
		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						✓													✓
Estate Houses or Street Properties						✓													✓
MORRISS HOUSE		1-32 MORRISS HOUSE,CHERRY GARDEN STREET	✓			✓												✓	
		2-46 SOUTH WARK PARK ROAD,SOUTH WARK PARK ROAD				✓													✓
SOUTH WARK PARK ROAD		357 SOUTH WARK PARK ROAD,SOUTH WARK PARK ROAD				✓												✓	
		48-48B SOUTH WARK PARK ROAD,SOUTH WARK PARK 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				✓												✓	
BERMONDSEY Total			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£12579237		
BOROUGH & BANKSIDE	GAYWOOD ESTATE	1-10 FLAXMAN HOUSE,LONDON ROAD				✓												✓	
		1-17 LAURIE HOUSE,ST GEORGES ROAD				✓												✓	
		1-63 PROSPECT HOUSE,ST GEORGES ROAD				✓												✓	
		1-90 PERRONET HOUSE,PRINCESS STREET				✓												✓	
		20-42 PRINCESS STREET,PRINCESS STREET				✓												✓	
LANCASTER ESTATE		1-15 GIBBINGS HOUSE,KING JAMES STREET				✓												✓	
																		✓	



Area	Estate	Block	Bathroom	Boiler/Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total	
BOROUGH & Bf LANCASTER ESTATE		1-24 BROOKWOOD HOUSE,LANCASTER STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-27 TADWORTH HOUSE,WEBBER STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-24 TADWORTH HOUSE,WEBBER STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
NELSON SQUARE GARDENS		APPLEGARTH HOUSE,157,209 BLACKFRIARS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-51 VAUGHAN HOUSE,BLACKFRIARS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		210-221 HELEN GLADSTONE HOUSE,BLACKFRIARS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		222-269 HELEN GLADSTONE HOUSE,BLACKFRIARS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
ROCKINGHAM ESTATE		1-15 ARROL HOUSE,ROCKINGHAM STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-20 ARD HOUSE,ROCKINGHAM STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-20 BINNIE HOUSE,BATH TERRACE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-20 EDISON HOUSE,NEW KENT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-21 CROMPTON HOUSE,COUNTY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		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,ROCKINGHAM STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-30 BANKS HOUSE,ROCKINGHAM STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-30 WICKSTEAD HOUSE,COUNTY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-35 LONGRIDGE 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		31-60 WICKSTEAD HOUSE,COUNTY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		36-36 LONGRIDGE HOUSE,FALMOUTH ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		39-57,4 ARROL HOUSE,ROCKINGHAM STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		53-42 BRAMWELL HOUSE,FALMOUTH ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		54-78 STEPHENSON HOUSE,TARN STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		58-80,6 ARROL HOUSE,ROCKINGHAM STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		61-90 WICKSTEAD HOUSE,COUNTY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		83-109 BRAMWELL HOUSE,FALMOUTH ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	SCOVELL ESTATE		10-13 BOROUGH HIGH STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			1-13,15 COLLINSON WALK,BOROUGH ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		14-28 COLLINSON WALK,COLLINSON WALK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		17-31 COLLINSON WALK,COLLINSON WALK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		27-31 SCOVELL CRESCENT,BOROUGH ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		30-40 COLLINSON WALK,COLLINSON WALK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		33-41 SCOVELL CRESCENT,BOROUGH ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		7-9 BOROUGH SQUARE,BOROUGH SQUARE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
TABARD GARDENS ESTATE		1-12 HALLING HOUSE, LONG LANE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-12 PARDONER HOUSE,PARDONER STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total		
BOROUGH & B ¹ TABARD GARDENS ESTATE		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 BET SHAM HOUSE, NEWCOMEN STREET																
		1-25 BOUGHTON HOUSE, TENNIS STREET																
		1-25 EYNSFORD HOUSE, CROSBY, ROW																
		1-29, 14 CHILHAM HOUSE, LAW STREET																
		1-29, 15 HEADBOURNE HOUSE, LAW STREET																
		1-30 NORTHFLEET HOUSE, NEWCOMEN STREET																
		1-33, 24 CHARTHAM HOUSE, WESTON STREET																
		1-35 CRAYFORD HOUSE, STAPLE STREET																
		1-35 SHALFORD HOUSE, LAW STREET																
		1-38 HUBBERD HOUSE, MANCIPILE 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, HANKY PLACE																
		1-8 SELBOURNE HOUSE, PILGRIMAGE STREET																
		19-36 TABARD HOUSE, MANCIPILE STREET																
		20 A-C PILGRIMAGE STREET, PILGRIMAGE STREET																
		24-31 SHERE HOUSE, GLOBE STREET																
		25-32 SELBOURNE HOUSE, PILGRIMAGE STREET																
		26-35 BALIN HOUSE, LONG LANE																
		26-50 BOUGHTON HOUSE, TENNIS STREET																
		28-70 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																		
46-70 BALIN HOUSE, LONG LANE																		
71-80 BECKET HOUSE, BECKET STREET																		
8-15 SHERE HOUSE, GLOBE STREET																		
9-16 ABINGER HOUSE, PILGRIMAGE STREET																		
9-16 SELBOURNE HOUSE, PILGRIMAGE STREET																		
BOROUGH & BANKSIDE Total																£ 6,110,867		
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																
		9-50 LAXLEY CLOSE, LAXLEY CLOSE																
		Estate Houses or Street Properties																
DENMARK HILL ESTATE																		
		1-22 GYLCOTE CLOSE																
		2-48 DYLLWAYS																
		10-16 WOODFARRS, WOODFARRS ROAD																
		10-17 MATLOCK COURT, DENMARK HILL																
		1-17 HUNTER COURT, WOODFARRS																
		117-127 DYLLWAYS, DYLLWAYS																
		13-24 MAYHEW COURT, DENMARK HILL																
		1-7 WOODFARRS, WOODFARRS																
		17-24 MORRIS COURT, DYLLWAYS																
		1-8 MORRIS COURT, DYLLWAYS																



Area	Estate	Block	Bathroom	Boiler/Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total		
CAMBERWELL	DENMARK HILL ESTATE	1-8 TURNER COURT, WOODFARRS	✓			✓	✓											
		1-9 SWINBURNE COURT, BASINGDON WAY		✓														
		1-9 TAYSIDE COURT, BASINGDON WAY																
		2-16, 30-44, 54-68 BLANCHEDOWNE, BLANCHEDOWNE											✓					
		22-33 PERTH COURT, BASINGDON WAY						✓										
		22-33 SWINBURNE COURT, BASINGDON WAY						✓										
		22-33 TAYSIDE COURT, BASINGDON WAY						✓										
		22-44 CROSSHWAITE AVENUE, CROSSHWAITE AVENUE						✓										
		25-36 CROSS COURT, DENMARK HILL						✓										
		25-36 MAYHEW COURT, DENMARK HILL						✓										
		25-36 SHAFTESBURY COURT, DENMARK HILL						✓										
		25-47 WOODFARRS, WOODFARRS						✓										
		25-87 DYLWAYS, DYLWAYS						✓										
		34-45 SWINBURNE COURT, BASINGDON WAY						✓										
		34-45 TAYSIDE COURT, BASINGDON WAY						✓										
		46-57 SWINBURNE COURT, BASINGDON WAY						✓										
		58-69 PERTH COURT, BASINGDON WAY						✓										
		58-69 SWINBURNE COURT, BASINGDON WAY						✓										
		70-78 SWINBURNE COURT, BASINGDON WAY						✓										
		70-78 TAYSIDE COURT, BASINGDON WAY			✓			✓										
		9-17 TURNER COURT, WOODFARRS						✓										
		Estate Houses or Street Properties						✓							✓			
		ELMINGTON ESTATE																
				30-32 CASPIAN STREET, CASPIAN STREET					✓									
				1,6,7,21 KIPLING HOUSE, CAMBERWELL ROAD					✓									
				1-12 BALLOU CLOSE, ELMINGTON ROAD					✓									
				1-12 STACEY PATH, STACEY PATH					✓									
				1-15 SHRILEY HOUSE, PICTON STREET					✓									
				1-16 POPE HOUSE, LOMOND GROVE					✓									
				1-18 HERRICK HOUSE, ELMINGTON ROAD					✓									
				1-20 BRIDGES HOUSE, PICTON STREET					✓									
				1-20 CUNNINGHAM HOUSE, HOPEWELL STREET					✓									
				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 BALLOU 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					✓											
		6-24 HAVIL STREET, HAVIL STREET					✓											
		Estate Houses or Street Properties					✓											
SUNRAY ESTATE																		
		Estate Houses or Street Properties					✓											
CLEVE HALL ESTATE																		
		1-10 ARNOULD AVENUE, ARNOULD AVENUE					✓											
		1-12 DOMETT CLOSE, DOMETT 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					✓											
		Estate Houses or Street Properties					✓											



Area	Estate	Block	Bathroom	Boiler/Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total			
CAMBERWELL	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	✓																
		1-35 GRENFELL HOUSE, COMBER GROVE	✓																
		1-35 LAING HOUSE, COMBER GROVE	✓																
		1-45 LIVINGSTONE HOUSE, CROWN STREET	✓																
		1-82 KEVAN HOUSE, WYNDHAM ROAD	✓																
		1-82 LAIRD HOUSE, WYNDHAM ROAD	✓																
		CRAWFORD ESTATE	CRAWFORD ESTATE	1-20 BALDOCK HOUSE, CRAWFORD ROAD	✓														
				1-20 MITCHAM HOUSE, CRAWFORD ROAD	✓														
				1-24 PINNER HOUSE, CRAWFORD ROAD	✓														
				1-32 BOSTON HOUSE, COLDHARBOUR LANE	✓														
				1-32 LANSDDOWNE HOUSE, COLDHARBOUR LANE	✓														
				1-36 KESWICK HOUSE, CRAWFORD ROAD	✓														
				1-36 WIDECOMBE HOUSE, CRAWFORD ROAD	✓														
1-6 GUILDFORD HOUSE, CRAWFORD ROAD	✓																		
1-6 HEREFORD HOUSE, COLDHARBOUR LANE	✓																		
1-6 NOTTINGHAM HOUSE, CRAWFORD ROAD	✓																		
2-24 LOWTH ROAD, LOWTH ROAD	✓																		
50-72 LOWTH ROAD, LOWTH ROAD	✓																		
7-12 GUILDFORD HOUSE, CRAWFORD ROAD	✓																		
7-12 HEREFORD HOUSE, COLDHARBOUR LANE	✓																		
7-12 HONITON HOUSE, COLDHARBOUR LANE	✓																		
DEYNSFORD ESTATE	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	✓																
		71-91 MARY DATCHELOR CLOSE, VICARAGE GROVE	✓																
		86-108 ELMINGTON ROAD, ELMINGTON ROAD	✓																
		92-103 MARY DATCHELOR CLOSE, VICARAGE GROVE	✓																
		GLEBE ESTATE	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	✓																✓		
HAVIL STREET ESTATE	HAVIL STREET ESTATE			126-136 SEDGMOOR PLACE, SEDGMOOR PLACE	✓														✓
				138-148 SEDGMOOR PLACE, SEDGMOOR PLACE	✓														✓
				167-203 HAVIL STREET, HAVIL STREET	✓														✓
				20-64 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	✓														✓		
		Estate Houses or Street Properties	✓														✓		
		LETTISOM ESTATE	LETTISOM ESTATE																

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total			
CAMBERWELL	LETTISOM ESTATE	10-25 MCNEIL ROAD,MCNEIL ROAD																	
		1-132 FEARNLEY HOUSE,LETTISOM STREET																	
		1-14 FOWLER HOUSE,LETTISOM STREET																	
		1-14 WALTERS HOUSE,LETTISOM STREET																	
		1-16 PEMBURY HOUSE,LETTISOM STREET																	
		1-16 RIGNOLD HOUSE,LETTISOM STREET																	
		1-16-130 VESTRY ROAD,VESTRY ROAD																	
		1-18 CHATHAM HOUSE,LETTISOM STREET																	
		1-24 SPRINGFIELD HOUSE,LETTISOM STREET																	
		125-151 CAMBERWELL GROVE,CAMBERWELL GROVE																	
		1-28 EDGECOMBE HOUSE,LETTISOM STREET																	
		132-142 VESTRY ROAD,VESTRY ROAD																	
		1-39 HARDEN HOUSE,LETTISOM STREET																	
		1-8 CRASTON HOUSE,LETTISOM STREET																	
		26-61 MCNEIL ROAD,MCNEIL ROAD																	
		62-85 MCNEIL ROAD,MCNEIL ROAD																	
		90-112 VESTRY ROAD,VESTRY ROAD																	
				Estate Houses or Street Properties															
				SOUTHAMPTON WAY ESTATE															
		1-123 REDBRIDGE GARDENS,SOUTHAMPTON WAY																	
		1-15 DIBDEN HOUSE,SOUTHAMPTON WAY																	
		1-27 NETLEY HOUSE,DALWOOD STREET																	
		1-42 STANSWOOD GARDENS,SEDGMOOR PLACE																	
		1-62 MARCHWOOD CLOSE,SOUTHAMPTON WAY																	
		2-36 REDBRIDGE GARDENS,SOUTHAMPTON WAY																	
		43-66 STANSWOOD GARDENS,SEDGMOOR PLACE																	
		63-78 MARCHWOOD CLOSE,SOUTHAMPTON WAY																	
		67-72 STANSWOOD GARDENS,SEDGMOOR PLACE																	
		73-86 STANSWOOD GARDENS,SEDGMOOR PLACE																	
		WYNDHAM ESTATE																	
		1-16 MYERS HOUSE,BETHWIN ROAD																	
		1-30 GOTHIC COURT,WYNDHAM ROAD																	
		1-30 VENICE COURT,WYNDHAM ROAD																	
		1-32 BRANTWOOD 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																	
		BEACON HOUSE																	
		BEACON HOUSE,1-10 SOUTHAMPTON WAY																	
		CAMBERWELL GROVE																	
		94 CAMBERWELL GROVE,CAMBERWELL GROVE																	
		CASTLEMEAD																	
		1-112 CASTLEMEAD,CAMBERWELL ROAD																	
		1-31 CHURCHMEAD,CAMBERWELL ROAD																	
		1-38 BISHOPSMEAD,CAMBERWELL ROAD																	
		1-5 WESSONMEAD,CAMBERWELL ROAD																	
		CHAMPION HILL ESTATE																	
		1-10 SEAVINGTON HOUSE,CHAMPION HILL																	
		1-34 BIRDSALL HOUSE,CHAMPION HILL																	
		1-44 APPLESHAW HOUSE,CHAMPION HILL																	
		1-44 HOLDERNESS HOUSE,CHAMPION HILL																	
		RAINBOW STREET																	
		1-11 (ODDS),RAINBOW STREET																	
		CAMBERWELL Total															£ 19,214,002		
		DULWICH																	
		CROXTED ROAD ESTATE																	

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total	
DULWICH	CROXTED ROAD ESTATE	1-8 WELLDON 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															
		Estate Houses or Street Properties															
SUNRAY ESTATE		38-84 CASINO AVENUE,CASINO AVENUE															
		81-111 SUNRAY AVENUE,SUNRAY AVENUE															
		Estate Houses or Street Properties															
COLLEGE ROAD ESTATE		1-11 PRINCESS COURT, COLLEGE ROAD															
		1-34 CRYSTAL COURT, COLLEGE ROAD															
		Estate Houses or Street Properties															
SYDENHAM HILL ESTATE		1-11 THETFORD COURT,SYDENHAM HILL															
		1-16 NORTHCROFTS,SYDENHAM HILL															
		17-32 NORTHCROFTS,SYDENHAM HILL															
		30-36 BROMLEIGH COURT,SYDENHAM HILL															
		Estate Houses or Street Properties															
DULWICH Total																£ 1,305,461	
NUNHEAD & PECKHAM RYE	ATWELL ESTATE	Estate Houses or Street Properties															
		Estate Houses or Street Properties															
HONITON GARDENS		Estate Houses or Street Properties															
		Estate Houses or Street Properties															
CLIFTON ESTATE		1-14 YARNFIELD SQUARE,CLAYTON 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															
Estate Houses or Street Properties																	
PELICAN ESTATE		1-16 TERN HOUSE,GRUMMANT ROAD															
		1-18 GANNET HOUSE,TALFOURD ROAD															
		1-18 KINGFISHER HOUSE,GRUMMANT ROAD															
		1-27 FALCON HOUSE,LINDHURST WAY															
		1-52 HERON HOUSE,GRUMMANT ROAD															
		1-70 CRANE HOUSE,GRUMMANT ROAD															
		Estate Houses or Street Properties															
BARTON CLOSE		13-20 BARTON CLOSE,KIRKWOOD ROAD															
		Estate Houses or Street Properties															
BRIMMINGTON ESTATE		BLANCH CLOSE,1-33 ASYLUM ROAD															
		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															
133-144 STAVELEY CLOSE,ASYLUM ROAD																	
140-150 BATH CLOSE,ASYLUM ROAD																	
145-150 STAVELEY CLOSE,ASYLUM ROAD																	



Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Structure	Roof	Windows	Grand Total		
NUNHEAD & PE BRIMMINGTON ESTATE		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																✓	
		25-31 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			✓														✓
		Estate Houses or Street Properties																	✓
		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															✓
				Estate Houses or Street Properties															✓
		HAWKSLADE ROAD																	
		19-29 HAWKSLADE ROAD, HAWKSLADE ROAD															✓		
		31-41 HAWKSLADE ROAD, HAWKSLADE ROAD															✓		
LUGARD ROAD																			
		30-52 LUGARD ROAD, LUGARD ROAD															✓		
		45-55 LUGARD ROAD, LUGARD 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															✓		
		47-52 MONTAGUE SQUARE, CLIFTON WAY															✓		
		49-59 CLIFTON WAY, CLIFTON WAY															✓		
		53-56 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															✓		
		Estate Houses or Street Properties															✓		

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total	
NUNHEAD & PE PRIORY COURT		1-36 PRIORY COURT,CHEL TENHAM ROAD	✓	✓		✓									✓		
		37-72 PRIORY COURT,CHEL TENHAM ROAD		✓		✓										✓	
STANBURY ROAD		56-66 STANBURY ROAD,STANBURY ROAD				✓								✓			
		18-22C THERAPIA ROAD,THERAPIA ROAD	✓													✓	
THERAPIA ROAD		20,20A, THERAPIA ROAD,THERAPIA ROAD				✓										✓	
		Estate Houses or Street Properties															
NUNHEAD & PECKHAM RYE Total			✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 3,997,088	
PECKHAM	ACORN ESTATE	1-2,5-6,15-16,19-20 WILLOWDENE,CARLTON GROVE				✓						✓		✓			
		131-157 MEETING HOUSE LANE				✓						✓		✓			
		13-53 CARLTON GROVE	✓			✓						✓		✓			
		91-95 MEETING HOUSE LANE				✓						✓		✓			
		93-99 MEETING HOUSE LANE				✓						✓		✓			
		ASHDENE,11-23 MEETING HOUSE LANE				✓						✓		✓			
		BEECHDENE,1-28 CARLTON GROVE				✓						✓		✓			
		Estate Houses or Street Properties					✓					✓		✓			
		1-103 NORTHFIELD, HOUSE PECKHAM PARK ROAD	✓														
		1-120 BATTLE HOUSE,HAYMERLE ROAD					✓										
		1-19,9A EXETER HOUSE,FRIARY ROAD					✓										
		1-24 DENSTONE HOUSE,LATONA ROAD					✓										
1-30 APPLEGARTH HSE,BIRD IN BUSH ROAD					✓												
1-30 DEERHURST HOUSE,HAYMERLE ROAD					✓												
1-30 MILLBROOK HOUSE,PECKHAM PARK ROAD					✓												
1-35 GREYSTOKE HOUSE,FRENSHAM STREET					✓												
1-45 GRANTHAM HOUSE,GREEN HUNDRED ROAD					✓												
1-46,7A AYLESBURY HOUSE,FRIARY ROAD					✓												
1-75 EDNAM HOUSE,LATONA ROAD					✓												
1-75 CARDIFF HOUSE,PECKHAM PARK ROAD					✓												
Estate Houses or Street Properties						✓											
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				✓											✓	
Estate Houses or Street Properties					✓										✓		
CAROLINE GARDENS		Estate Houses or Street Properties				✓									✓		
COLEGROVE/RADNOR ESTATE		Estate Houses or Street Properties				✓									✓		
KAREN COURT		KAREN COURT,PECKHAM HILL STREET				✓									✓		
KINGS GROVE		56,56,60 KINGS GROVE,KINGS GROVE				✓									✓		

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total				
PECKHAM	NORTH PECKHAM SITE PHASE 6E	Estate Houses or Street Properties																		
		WILLOWBROOK ESTATE	1-20 SHURLAND GARDENS,SHURLAND GARDENS																	
			1-3 WILLOWBROOK ROAD,WILLOWBROOK ROAD																	
			1-35 PENNACK ROAD,PENNACK ROAD																	
			21-44 SHURLAND GARDENS,SHURLAND GARDENS																	
			2-26 PENNACK ROAD,PENNACK ROAD																	
			25-46 CARISBROOKE GARDENS,CARISBROOKE GARDENS																	
			28-46 PENNACK ROAD,PENNACK ROAD																	
			37-75 PENNACK ROAD,PENNACK ROAD																	
			45-68 SHURLAND GARDENS,SHURLAND GARDENS																	
			47-74 CARISBROOKE GARDENS,CARISBROOKE GARDENS																	
			69-82 SHURLAND GARDENS,SHURLAND GARDENS																	
			77-133 PENNACK ROAD,PENNACK ROAD																	
PECKHAM Total																	£ 5,209,062			
ROTHERHITHE	HARBORD HOUSE	1-10 HARBORD HOUSE,COPE 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																	
			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																
				Estate Houses or Street Properties																
BONAMY ESTATE	Estate Houses or Street Properties																			
	BRAMCOTE GROVE	21-43 DELAFORD ROAD,DELAFFORD ROAD																		
		Estate Houses or Street Properties																		
		GOMMI ROAD		21-25 GOMMI ROAD,GOMMI ROAD																
				51-55 GOMMI ROAD,GOMMI ROAD																
				57-61 GOMMI ROAD,GOMMI ROAD																
			71-75 GOMMI ROAD,GOMMI ROAD																	
			91-95 GOMMI ROAD,GOMMI ROAD																	
			Estate Houses or Street Properties																	
			HILLBECK CLOSE	HILLBECK CLOSE,1-32 TUSTIN STREET																
				IRWELL ESTATE	1-20 IRWELL ESTATE,NEPTUNE STREET															
					21-44 IRWELL ESTATE,NEPTUNE STREET															
					45-67 IRWELL ESTATE,NEPTUNE STREET															
PEDWORTH ESTATE					61-105 RAYMOUTH ROAD															
	1-34, 36, 38 PEDWORTH GARDENS																			
	134-198 ROTHERHITHE NEW ROAD																			
	97 ABBEYFIELD ROAD,ABBNEYFIELD ROAD																			



Area	Estate	Block	Bathroom	Boiler/Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total				
WALWORTH	BRANDON ESTATE	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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		Estate Houses or Street Properties																		
		AYLESBURY ESTATE		105-125 WOLVERTON, ALVEY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
				114-141 LATIMER, BEACONSFIELD ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
				1-20 HAMBLEDON, VILLA STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				1-20 NORTHCHURCH, DAWES STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				1-215 TAPLOW, 5 MERROW STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				1-240 WENDOVER, THURLOW STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				1-25 PADBURY, BAGSHOT STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				126-151 WOLVERTON, ALVEY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				1-30 FOXCOTE, ALBANY ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1-30 WINSLOW, KINGLAKE STREET	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-31 CALVERTON, ALBANY ROAD	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-35 DANESFIELD, ALBANY ROAD	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
145-162 GAYHURST, HOPWOOD ROAD	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
152-175 WOLVERTON, ALVEY STREET	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-61 GAYHURST, HOPWOOD ROAD	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-61, 32 LATIMER, BEACONSFIELD ROAD	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-66 GAITSKELL HOUSE, VILLA STREET	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
166-265 MISSENDEN, INVILLE ROAD	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-75 MISSENDEN, INVILLE ROAD	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
176-182 WOLVERTON, ALVEY STREET	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-81 RAVENSTONE, BAGSHOT STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
21-40 NORTHCHURCH, DAWES STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
241-471 WENDOVER, THURLOW STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
256-299 MISSENDEN, INVILLE ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
41-56, 4 NORTHCHURCH, DAWES STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
57-76 NORTHCHURCH, DAWES STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
60-84 WOLVERTON, ALVEY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
62-79 GAYHURST, HOPWOOD ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
62-85 LATIMER, BEACONSFIELD ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
76-165 MISSENDEN, INVILLE ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
80-144 GAYHURST, HOPWOOD ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
85-104 WOLVERTON, ALVEY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
86-113 LATIMER, BEACONSFIELD ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
BARLOW ESTATE		1-12 TISDALL HOUSE, CONGREVE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		1-24 ELLERY HOUSE, BECKWAY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		1-29 ATKINSON HOUSE, CONGREVE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		1-63 EUGENE COTTER HOUSE, CATESBY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
DRAPER ESTATE		107-117 NEWINGTON BUTTS, NEWINGTON BUTTS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		1-141 DRAPER HOUSE, HAMPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		119-129 NEWINGTON BUTTS, NEWINGTON BUTTS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		1-8, 19-57 SHERSTON COURT, HAMPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
CONGREVE ESTATE		1-12 CULAND HOUSE, CONGREVE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		1-16 DETLING 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				



Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	TRV	Heating	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total	
WALWORTH	CONGREVE ESTATE	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																
		1-10 BARHAM HOUSE, KINGLAKE STREET																
		1-10 BENENDEN HOUSE, KINGLAKE STREET																
		1-10 BETHERSDEN HOUSE, KINGLAKE STREET																
KINGLAKE ESTATE		1-10 COXTON HOUSE, KINGLAKE STREET																
		1-10 DEAL HOUSE, MINA ROAD																
		1-10 KESTON HOUSE, KINGLAKE 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 IVYCHURCH LANE, IVYCHURCH 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																		
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																
		104-116 PENTON PLACE, PENTON PLACE																
PASLEY ESTATE		109-143 MANOR PLACE, MANOR PLACE																
		118-122 PENTON PLACE, PENTON PLACE																
		1-21 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. 36.40 PASLEY CLOSE, PENROSE STREET																
		22-34 MARSLAND CLOSE, PENTON PLACE																
7-17 BORRETT CLOSE, PENTON PLACE																		
9-13 PASLEY CLOSE, PENROSE STREET																		
Estate Houses or Street Properties																		
PELIER ESTATE		1-19 PELIER STREET, PELIER STREET																



Area	Estate	Block	Bathroom	Boiler/Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	TRV	Heating	HHSRS	Lintel	Roof Covering	Structure	Roof	Windows	Grand Total			
WALWORTH	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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		53-66 PENROSE HOUSE, PENROSE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PORTLAND ESTATE		69-84 PENROSE HOUSE, PENROSE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		85-100 PENROSE HOUSE, PENROSE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-32 BRIDPORT, CADIZ STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-54 BROADMAYNE, PORTLAND STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-54 LULWORTH, PORTLAND STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		1-54 STUDLAND, PORTLAND STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COOKS ROAD		1-54 WOODSFORD, PORTLAND STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		141A-141F COOKS ROAD, COOKS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		143A-143F COOKS ROAD, COOKS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
DARWIN STREET		57-69A DARWIN STREET, DARWIN STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
ELSTED STREET		48-50 ELSTED STREET, ELSTED STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		49 ELSTED STREET, ELSTED STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		51 ELSTED STREET, ELSTED STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		53 ELSTED STREET, ELSTED STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		55 ELSTED STREET, ELSTED STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HAMPTON HOUSE		HAMPTON HOUSE, 1-3 WALWORTH ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
KINGSTON ESTATE			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total	
WALWORTH	KINGSTON ESTATE	1-30 EVERETT HOUSE,EAST STREET		✓		✓							✓				
		1-30 MARSHALL HOUSE,EAST STREET				✓								✓			
		1-30 RICHMOND HOUSE,EAST STREET				✓								✓			
MANOR PLACE	145-159 IMANOR PLACE Estate Houses or Street Properties		✓			✓										✓	
			✓			✓											✓
NURSERY ROW	26-36 NURSERY ROW,NURSERY ROW																✓
RODNEY ESTATE	1-45 JESSON HOUSE,ORB STREET 1-96 DAWES HOUSE,ORB STREET 97-120 DAWES HOUSE,ORB STREET			✓													✓
						✓											✓
						✓											
WALWORTH Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 36,841,427	
Grand Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 88,164,578

2012/13
2013/14
2014/15
2015/16

Inflation Adjusted Area	Estate	Element					Heating TRV	HHSRS	Windows	Grand Total
		Bathroom	Boiler/ Insulation	Electrics	Ext. Doors	TRV				
BERMONDSEY	BEATRICE ROAD		✓		✓				✓	
	BURTON HOUSE	✓		✓	✓		✓		✓	
	LONGFIELD ESTATE	✓		✓	✓		✓		✓	
BERMONDSEY Total		✓	✓	✓	✓	✓	✓	✓	£ 1,153,835	
BOROUGH & BANKSIDE	BOROUGH ROAD ESTATE	✓		✓		✓			✓	
	DODSON ESTATE	✓		✓		✓			✓	
	ROCHESTER ESTATE	✓		✓		✓			✓	
	BOROUGH & BANKSIDE Total	✓	✓	✓	✓	✓	✓	✓	✓	£ 592,549
CAMBERWELL	CHAMPION PARK ESTATE			✓			✓		✓	
	GILESMEAD			✓			✓		✓	
	CAMBERWELL Total		✓	✓	✓	✓	✓	✓	✓	£ 149,169
NUNHEAD & PECKHAM RYE	BARSET ESTATE	✓		✓			✓		✓	
	EVELINA ROAD			✓			✓		✓	
	REEDHAM STREET			✓			✓		✓	
NUNHEAD & PECKHAM RYE Total	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,201,905	
ROTHERHITHE	DOWNTOWN ESTATE	✓		✓					✓	
	ROTHERHITHE Total	✓	✓	✓	✓	✓	✓	✓	✓	£ 708,050
WALWORTH	ELIZABETH ESTATE	✓		✓			✓		✓	
	KENNINGTON PARK ROAD			✓			✓		✓	
	WALWORTH Total	✓	✓	✓	✓	✓	✓	✓	✓	£ 477,667
Grand Total		✓	✓	✓	✓	✓	✓	✓	✓	£ 4,283,175

Inflation Adjusted		Element		Heating		HHSRS		Windows		Grand Total	
Area	Estate	Block	Bathroom	Boiler/ Insulation	Electrics	Doors	TRV	Windows	Windows	Grand Total	
2012/13	BERMONDSEY	BEATRICE ROAD	Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	
2013/14		BURTON HOUSE	1-24 BURTON HOUSE, CHERRY GARDEN STREET	✓	✓	✓	✓	✓	✓	✓	
2014/15		LONGFIELD ESTATE	1-12 CRAGIE HOUSE, BALACLAVA ROAD	✓	✓	✓	✓	✓	✓	✓	
2015/16			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	✓	✓	✓	✓	✓	✓	✓	
			72-88 STANSFELD HOUSE, DUNTON ROAD	✓	✓	✓	✓	✓	✓	✓	
			89-102 STANSFELD HOUSE, DUNTON ROAD	✓	✓	✓	✓	✓	✓	✓	
				✓	✓	✓	✓	✓	✓	✓	£ 1,153,835
	BERMONDSEY Total										
	BOROUGH & BANKSIDE	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	✓	✓	✓	✓	✓	✓	✓	
		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	✓	✓	✓	✓	✓	✓	✓	
			Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	
		ROCHESTER ESTATE	Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	
				✓	✓	✓	✓	✓	✓	✓	£ 592,549
	BOROUGH & BANKSIDE Total										
	CAMBERWELL	CHAMPION PARK ESTATE	1-24 ALL PORT HOUSE, DENMARK HILL	✓	✓	✓	✓	✓	✓	✓	
			1-24 HANNEN HOUSE, DENMARK HILL	✓	✓	✓	✓	✓	✓	✓	
		GILESMEAD	1-40 GILESMEAD, VICARAGE GROVE	✓	✓	✓	✓	✓	✓	✓	
				✓	✓	✓	✓	✓	✓	✓	
				✓	✓	✓	✓	✓	✓	✓	£ 149,169
	CAMBERWELL Total										
	NUNHEAD & PECKHAM RYE	BARSET ESTATE	118-122 BUCHAN ROAD, BUCHAN ROAD	✓	✓	✓	✓	✓	✓	✓	
				✓	✓	✓	✓	✓	✓	✓	

Area	Estate	Block	Bathroom	Boiler/ Insulation	Electrics	Ext. Heating Doors TRV	HHSRS	Windows	Grand Total		
NUNHEAD & PECKHAM RYE	BARSET ESTATE	175-179 LINDEN GROVE,LINDEN GROVE			✓			✓			
		19-63 BARSET ROAD,BARSET ROAD	✓	✓				✓			
		4-7 SALISBURY TERRACE,SALISBURY TERRACE									
		65-123 BARSET ROAD,BARSET ROAD	✓	✓							
		97-105 GIBBON ROAD,GIBBON ROAD	✓	✓					✓		
		Estate Houses or Street Properties	✓	✓					✓		
		EVELINA ROAD									
		111A-111C EVELINA ROAD,EVELINA ROAD								✓	
		58-72 EVELINA ROAD,EVELINA ROAD								✓	
		REEDHAM STREET									
25-37 REEDHAM STREET,REEDHAM STREET				✓				✓			
JACK JONES HOUSE,12 REEDHAM STREET				✓				✓			
NUNHEAD & PECKHAM RYE Total			✓	✓	✓		✓	✓	£ 1,201,905		
ROTHERHITHE	DOWNTOWN ESTATE	1-39 RUSSIA DOCK ROAD	✓								
		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	✓								
		Estate Houses or Street Properties			✓				✓		
		ROTHERHITHE Total			✓	✓	✓		✓	✓	£ 708,050
		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											
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			✓					✓			
Estate Houses or Street Properties			✓					✓			
KENNINGTON PARK ROAD											
167A-167E KENNINGTON PARK ROAD,KENNINGTON PARK ROAD								✓			
67A-73D KENNINGTON PARK ROAD,KENNINGTON PARK ROAD								✓			
WALWORTH Total			✓	✓	✓		✓	✓	£ 477,667		
Grand Total			✓	✓	✓		✓	✓	£ 4,283,175		

2012/13
2013/14
2014/15
2015/16

Inflation Adjusted Area	Estate	Block	Element Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Roof Covering	Windows	Grand Total
	COOPER CLOSE	1-18 COOPER CLOSE,COOPER CLOSE 19-49 COOPER CLOSE,COOPER CLOSE	✓	✓									✓	✓
	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 AL GAR HOUSE,WEBBER ROW 16-25 OVERY HOUSE,WEBBER ROW											✓	✓
	BOROUGH & BANKSIDE Total		✓	✓							✓		✓	£ 895,849
	DULWICH													
	CRAWTHEW GROVE	45-55 CRAWTHEW GROVE,CRAWTHEW GROVE	✓										✓	
	FRIERN ESTATE	Estate Houses or Street Properties		✓									✓	
	MELFORD COURT	1-8 MELFORD COURT,MELFORD ROAD 27-32 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,DUNSTANS ROAD		✓									✓	
	WOODLAND ROAD ESTATE	1-27 GOULD COURT,WOODLAND ROAD 1-28 FORBES COURT,WOODLAND ROAD		✓									✓	✓
	DULWICH Total		✓	✓									✓	£ 1,087,003
	NUNHEAD & PECKHAM RYE													
	BUCHAN ROAD	Estate Houses or Street Properties											✓	
	COPLESTON ROAD	30-34A,COPLESTON ROAD,COPLESTON ROAD											✓	
	EAST DULWICH ROAD	1-12 GATERFIELD 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											✓	✓
	HONOR OAK RISE	25-79 HONOR OAK RISE,HONOR OAK RISE											✓	
	LINDEN GROVE ESTAT	1-12 BASSWOOD CLOSE,LINDEN GROVE 1-12 CITRON TERRACE,LINDEN GROVE											✓	✓
	MAGDALENE CLOSE	1-48 MAGDALENE CLOSE,PILKINGTON ROAD											✓	
	NEW JAMES STREET ESTATE												✓	

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Roof Covering	Windows	Grand Total
NUNHEAD & PECKHAM RYE	NEW JAMES STREET ES	1-16 NEW JAMES COURT, NUNHEAD LANE		✓			✓						✓	
		60-82 SCYLLA ROAD, SCYLLA ROAD												
		Estate Houses or Street Properties												
QUEENS ROAD ESTATE	114-248 POMEROY STREET, POMEROY STREET	Estate Houses or Street Properties	✓										✓	
SOLOMONS PASSAGE	1-15 SOLOMONS PASSAGE, PECKHAM RYE	Estate Houses or Street Properties	✓										✓	
		16-29 SOLOMONS PASSAGE, PECKHAM RYE	✓										✓	
		Estate Houses or Street Properties	✓											✓
NUNHEAD & PECKHAM RYE Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 2,508,075
PECKHAM	MEETING HOUSE LANE	18-22 MEETING HOUSE LANE, MEETING HOUSE LANE											✓	
PECKHAM Total														
WALWORTH	GATEWAY ESTATE	1-4 GATEWAY											✓	
		2-30 DARTFORD STREET											✓	
		32-108 DARTFORD STREET											✓	
WALWORTH Total														£ 30,527
INVILLE ESTATE	1-12 LEES HOUSE, INVILLE ROAD	1-30 SOANE HOUSE, ROLAND WAY											✓	
		1-8 CHADWELL HOUSE, INVILLE ROAD											✓	
		1-8 DARWELL HOUSE, INVILLE ROAD											✓	
MINNOW STREET ESTATE	1-19 MINNOW WALK	31-35 SOANE HOUSE, ROLAND WAY											✓	
WALWORTH Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 424,190
Grand Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 4,945,643

Inflation Adjusted Area	Estate	Element		Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total
		Bathroom	Bathroom									
2012/13	BERMONDSEY	ARNOLD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
2013/14		ASTLEY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
2014/15		AYLWIN ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
2015/16		CHARLES MACKENZIE	✓	✓	✓	✓	✓	✓	✓	✓		
		CHERRY GARDEN STREET	✓	✓	✓	✓	✓	✓	✓	✓		
		COOPERS ROAD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		COXSON WAY	✓	✓	✓	✓	✓	✓	✓	✓		
		CREASY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		DEVON MANSIONS	✓	✓	✓	✓	✓	✓	✓	✓		
		DUNTON ROAD	✓	✓	✓	✓	✓	✓	✓	✓		
		ELDRIDGE COURT	✓	✓	✓	✓	✓	✓	✓	✓		
		EVELINE LOWE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		FAIR STREET ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		FRANKLAND CLOSE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		LEWES HOUSE	✓	✓	✓	✓	✓	✓	✓	✓		
		LYNTON ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		MASON HOUSE	✓	✓	✓	✓	✓	✓	✓	✓		
		MAMWBY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		NECKINGER ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		PETER BUTLER HOUSE	✓	✓	✓	✓	✓	✓	✓	✓		
		PURBROOK ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		RENNIE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		SETCHELL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		ST CRISPINS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		ST OLAVES ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		ST SAVIOURS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓		
		TANNER HOUSE	✓	✓	✓	✓	✓	✓	✓	✓		
		THORBURN SQUARE	✓	✓	✓	✓	✓	✓	✓	✓		
		TOWNSEND HOUSE	✓	✓	✓	✓	✓	✓	✓	✓		
		WESSEX HOUSE	✓	✓	✓	✓	✓	✓	✓	✓		
		WEST LANE	✓	✓	✓	✓	✓	✓	✓	✓		
		BERMONDSEY Total										
	BOROUGH & BANKSIDE											
	ALBERT BARNES HOUSE	✓	✓	✓	✓	✓	✓	✓	✓			
	AMIGO HOUSE	✓	✓	✓	✓	✓	✓	✓	✓			
	BANKSIDE EDGAR DEVELOPMENT	✓	✓	✓	✓	✓	✓	✓	✓			
	BROOK DRIVE	✓	✓	✓	✓	✓	✓	✓	✓			
	HAYLES BUILDINGS	✓	✓	✓	✓	✓	✓	✓	✓			
	LAKE HOUSE	✓	✓	✓	✓	✓	✓	✓	✓			
	LANT ESTATE	✓	✓	✓	✓	✓	✓	✓	✓			
	LEFROY HOUSE	✓	✓	✓	✓	✓	✓	✓	✓			
	MARSHALSEA ESTATE	✓	✓	✓	✓	✓	✓	✓	✓			
	PARK STREET ESTATE	✓	✓	✓	✓	✓	✓	✓	✓			
	QUENTIN HOUSE	✓	✓	✓	✓	✓	✓	✓	✓			
	SMEATON COURT	✓	✓	✓	✓	✓	✓	✓	✓			
	BOROUGH & BANKSIDE Total											£ 1,284,870
	CAMBERWELL											
	BONSOR STREET	✓	✓	✓	✓	✓	✓	✓	✓			

Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total
CAMBERWELL	CAMBERWELL GROVE ESTATE	✓	✓		✓						
	CROFTON ROAD	✓			✓						✓
	DOWLAS ESTATE	✓	✓		✓			✓			
	ELMINGTON ROAD	✓			✓						
	GOSCHEN ESTATE	✓	✓		✓						
	HARFIELD GARDENS	✓			✓						✓
	HILLCREST	✓			✓						
	SPRING HILL CLOSE	✓	✓		✓						
	THE LIMES	✓			✓						
	WELLS TOWER MILL SITE	✓	✓		✓						
	CAMBERWELL Total		✓	✓	✓	✓	✓	✓	✓	✓	✓
DULWICH	COUNTISBURY HOUSE										✓
	CRYSTAL PALACE ROAD		✓		✓						
	EAST DULWICH GROVE		✓		✓						
	ELMWOOD ROAD		✓		✓						
	GILLIES COURT		✓		✓						
	HALLIWELL COURT		✓		✓						
	HILLSBORO ROAD		✓		✓						
	KINGSWOOD ESTATE		✓		✓						✓
	LORDSHIP LANE		✓		✓						
	LORDSHIP LANE ESTA		✓		✓						✓
	LYTCOTT GROVE ESTATE		✓		✓						✓
YORK HOUSE		✓		✓						✓	
DULWICH Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,150,751
NUNHEAD & PECKHAM RYE	ARNOLD DOBSON HOUSE		✓		✓						
	BRAYARDS ESTATE		✓		✓						
	BRAYARDS ROAD		✓		✓						✓
	CLIFTON CRESCENT		✓		✓						
	CROFTON ROAD		✓		✓						✓
	GAUTREY ROAD		✓		✓						✓
	GOWLETT ROAD		✓		✓						✓
	HEATON HOUSE		✓		✓						✓
	JUNIPER HOUSE		✓		✓						✓
	LINDEN GROVE		✓		✓						✓
	MAXDEN COURT		✓		✓						✓
	MONCRIEFF ESTATE		✓		✓						✓
	MUNDANIA ROAD		✓		✓						✓
	NEWLANDS ESTATE		✓		✓						✓
	NORTH PECKHAM ESTATE		✓		✓						✓
	NUNHEAD ESTATE		✓		✓						✓
	OAK HILL COURT		✓		✓						✓
OLIVER GOLDSMITH ESTATE		✓		✓						✓	
PHILIP WALK		✓		✓						✓	
POMEROY STREET		✓		✓						✓	
RAUL ROAD		✓		✓						✓	
RUSSELL COURT		✓		✓						✓	
RYE HILL ESTATE		✓		✓						✓	
SASSOON HOUSE		✓		✓						✓	
ST MARYS ROAD		✓		✓						✓	
TAPPESFIELD ESTATE		✓		✓						✓	
UNDERHILL ROAD		✓		✓						✓	
WHORLTON ROAD		✓		✓						✓	
NUNHEAD & PECKHAM RYE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,469,685

Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total
PECKHAM	CAMDEN NORTH SITE				✓						
	CAMDEN SITE		✓		✓						
	CARLTON GROVE				✓						
	DAVEY STREET				✓						
	GERVASE STREET				✓		✓				
	GLOUCESTER GROVE ESTATE				✓						
	GLOUCESTER GROVE SITE				✓						
	LEDBURY ESTATE				✓		✓				
	LINDLEY ESTATE				✓						
	NAYLOR ROAD				✓						
	NORTH PECKHAM ESTATE				✓						
	NORTH PECKHAM SITE - PHASE 4C				✓						
	OLIVER GOLDSMITH ESTATE				✓						
	STUDHOLME STREET				✓						
	SUMNER ROAD				✓						
	UNWIN ESTATE				✓						
PECKHAM Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 2,491,073
ROTHERHITHE	ABBNEYFIELD ESTATE				✓						
	ADAMS GARDENS ESTATE				✓						
	AYLTON ESTATE				✓						
	BALMAN HOUSE				✓						
	BONAMY NEW BUILD				✓						
	BRADLEY HOUSE				✓						
	BRUNEL ESTATE				✓						
	CANADA ESTATE				✓						
	FRANKLAND CLOSE ESTATE				✓						
	HADDONFIELD ESTATE				✓						
	HOWLANDS ESTATE				✓						
	KIRBY ESTATE				✓						
	OSPREY ESTATE				✓						
	PLOUGH ESTATE				✓						
	PYNFOLDS ESTATE				✓						
	RISDON HOUSE				✓						
	SILWOOD ESTATE (HAWKSTONE)				✓						
	SLIPPERS PLACE ESTATE				✓						
	ST MARYS ESTATE				✓						
	SWAN ROAD ESTATE				✓						
TISSINGTON COURT				✓							
WESTFIELD HOUSE				✓							
ROTHERHITHE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 2,151,711
WALWORTH	ALBANY ROAD										
	BRAGANZA STREET				✓						
	BROCKLEY HOUSE				✓						
	BROWNING ESTATE				✓						
	COMUS HOUSE				✓						
	DATE STREET				✓						
	EAST STREET				✓						
	KENNEDY WALK				✓						
	MICHAEL FARADAY HOUSE				✓						
	NEW CHURCH ROAD				✓						
ORB STREET				✓							

WDS (Non Roofs Windows 2010)

Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total
WALWORTH	PULLENS ESTATE				✓				✓		
	SHARSTED STREET	✓	✓		✓						
	STOPFORD ROAD	✓			✓	✓	✓	✓	✓		
WALWORTH Total				✓	✓	✓	✓	✓	✓		£ 1,012,289
Grand Total				✓	✓	✓	✓	✓	✓		£ 14,094,237

2012/13
2013/14
2014/15
2015/16

Inflation Adjusted

Area

BERMONDSEY

Estate	Block	Element Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total
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	✓			✓						✓
	277-289 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	✓									
	1-14 FITZROY HOUSE, COOPERS ROAD	✓					✓				
	1-30 BRODIE HOUSE, COOPERS ROAD	✓					✓				
	1-32 RIVET HOUSE, COOPERS ROAD	✓					✓				
	1-40 MANDEVILLE HOUSE, ROLLS ROAD	✓					✓				
AYLIWIN ESTATE											
	1-14 AYLIWIN ESTATE, GRANGE WALK	✓									✓
CHARLES MACKENZIE											
	CHARLES MACKENZIE HOUSE, ALEXIS STREET	✓									✓
	1-12 PETER HILLS HOUSE, ALEXIS STREET	✓									✓
CHERRY GARDEN STREET											
	38-86 CHERRY GARDEN STREET, CHERRY GARDEN STREET	✓									✓
	68-142 CHERRY GARDEN STREET, CHERRY GARDEN STREET	✓									✓
COOPERS ROAD ESTATE											
	1-31 FORTUNE PLACE, FORTUNE PLACE	✓									✓
	2-10 MAWBIEY PLACE, MAWBIEY PLACE	✓	✓								✓
	2-8 FORTUNE PLACE, FORTUNE PLACE	✓									✓
COXSON WAY											
	COXSON WAY, 1-23 FAIR STREET		✓								✓
CREASY ESTATE											
	29-42 CREASY ESTATE, LEROY STREET										✓
DEVON MANSIONS											
	1-14 DEVON MANSIONS, TOOLEY STREET										✓
	121-132 DEVON MANSIONS, TOOLEY 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										✓
	45-54 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										✓
DUNTON ROAD											
	Estate Houses or Street Properties		✓								✓

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total	
BERMONDSEY	ELDRIDGE COURT	1-16 ELDRIDGE COURT,ROUJEL ROAD											
		17-32 ELDRIDGE COURT,ROUJEL ROAD											
		33-38 ELDRIDGE COURT,ROUJEL ROAD											
	EVELINE LOWE ESTATE	9-16 ROBERT JONES HOUSE,ROUJEL ROAD											
		FAIR STREET ESTATE	1-18 FAIR STREET										
	FRANKLAND CLOSE ESTATE	1-30 FRANKLAND CLOSE, SOUTHWARK PARK ROAD											
		LEWES HOUSE	1-32 LEWES HOUSE, BARNHAM STREET										
	LYNTON ESTATE		1-21 LYNTON ESTATE, LYNTON ROAD										
		22-29 LYNTON ESTATE, LYNTON ROAD											
		30-37 LYNTON ESTATE, LYNTON ROAD											
		48-52 LYNTON ESTATE, LYNTON ROAD											
	MASON HOUSE	1-20 MASON HOUSE, SIMMS ROAD											
		MAMBEY ESTATE	1-28,8A LANARK HOUSE, OLD KENT ROAD										
	1-73,9A MAMBEY HOUSE, MAMBEY ROAD												
	NECKINGER ESTATE		121-147 NECKINGER ESTATE, SPA ROAD										
197-207 NECKINGER ESTATE, SPA ROAD													
233-246 NECKINGER ESTATE, SPA ROAD													
257-264 NECKINGER ESTATE, SPA ROAD													
274-285 NECKINGER ESTATE, SPA ROAD													
327-338 NECKINGER ESTATE, SPA ROAD													
339-347 NECKINGER ESTATE, SPA ROAD													
40-59 NECKINGER ESTATE, SPA 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 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													
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												
	2-16 SETCHELL WAY, DUNTON ROAD												
	24-34 ALSCOT WAY, DUNTON ROAD												
	3-11 ALSCOT WAY, DUNTON ROAD												
	33-47 HAZEL WAY, DUNTON ROAD												
	36-46 ALSCOT WAY, DUNTON ROAD												
	38-44 HAZEL WAY, DUNTON ROAD												
	40-54 CURTIS WAY, DUNTON ROAD												

Area	Estate	Block	Bathroom	Boller/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total	
BERMONDSEY	SETCHELL ESTATE	48-82 ALSCOT WAY,DUNTON ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		49-83 HAZEL WAY,DUNTON ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		50-84 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Estate Houses or Street Properties	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ST CRISPINS ESTATE			✓	✓	✓	✓	✓	✓	✓	✓	✓
		1-10 FARMER HOUSE,KEETONS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		1-27 PRESWOOD HOUSE,DRUMMOND ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		1-34 BROMFIELD COURT,JAMAICA ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		166A-180D JAMAICA ROAD,JAMAICA ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ST OLAVES ESTATE			✓	✓	✓	✓	✓	✓	✓	✓	✓
		ST OLAVES ESTATE,1-61 DRUID STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ST SAVIDURS ESTATE			✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-18 MARLOW HOUSE,ABBAY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-22 BROMLEIGH HOUSE,ABBAY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-32 WHARTON HOUSE,ABBAY STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
TANNER HOUSE			✓	✓	✓	✓	✓	✓	✓	✓	✓		
TANNER HOUSE,1-26 TANNER STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
THORBURN SQUARE			✓	✓	✓	✓	✓	✓	✓	✓	✓		
11-15 THORBURN SQUARE,FORT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
60-68 THORBURN SQUARE,FORT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
75-83 THORBURN SQUARE,FORT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
TOWNSEND HOUSE			✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-37 TOWNSEND HOUSE,STRATHNAIRN STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
WESSEX HOUSE			✓	✓	✓	✓	✓	✓	✓	✓	✓		
1-68 WESSEX HOUSE,OLD KENT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
WEST LANE			✓	✓	✓	✓	✓	✓	✓	✓	✓		
37-77 WEST LANE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
7-11,15-35 WEST LANE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
BERMONDSEY Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 3,956,198	
BOROUGH & BANKSIDE			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
ALBERT BARNES HOUSE			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
1-99 ALBERT BARNES HOUSE,NEW KENT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
AMIGO HOUSE			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
1-30 AMIGO HOUSE,WESTMINSTER BRIDGE ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
31-40 FALCON POINT,HOPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
41-50 FALCON POINT,HOPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
51-60 FALCON POINT,HOPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
61-70 FALCON POINT,HOPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
71-80 FALCON POINT,HOPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
81-90 FALCON POINT,HOPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
91-100 FALCON POINT,HOPTON STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
BROOK DRIVE			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
71-89(OD) FLATS 1-38 BROOK DRIVE,BROOK DRIVE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
LAKE HOUSE			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
1-10 LAKE HOUSE,SCOVELL ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Area	Estate	Block	Bathroom	Bolter/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total	
BOROUGH & BANKSIDE	LAKE HOUSE	11-20 LAKE HOUSE,SCOVELL ROAD	✓			✓		✓					
	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											✓
	MARSHALSEA ESTATE	1-10 BABINGTON HOUSE,RED CROSS WAY											✓
		1-10 PATTISON HOUSE,RED CROSS WAY											✓
		11-20 BABINGTON HOUSE,RED CROSS WAY											✓
		11-20 PATTISON HOUSE,RED CROSS WAY											✓
		24-30 PATTISON HOUSE,RED CROSS WAY											✓
31-40 PATTISON HOUSE,RED CROSS WAY												✓	
41-50 PATTISON HOUSE,RED CROSS WAY												✓	
PARK STREET ESTATE	31-41 PARK STREET											✓	
	61-71 PARK STREET,PARK STREET											✓	
	89-99 PARK STREET,PARK STREET											✓	
	9-19 PORTER STREET,PORTER STREET											✓	
	Estate Houses or Street Properties											✓	
QUENTIN HOUSE	1-8 QUENTIN HOUSE,GRAY STREET											✓	
	37-53 QUENTIN HOUSE,GRAY STREET											✓	
	9-36 QUENTIN HOUSE,GRAY STREET											✓	
SMEATON COURT	1-54 SMEATON COURT,ROCKINGHAM STREET										✓		
BOROUGH & BANKSIDE Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,284,870	
CAMBERWELL	BONSOR STREET	12-17, BONSOR STREET										✓	
	CAMBERWELL GROVE ESTATE	100-138 CAMBERWELL GROVE,CAMBERWELL GROVE										✓	
		1-14 GROVE COURT,CAMBERWELL GROVE										✓	
		1-16 HULL COURT,CAMBERWELL GROVE										✓	
	CROFTON ROAD	114-118 CROFTON ROAD,CROFTON ROAD											✓
		59-75 CROFTON ROAD,CROFTON ROAD											✓
	DOWLAS ESTATE	RILL HOUSE,1-19 HARRIS STREET											✓
		RUMBALL HOUSE,1-24 HARRIS STREET											✓
	ELMINGTON ROAD	110A-116E ELMINGTON 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											✓
	HARFIELD GARDENS	69-84 CAUSTON HOUSE,BETHWIN ROAD											✓
		HARFIELD GARDENS,1-53 GROVE LANE											✓
	HILLCREST	1-15 HILLCREST,SUNRAY AVENUE											✓
16-30 HILLCREST,SUNRAY AVENUE												✓	
31-45 HILLCREST,SUNRAY AVENUE												✓	
SPRING HILL CLOSE											✓		

Area	Estate	Block	Estate Houses or Street Properties	Bathroom	Boiler/Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total	
CAMBERWELL	SPRING HILL CLOSE		Estate Houses or Street Properties	✓	✓		✓							
	THE LIMES		THE LIMES,1-6 GROVE PARK	✓			✓	✓						
	WELLS TOWER MILL SITE		Estate Houses or Street Properties				✓							
			FLATS 1-6 83 TOWER MILL ROAD		✓		✓							
	CAMBERWELL Total			✓	✓		✓	✓	✓	✓	✓	✓	£ 577,660	
	DULWICH	COUNTISBURY HOUSE		1-42 COUNTISBURY HOUSE,CRESCENT WOOD ROAD										✓
		CRYSTAL PALACE ROAD		146-172 CRYSTAL PALACE ROAD		✓		✓						
		EAST DULWICH GROVE		Estate Houses or Street Properties		✓		✓						
		ELMWOOD ROAD		76-86 ELMWOOD ROAD,ELMWOOD ROAD		✓		✓						
				88-108 ELMWOOD ROAD,ELMWOOD ROAD		✓		✓						
GILLIES COURT			1-24 GILLIES COURT,STAFFORD ROAD	✓			✓							
HALLIWELL COURT			1-30 HALLIWELL COURT,BARRY ROAD		✓		✓							
HILLSBORE ROAD			Estate Houses or Street Properties		✓		✓							
KINGSWOOD ESTATE			106-120 BOWEN DRIVE,BOWEN DRIVE				✓							
			1-15 PARNALL HOUSE,BOWEN DRIVE				✓							
		1-15 RANSFORD HOUSE,SEELEY DRIVE				✓								
		1-16 DASHWOOD HOUSE,LYALL AVENUE				✓								
		1-16 GARROWAY HOUSE,LYALL AVENUE				✓								
		1-16 HOVENDEN HOUSE,BOWEN DRIVE				✓								
		1-16 HUNTLEY HOUSE,SEELEY DRIVE				✓								
		1-20 CARMICHAEL HOUSE,SEELEY DRIVE				✓								
		1-24 BRADLORD 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 ROUNDLELL 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				✓								
		45-50 SEELEY DRIVE,SEELEY DRIVE				✓								
		70-100 BOWEN DRIVE,BOWEN DRIVE			✓	✓								
		Estate Houses or Street Properties			✓	✓								
LORDSHIP LANE		524 LORDSHIP LANE,LORDSHIP LANE			✓	✓								
LORDSHIP LANE ESTA		1-24 CAMPBELL COURT,LORDSHIP LANE						✓					✓	
		1-28 BYRON COURT,LORDSHIP LANE						✓					✓	
		2-22 BEW COURT,LORDSHIP LANE						✓					✓	
		43-62 BEW COURT,LORDSHIP LANE		✓				✓						
		49-72 CAMPBELL COURT,LORDSHIP LANE		✓				✓						
LYTCOTT GROVE ESTATE														

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total		
DULWICH	LYTCOTT GROVE ESTATE	10A-F MELBOURNE GROVE, MELBOURNE GROVE		✓		✓								
		10E-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												
		YORK HOUSE												
				1-5 YORK HOUSE, BASSANO STREET										
		DULWICH Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,150,751
		NUNHEAD & PECKHAM RYE	ARNOLD DOBSON HOUSE	1-6 ARNOLD DOBSON HOUSE, ST MARYS ROAD										
BRAYARDS ESTATE														
1-27 RYEGATES, CAULFIELD ROAD														
1-27 WALKYNSCROFT, FIRBANK ROAD														
Estate Houses or Street Properties														
BRAYARDS ROAD														
75-81A BRAYARDS ROAD, BRAYARDS ROAD														
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														
CROFTON ROAD														
114-118 CROFTON ROAD, CROFTON ROAD														
GAUTREY ROAD														
2 GAUTREY ROAD, GAUTREY ROAD														
44-54 GAUTREY ROAD, GAUTREY ROAD														
GOWLETT ROAD														
47-55 GOWLETT ROAD, GOWLETT 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														
JUNIPER HOUSE														
1-75 JUNIPER HOUSE, POMEROY STREET			✓											
LINDEN GROVE														
40A-40F LINDEN GROVE, LINDEN GROVE														
MAXDEN COURT														
1-21 MAXDEN COURT, MAXTED ROAD			✓											
MONCRIEFF ESTATE														
1-12 ROBERT KEEN CLOSE, CICELY ROAD														
Estate Houses or Street Properties														
MUNDANIA ROAD														
11-19 MUNDANIA ROAD, MUNDANIA ROAD														
27-31 MUNDANIA ROAD, MUNDANIA ROAD														
5-9 MUNDANIA ROAD, MUNDANIA ROAD														
NEWLANDS ESTATE														
28-46 ATHENLAY ROAD, ATHENLAY ROAD														
51-57 CHELTENHAM ROAD, CHELTENHAM ROAD														
NORTH PECKHAM ESTATE														
1-15 THAMES COURT, DANIEL GARDENS														
NUNHEAD ESTATE														

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total	
NUNHEAD & PECKHAM RYE	NUNHEAD ESTATE	1-25 LANCEFIELD HOUSE,NUNHEAD LANE											
		1-36 TILLING HOUSE,NUNHEAD CRESCENT		✓								✓	
		1-41 GLOVER HOUSE,NUNHEAD LANE										✓	
OAK HILL COURT		1-25 OAK HILL COURT,HONOR OAK PARK											
		OLIVER GOLDSMITH ESTATE											
PHILIP WALK	1-35 PURDON HOUSE,PECKHAM HIGH STREET	1-30 FLAMBOROUGH HOUSE,CLAYTON ROAD											
		1-35 PURDON HOUSE,PECKHAM HIGH STREET	✓									✓	
		31-45 PHILIP WALK,PHILIP WALK		✓									
POMEROY STREET	Estate Houses or Street Properties			✓									
RAUL ROAD	10-14 RAUL ROAD,RAUL ROAD	15-19 RAUL ROAD,RAUL ROAD											
		16-20 RAUL ROAD,RAUL ROAD											
		16A-20A RAUL ROAD,RAUL ROAD											
		9-13 RAUL ROAD,RAUL ROAD											
RUSSELL COURT	1-44 RUSSELL COURT,CLAUDE ROAD			✓									
RYE HILL ESTATE	122-208 RYE HILL PARK,PECKHAM RYE	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 WELLDAND HOUSE,PECKHAM RYE											
		1-64, 13A ROTHER HOUSE,PECKHAM RYE											
		210-296 RYE HILL PARK,PECKHAM RYE											
		34-120 RYE HILL PARK,PECKHAM RYE											
		Estate Houses or Street Properties			✓								
SASSOON HOUSE	1-20 SASSOON HOUSE,ST MARYS ROAD												
ST MARYS ROAD	19,21,23 ST MARYS ROAD,ST MARYS ROAD	25,27,29 ST MARYS ROAD,ST MARYS ROAD											
		31,33,35 ST MARYS ROAD,ST MARYS ROAD											
TAPPEFIELD ESTATE	100-122 TAPPEFIELD ROAD,TAPPEFIELD ROAD	109-139 NUNHEAD GROVE,NUNHEAD GROVE											
		20-34 TAPPEFIELD ROAD,TAPPEFIELD ROAD											
		36-50 TAPPEFIELD ROAD,TAPPEFIELD ROAD											
		52-74 TAPPEFIELD ROAD,TAPPEFIELD ROAD											
		53-75 NUNHEAD GROVE,NUNHEAD GROVE											
		76-98 TAPPEFIELD ROAD,TAPPEFIELD ROAD											
		77-107 NUNHEAD GROVE,NUNHEAD GROVE											
		Estate Houses or Street Properties											
UNDERHILL ROAD	188 LEW EVANS HOUSE,UNDERHILL ROAD												
WHORLTON ROAD	15-25 WHORLTON ROAD,WHORLTON ROAD												
NUNHEAD & PECKHAM RYE Total												£ 1,469,685	
PECKHAM	CAMDEN NORTH SITE	Estate Houses or Street Properties											
		FLATS 1-12, 31 MOODY ROAD,MOODY ROAD											
CAMDEN SITE	33-37 KELLY AVENUE	39 & FLATS 1-9,41 KELLY AVE,KELLY A,1-3 GATONBY STREET											
		Estate Houses or Street Properties											

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total	
PECKHAM	CARLTON GROVE	6-76 CARLTON GROVE											
		78-148 CARLTON GROVE											
	DAVEY STREET	1-35 DAVEY STREET, DAVEY STREET											
		HARRY LAMBORN HOUSE, 9 GERVAISE STREET											
	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											
		1-36 CAM COURT, BIBURY CLOSE											
		1-36 QUEDGELLY COURT, EBLEY CLOSE											
	GLOUCESTER GROVE SITE	1-88 ANDOVERSFORD COURT, BIBURY CLOSE											
		68-72 FLATS 1-12 70 ST. GEORGES WAY, 2, 4 DRAGON ROAD											
		90-86, FLAT 1-12 86 ST. GEORGES WAY 5, 14, 15 DRAGON RD											
		Estate Houses or Street Properties											
	LEDBURY ESTATE	1-56 BROMYARD HOUSE, COMMERCIAL WAY											
1-56 SARNSFIELD HOUSE, PENCRAIG WAY													
	Estate Houses or Street Properties												
LINDLEY ESTATE	1-51 SIDMOUTH HOUSE, COMMERCIAL WAY												
	1-8 LINDLEY HOUSE, PECKHAM PARK ROAD												
	1-9 COLLINSON HOUSE, PECKHAM PARK ROAD												
	33-48 LYMPSTONE GARDENS, BIRD IN BUSH ROAD												
	48-58 BIRD IN BUSH ROAD, BIRD IN BUSH ROAD												
NAYLOR ROAD	9-16 HENSLOW HOUSE, PECKHAM PARK ROAD												
	60-70 NAYLOR ROAD, NAYLOR ROAD												
	73-83 NAYLOR ROAD, NAYLOR ROAD												
	85-91 A NAYLOR ROAD, NAYLOR ROAD												
	86-92 NAYLOR ROAD, NAYLOR ROAD												
NORTH PECKHAM ESTATE	1-11 SHANNON COURT, GARNIES CLOSE												
	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												
	17-31 BLACKTHORNE COURT, CATOR STREET												
	1-8 INDUS COURT, GARNIES CLOSE												
	18-38 EAST SURREY GROVE, EAST SURREY GROVE												
	26-49 ROWAN COURT, GARNIES CLOSE												
	34-53 THAMES COURT, DANIEL GARDENS												
	39-62 CRONIN STREET, CRONIN STREET												
	55-60 GARNIES CLOSE, SUMNER ROAD												
9-33 PALM COURT, GARNIES CLOSE													
	Estate Houses or Street Properties												
NORTH PECKHAM SITE - PHASE 4C	1 DORTON CLOSE FLTS 1-5, 56 CHAND 1, BLAKES ROAD												
	8 DORTON CLOSE FLTS 1-5, 58 CHAND 5, BLAKES ROAD												
	Estate Houses or Street Properties												
OLIVER GOLDSMITH ESTATE	1-11 PRIMROSE HOUSE, PECKHAM HILL STREET												
	1-21 WAKEFIELD HOUSE, PECKHAM HILL 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												
	1-39 ANGELINA HOUSE, GOLDSMITH ROAD												
	1-68 EDWIN HOUSE, BELLS GARDEN ROAD												

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total	
PECKHAM	OLIVER GOLDSMITH ESTATE	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											
		STUDHOLME STREET											
		1-6 HOLME HOUSE, STUDHOLME STREET											
		SUMNER ROAD											
		20-30 SUMNER ROAD, SUMNER ROAD											
UNWIN ESTATE	2-18, 18 LATONA ROAD, LATONA ROAD												
		59-177 GLENGALL ROAD, GLENGALL ROAD											
PECKHAM Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 2,491,073	
	ROTHERHITHE												
ROTHERHITHE	ABBNEYFIELD ESTATE	1-35 DAMORY HOUSE, ABBNEYFIELD ROAD	✓										
		THAXTED COURT, 1-24 ABBNEYFIELD 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											
		AYLTON ESTATE											
		1-64 AYLTON ESTATE, RENFORTH STREET											
		BALMAN HOUSE											
		1-53 BALMAN HOUSE, LUXFORD STREET											
ROTHERHITHE	BONAMY NEW BUILD	1-17 GLENEAGLES CLOSE, GLENEAGLES CLOSE											
		1-17 MUIRFIELD CLOSE, MUIRFIELD CLOSE											
		1-17 ST DAVIDS CLOSE, ST DAVIDS CLOSE											
		1-19 GALWAY CLOSE, GALWAY CLOSE											
		1-19 ST ANDREWS CLOSE, ST ANDREWS CLOSE											
		1-19 SUNNINGDALE CLOSE, SUNNINGDALE CLOSE											
		1-21 BELFRY CLOSE, BELFRY CLOSE											
		Estate Houses or Street Properties											
		BRADLEY HOUSE											
		1-77 BRADLEY HOUSE, ASPINDEN ROAD											
BRUNEL ESTATE	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											
FRANKLAND CLOSE ESTATE	1-12 BENWICK CLOSE, ASPINDEN ROAD												
		1-30 FRANKLAND CLOSE, SOUTHWARK PARK ROAD											
HADDONFIELD ESTATE	1-34 WILLIAM EVANS HOUSE, BUSH ROAD												
HOWLANDS ESTATE	1-18 WELLS HOUSE, LOWER ROAD												
KIRBY ESTATE	18-36 KIRBY ESTATE, JAMAICA ROAD												
		37-55 KIRBY ESTATE, JAMAICA ROAD											
		89-119 KIRBY ESTATE, JAMAICA ROAD											

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total			
ROTHERHITHE	OSPREY ESTATE	1-14 SHELDRAKE HOUSE,LOWER ROAD	✓	✓											
		1-17 DUKINLIN 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	✓												
		PLOUGH ESTATE		1-39 CHILTON GROVE,CHILTON GROVE											
				2-32 YEOMAN STREET, YEOMAN STREET											
				2-38 CHILTON GROVE,CHILTON GROVE											
				40-58 CHILTON GROVE,CHILTON GROVE	✓										
				50-54 PLOUGH WAY,PLOUGH WAY											
				70-136 CHILTON GROVE,CHILTON GROVE	✓										
		86-124 PLOUGH WAY,PLOUGH WAY	✓												
		PYNFOLDS ESTATE		27-33 PYNFOLDS ESTATE,PARADISE STREET			✓								
				61-89 PYNFOLDS ESTATE,PARADISE STREET			✓								
				9-16 PYNFOLDS ESTATE,PARADISE STREET											
		RISDON HOUSE		1-9 RISDON HOUSE,RISDON STREET		✓								✓	
		SILWOOD ESTATE (HAWKSTONE)		1-20 OLDFIELD GROVE,OLDFIELD GROVE											
1-96 ADDY HOUSE,ROTHERHITHE NEW ROAD	✓														
1-96 BRYDALE HOUSE,ROTHERHITHE NEW ROAD															
213-219 ROTHERHITHE NEW ROAD,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				✓											
SLIPPERS PLACE ESTATE				1-10,23-32,45-54 MORETON HOUSE,SOUTHWARK PARK ROAD										✓	
				1-14 CORNIK HOUSE,SOUTHWARK PARK ROAD	✓										
				1-14 GATKER 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		HYTHE HOUSE,140 SWAN ROAD													
		WINCHELSEA HOUSE,T.35 SWAN ROAD													
		RYE HOUSE,120 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													
ROTHERHITHE Total												£ 2,151,711			
WALWORTH															
ALBANY ROAD		198,200 ALBANY ROAD,ALBANY ROAD										✓			
		202,202 ALBANY ROAD,ALBANY ROAD											✓		
BRAGANZA STREET		56-58 BRAGANZA STREET,BRAGANZA STREET										✓			
BROCKLEY HOUSE		1-14,8A BROCKLEY HOUSE,SEDAN WAY	✓									✓			
BROWNING ESTATE		1-20 BARRETT HOUSE,BROWNING STREET										✓			
		1-20 SHELLEY HOUSE KING AND QUEEN STREET											✓		
		1-24,11A GOWER HOUSE,MORECOMBE STREET											✓		

Area	Estate	Block	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Grand Total		
WALWORTH	BROWNING ESTATE	1-24,13A, COWPER HOUSE, KING AND QUEEN STREET		✓										
		1-25 HARRISON HOUSE, BRANDON 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		✓										
		1-44, 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		✓	✓				✓	✓			✓
		DATE STREET	4, 6, 8 DATE STREET, DATE STREET										✓	
		EAST STREET	184A-184H EAST STREET, EAST STREET			✓								
			218A-218H EAST STREET, EAST STREET			✓								
		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		✓									✓
		MICHAEL FARADAY HOUSE	1-26 MICHAEL FARADAY HOUSE, WESTMORELAND ROAD											✓
			27-36 MICHAEL FARADAY HOUSE, WESTMORELAND ROAD		✓									✓
77-85 MICHAEL FARADAY HOUSE, WESTMORELAND ROAD			✓									✓		
NEW CHURCH ROAD	40-48 NEW CHURCH ROAD, NEW CHURCH ROAD										✓			
ORB STREET	12, 14, 16 ORB STREET, ORB STREET											✓		
	1-48 PEACOCK STREET, PEACOCK STREET											✓		
PULLENS ESTATE	1-58 PENTON PLACE, PENTON PLACE											✓		
	1-98 ULIFE STREET, ULIFE STREET											✓		
	52-228 AMELIA STREET, AMELIA STREET											✓		
	58-182 CRAMPTON STREET, CRAMPTON STREET											✓		
SHARSTED STREET	24A-24F SHARSTED STREET, SHARSTED STREET											✓		
	26A-26F SHARSTED STREET, SHARSTED STREET											✓		
STOPFORD ROAD	1A-5C STOPFORD ROAD, STOPFORD ROAD		✓									✓		
			✓									✓		
WALWORTH Total											£ 1,012,289			
Grand Total											£ 14,094,237			

Inflation Adjusted Area	Estate	Element					Ext. Wall Finish	Grand Total
		Bathroom	Chimney	Electrics	Electricity	Electricity		
2012/13								
2013/14								
2014/15								
2015/16								
BERMONDSEY								
	CHERRY GARDEN HOUSE	✓			✓			
	CRANBOURNE HOUSE				✓			
	FOUNTAIN HOUSE				✓			
	HARTLAND HOUSE				✓			
	HENDRE HOUSE				✓			
	ST JAMES ROAD				✓			
	ST JOHNS ESTATE				✓			
	TOWER BRIDGE BUILDINGS	✓			✓			
	BERMONDSEY Total						£ 356,009	
BOROUGH & BANKSIDE								
	AYRES STREET				✓			
	KELLOW HOUSE				✓			
	LEY HOUSE				✓			
	REDMAN HOUSE				✓			
	TABARD STREET				✓			
	BOROUGH & BANKSIDE Total						£ 74,801	
CAMBERWELL								
	BROMAR ROAD			✓				
	CRAWFORD ROAD				✓			
	GROSVENOR PARK				✓			
	CAMBERWELL Total						£ 137,132	
DULWICH								
	CASSINGHURST				✓			
	DULWICH Total						£ 3,561	
NUNHEAD & PECKHAM RYE								
	CONSORT ROAD	✓			✓			
	DANIELS ROAD				✓			
	HANOVER PARK				✓			
	LIMES WALK				✓			
	NEWLANDS ESTATE II				✓			
	NUNHEAD & PECKHAM RYE Total						£ 142,172	
PECKHAM								
	CAMDEN SOUTH SITE				✓			
	CATOR STREET				✓			
	FRIARY ROAD				✓			
	SUMNER ROAD SITE				✓			
	PECKHAM Total						£ 317,465	
ROTHERHITHE								
	AINSTY ESTATE				✓			
	ALBION ESTATE				✓			
	CATHAY HOUSE				✓			
	RENFORTH STREET				✓			

WDS (Non Roofs Windows 2011)

Area	Estate	Bathroom	Chimney	Electrics	Ext. Wall Finish	Grand Total
ROTHERHITHE Total		✓		✓		£ 523,549
WALWORTH						
	KENNINGTON PARK HOUSE			✓		
	KING CHARLES COURT	✓		✓		
WALWORTH Total		✓		✓		£ 204,141
Grand Total		✓		✓	✓	£ 1,758,830

2012/13
2013/14
2014/15
2015/16

Inflation Adjusted Area	Estate	Block	Element				Grand Total
			Bathroom	Chimney	Electrics	Ext. Wall Finish	
BERMONDSEY	CHERRY GARDEN HOUSE	1-16 CHERRY GARDEN HOUSE,CHERRY GARDEN STREET	✓			✓	
	CRANBOURNE HOUSE	1-26 CRANBOURNE HOUSE, MARIGOLD STREET				✓	
	FOUNTAIN HOUSE	1-10 FOUNTAIN HOUSE, BERMONDSEY WALL EAST				✓	
	HARTLAND HOUSE	HARTLAND HOUSE, 1-5 FAIR STREET				✓	
	HENDRE HOUSE	1-10 HENDRE HOUSE, HENDRE ROAD				✓	
	ST JAMES ROAD	148 ST JAMES ROAD, ST JAMES ROAD				✓	
	ST JOHNS ESTATE	ST JOHNS ESTATE, 1-79 TOWER BRIDGE ROAD				✓	
	TOWER BRIDGE BUILDINGS	TOWER BRIDGE BUILDINGS, 1-24 MILL STREET	✓			✓	
	BERMONDSEY Total					✓	£ 356,009
	BOROUGH & BANKSIDE	AYRES STREET	11-29 AYRES STREET, AYRES STREET				✓
KELLOW HOUSE		1-16 KELLOW HOUSE, TENNIS STREET				✓	
LEY HOUSE		1-10 LEY HOUSE, SCOVELL ROAD				✓	
REDMAN HOUSE		1-52 REDMAN HOUSE, LANT STREET				✓	
TABARD STREET		269-279 TABARD STREET				✓	
BOROUGH & BANKSIDE Total					✓	£ 74,801	
CAMBERWELL	BROMAR ROAD	14-22 BROMAR ROAD, BROMAR ROAD				✓	
	CRAWFORD ROAD	25-55 CRAWFORD ROAD				✓	

Area	Estate	Block	Bathroom	Chimney	Electrics	Ext. Wall Finish	Grand Total	
CAMBERWELL	GROSVENOR PARK	6 GROSVENOR PARK,GROSVENOR PARK			✓			
CAMBERWELL Total				✓		£	137,132	
DULWICH	CASSINGHURST	1-15 CASSINGHURST,SUNRAY AVENUE			✓			
DULWICH Total				✓		£	3,561	
NUNHEAD & PECKHAM RYE	CONSORT ROAD	199-213 CONSORT ROAD,CONSORT ROAD			✓			
		98-102A CONSORT ROAD,CONSORT ROAD	✓		✓			
DANIELS ROAD	82-112 DANIELS ROAD,DANIELS ROAD				✓			
HANOVER PARK	30-36 HANOVER PARK,HANOVER PARK 40A-40F HANOVER PARK,HANOVER PARK				✓			
						✓		
LIMES WALK	Estate Houses or Street Properties				✓			
NEWLANDS ESTATE II	61, 63, 63A, 65 SURREY ROAD,SURREY ROAD				✓			
NUNHEAD & PECKHAM RYE Total			✓		✓	£	142,172	
PECKHAM	CAMDEN SOUTH SITE	Estate Houses or Street Properties			✓			
		FLATS 1-11, 87 PECKHAM ROAD,PECKHAM ROAD			✓			
CATOR STREET	31-41 CATOR STREET,CATOR STREET				✓			
FRIARY ROAD	69-73A FRIARY ROAD,FRIARY ROAD				✓			
SUMNER ROAD SITE	Estate Houses or Street Properties	FLATS 1-6, 236 SUMNER ROAD,SUMNER ROAD			✓			
		FLATS 1-8, 198 SUMNER ROAD,SUMNER ROAD			✓			
		FLATS 1-9, 258 SUMNER ROAD,SUMNER ROAD			✓			
PECKHAM Total			✓		£	317,465		
ROTHERHITHE	AINSTY ESTATE	1-28 PINE HOUSE,SWAN ROAD			✓			
		1-45 LARCH HOUSE,SWAN ROAD	✓		✓			
		1-52 BEECH HOUSE,SWAN ROAD			✓			

Area	Estate	Block	Bathroom	Chimney	Electrics	Ext. Wall Finish	Grand Total
ROTHERHITHE	ALBION ESTATE	1-14 ALBION ESTATE, SWAN ROAD			✓		
		15-69 ALBION ESTATE, SWAN ROAD	✓		✓		
	CATHAY HOUSE	1-24 CATHAY HOUSE, CATHAY STREET			✓		
		RENFORTH STREET	7-61 RENFORTH STREET			✓	
			✓		✓	£ 523,549	
WALWORTH	KENNINGTON PARK HOUSE	KENNINGTON PARK HOUSE, KENNINGTON PARK PLACE			✓		
		KING CHARLES COURT	1-36 KING CHARLES COURT, ROYAL ROAD			✓	
	32 ROYAL ROAD, ROYAL ROAD		✓		✓		
				✓		✓	£ 204,141
			✓		✓	£ 1,758,830	

2012/13		2013/14		2014/15		2015/16		Inflation Adjusted		Element				
Area	Estate	Bathroom	Electrics	Ext. Doors	Grand Total									
BERMONDSEY	ESMERALDA ROAD		✓											
	SIMMS ROAD		✓											
	SOUTHWARK PARK ESTATE		✓											
BERMONDSEY Total													£ 15,451	
CAMBERWELL	ELIMINGTON ESTATE - NEW BUILD		✓											
	ELIMINGTON NEW DEVELOPMENT		✓											
	ONDINE ROAD		✓											
	SOUTHAMPTON WAY		✓											
	THE BIRCHES		✓											
CAMBERWELL Total													£ 57,620	
DULWICH														
DULWICH Total	HERNE HILL ESTATE	✓	✓											
														£ 49,606
NUNHEAD & PECKHAM RYE	ATHENLAY ROAD		✓											
	HOLLYDALE ROAD		✓											
	KIRKWOOD ROAD		✓											
	LINDEN GROVE DEVELOPMENT		✓											
NUNHEAD & PECKHAM RYE Total													£ 74,533	
PECKHAM	NORTH PECKHAM SITE - PHASE 5B		✓											
	NORTH PECKHAM SITE PHASE 6B		✓											
	ROSEMARY GDNS SITE		✓											
	SUMNER RD SITE		✓											
														£ 303,219
ROTHERHITHE	COURTHOPE HOUSE		✓											
	HENLEY CLOSE		✓											
	MILLPOND ESTATE		✓											
														£ 133,676
ROTHERHITHE Total													£ 133,676	
WALWORTH	MANCHESTER HOUSE		✓											
														£ 8,181
WALWORTH Total													£ 8,181	
Grand Total														£ 642,285

Inflation Adjusted Area	Estate	Block	Element			Grand Total	
			Bathroom	Electrics	Ext. Doors		
2012/13	BERMONDSEY	ESMERALDA ROAD Estate Houses or Street Properties		✓			
2013/14							
2014/15							
2015/16							
		SIMMS ROAD Estate Houses or Street Properties		✓			
		SOUTHWARK PARK ESTATE 17-26 SOUTHWARK PARK ESTATE,SOUTHWARK PARK ROAD		✓			
	BERMONDSEY Total			✓		£ 15,451	
	CAMBERWELL	ELIMINGTON ESTATE - NEW BUILD Estate Houses or Street Properties		✓			
		ELIMINGTON NEW DEVELOPMENT Estate Houses or Street Properties		✓			
		ONDINE ROAD 42-52 ONDINE ROAD,ONDINE ROAD		✓			
		SOUTHAMPTON WAY Estate Houses or Street Properties		✓			
		THE BIRCHES THE BIRCHES,1-8 GROVE PARK			✓		
		CAMBERWELL Total			✓		£ 57,620
		DULWICH	HERNE HILL ESTATE 1-16 PYNERSMEAD,HERNE HILL 1-24 DENESMEAD,HERNE HILL		✓		
					✓		
					✓		
	DULWICH Total			✓		£ 49,606	
	NUNHEAD & PECKHAM RYE	ATHENLAY ROAD 20-26A ATHENLAY ROAD,ATHENLAY ROAD		✓			
		HOLLYDALE ROAD 164-174 HOLLYDALE ROAD,HOLLYDALE ROAD		✓			
		KIRKWOOD ROAD 86A-86D, 88A-88D KIRKWOOD ROAD,KIRKWOOD ROAD		✓			
		LINDEN GROVE DEVELOPMENT Estate Houses or Street Properties		✓			
	NUNHEAD & PECKHAM RYE Total			✓		£ 74,533	

Area	Estate	Block	Bathroom	Electrics	Ext. Doors	Grand Total
PECKHAM	NORTH PECKHAM SITE- PHASE 5B	Estate Houses or Street Properties		✓		
PECKHAM Total	NORTH PECKHAM SITE PHASE 6B	Estate Houses or Street Properties		✓		£ 303,219
ROTHERHITHE	ROSEMARY GDNS SITE	Estate Houses or Street Properties		✓		
ROTHERHITHE Total	SUMNER RD SITE	Estate Houses or Street Properties		✓		
WALWORTH	COURTHOPE HOUSE	1-24 COURTHOPE HOUSE, LOWER ROAD		✓		
WALWORTH Total	HENLEY CLOSE	2-13 HENLEY CLOSE, ST MARYCHURCH STREET		✓		
WALWORTH Total	MILLPOND ESTATE	1-22 MILLPOND ESTATE, WEST LANE		✓		
WALWORTH Total	MANCHESTER HOUSE	1-25 MANCHESTER HOUSE, EAST STREET		✓		£ 8,181
Grand Total			✓	✓	✓	£ 642,285

Area	Estate	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/ Insulation	Grand Total
NUNHEAD & PECKHAM RYE	HIGHSHORE ROAD	✓			✓			✓						✓	
	HINDMANS ROAD				✓									✓	
	HOWBURY ROAD	✓			✓									✓	
	HOWDEN STREET	✓			✓									✓	
	KELMORE GROVE				✓									✓	
	KESTON ROAD				✓									✓	
	LAVANOR ROAD				✓									✓	
	LAUSANNE ROAD				✓									✓	
	NUNHEAD GREEN				✓									✓	
	OAKDALE ROAD	✓			✓									✓	
	OAKHURST GROVE	✓			✓									✓	
	PECKHAM RYE				✓									✓	
	REEDHAM STREET	✓			✓									✓	
	ROCKELLS PLACE	✓			✓									✓	
	ROSENTHORPE ROAD				✓									✓	
	RYE HILL ESTATE				✓									✓	
	SANDISON STREET				✓									✓	
	SCUTARI ROAD	✓			✓									✓	
	SOLWAY ROAD	✓			✓									✓	
	ST MARYS ROAD	✓			✓									✓	
STANBURY ROAD	✓			✓									✓		
STURDY ROAD ESTATE	✓			✓									✓		
TALFOURD ROAD	✓			✓									✓		
THERAPIA ROAD				✓									✓		
UNDERHILL ROAD				✓									✓		
UPLAND ROAD	✓			✓									✓		
NUNHEAD & PECKHAM RYE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 2,990,253
WALWORTH	ADDINGTON SQUARE														
	ALBERTA ESTATE	✓							✓					✓	
	ALBERTA STREET		✓											✓	
	AMBERGATE STREET	✓			✓									✓	
	BROWNING STREET	✓			✓									✓	
	CADIZ STREET ESTAT	✓			✓									✓	
	CARTER STREET	✓			✓									✓	
	CHAPTER ROAD	✓			✓									✓	
	CHATHAM STREET	✓			✓									✓	
	COBOURG ROAD	✓			✓									✓	
	COLWORTH GROVE	✓			✓									✓	
	DARWIN STREET	✓			✓									✓	
	DATE STREET	✓			✓									✓	
	DAWES STREET	✓			✓									✓	
	DE LAUNE STREET	✓			✓									✓	
	DELVERTON ROAD	✓			✓									✓	
	GLENGALL ROAD	✓			✓									✓	
	MADRON STREET	✓			✓									✓	
	MERROW STREET	✓			✓									✓	
	NEW CHURCH ROAD	✓			✓									✓	
WALCORDE AVENUE	✓			✓									✓		
WANSEY STREET	✓			✓									✓		
BERRYFIELD ROAD	✓			✓									✓		
COTHAM STREET	✓			✓									✓		
EAST STREET	✓			✓									✓		
ELIZABETH ESTATE	✓			✓									✓		
ELSTED STREET	✓			✓									✓		
ETHEL STREET	✓			✓									✓		
HALPIN PLACE	✓			✓									✓		
INVILLE ESTATE	✓			✓									✓		

Area	Estate	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/ Insulation	Grand Total	
WALWORTH	KENNEDY WALK	✓						✓						✓		
	LIVERPOOL GROVE	✓														
	LONGCROFT ROAD	✓														
	LORRIMORE ROAD	✓										✓				
	LORRIMORE SQUARE	✓														
	OAKLEY PLACE ESTATE	✓														
	PENROSE STREET	✓														
	PENTON PLACE	✓														
	RUST SQUARE	✓														
	SALISBURY ESTATE	✓														
	SHARSTED STREET	✓														
	SUTHERLAND SQUARE	✓														
	TARVER ROAD	✓														
	TATUM STREET	✓														
TISDALL PLACE	✓															
TRAFALGAR AVENUE	✓															
TRAFALGAR STREET	✓															
WALWORTH Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 2,579,718	
BERMONDSEY	FORT ROAD	✓														
	LYNTON ROAD	✓														
	MONNOW ROAD	✓														
	WELSFORD STREET	✓														
	BANYARD ROAD	✓														
	DUNTON ROAD	✓														
	ESMERALDA ROAD	✓														
	JANEWAY PLACE	✓														
	KEETONS ESTATE	✓														
	LONGLEY STREET	✓														
	REVERDY ROAD	✓														
	SIMMIS ROAD	✓														
	SOUTHWARK PARK ROAD	✓														
	ST JAMES ROAD	✓														
BERMONDSEY Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 561,920	
BOROUGH & BANKSIDE	BROOK DRIVE	✓														
	GAYWOOD STREET	✓														
	KING JAMES STREET	✓														
	ELLIOTT'S ROW	✓														
	HAYLES STREET	✓														
	PARK STREET ESTATE	✓														
	PILGRIMAGE STREET	✓														
	BOROUGH & BANKSIDE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 409,867
	CAMBERWELL	ADA ROAD	✓													
		BELLENDEN ROAD	✓													
BROMAR ROAD		✓														
BRUNSWICK PARK		✓														
BRUNSWICK VILLAS		✓														
CAMBERWELL GROVE		✓														
COLEMAN ROAD		✓														
DOWLAS STREET		✓														
MALFORT ROAD		✓														
MAUDE ROAD		✓														
MORNA ROAD		✓														
MUSCHAMP ROAD	✓															
WARNER ROAD	✓															

Area	Estate	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/ Insulation	Grand Total
CAMBERWELL	WILSON ROAD	✓			✓			✓				✓			
	AVONDALE RISE	✓	✓		✓										
	BADSWORTH ROAD	✓												✓	
	BENHILL ROAD	✓													
	COPLESTON ROAD	✓				✓								✓	
	DAGMAR ROAD	✓													
	ELMINGTON ROAD	✓													
	GRACES ROAD	✓				✓									
	GROSVENOR PARK	✓													
	GROSVENOR TERRACE	✓				✓									
	GROVE HILL ROAD	✓													
	GROVE LANE	✓													
	GROVE LANE TERRACE	✓													
	GROVE PARK	✓													
	GROVE VALE	✓													
	HAVIL STREET	✓													
	IVANHOE ROAD	✓													
	OGLANDER ROAD	✓													
	ONDINE ROAD	✓					✓								
	SEARS STREET	✓													
SOUTHAMPTON WAY	✓														
URLWIN STREET	✓														
VALMIAR ROAD	✓														
VICARAGE GROVE	✓														
CAMBERWELL Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,767,403
DULWICH	ASHBOURNE GROVE														
	BURBAGE ROAD														
	COLBY ROAD														
	DANECROFT ROAD	✓													
	DARRELL ROAD	✓													
	DESENFANS ROAD	✓													
	DOVERCOURT ROAD	✓													
	DUNSTANS ROAD														
	FRANKFURT ROAD														
	FRIERN ROAD	✓													
	GLENGARRY ROAD	✓													
	GOODRICH ROAD	✓													
	MELBOURNE GROVE	✓													
	MELFORD ROAD	✓													
	WARMINGTON ROAD	✓													
	WHATELEY ROAD	✓													
	BARRY ROAD	✓													
	BEAUVAL ROAD	✓													
	BECKWITH ROAD	✓													
	BELVOIR ROAD	✓													
COURT LANE	✓														
CRAWTHEW GROVE	✓														
GREBOR STREET															
CROXTED ROAD	✓														
CRYSTAL PALACE ROAD	✓														
EAST DULWICH GROVE	✓														

Area	Estate	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/ Insulation	Grand Total
DULWICH	EAST DULWICH ROAD							✓						✓	
	ELMWOOD ROAD					✓		✓							
	FARQUHAR ROAD											✓			
	FELLBRIGG ROAD							✓						✓	
	HALF MOON LANE	✓												✓	
	HEBER ROAD	✓												✓	
	HENSLOWE ROAD	✓												✓	
	HINDMANS ROAD	✓				✓								✓	
	HOLMENE AVENUE	✓				✓								✓	
	JENNINGS ROAD	✓												✓	
	LACON ROAD	✓												✓	
	LANDCROFT ROAD	✓					✓							✓	
	LANDELLS ROAD	✓												✓	
	LORDSHIP LANE	✓												✓	
	NUTFIELD ROAD	✓					✓							✓	
	OXONIAN STREET	✓												✓	
	PELLATT ROAD	✓												✓	
	SILVESTER ROAD	✓												✓	
	STRADELLA ROAD	✓												✓	
	TARBERT ROAD	✓												✓	
TINTAGEL GARDENS	✓												✓		
ULVERSCROFT ROAD	✓												✓		
UNDERHILL ROAD	✓					✓							✓		
UPLAND ROAD	✓												✓		
WINTERBROOK ROAD	✓												✓		
DULWICH Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,349,639
PECKHAM	ASYLUM ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	FRIARY ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	FURLEY ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	GELDART ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	GERVASE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	GLENGALL ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	KINCAID ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	KINGS GROVE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	MARMONT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	MEETING HOUSE LANE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	MONTPELIER ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ELCOT AVENUE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	FENHAM ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	HOLBECK ROW	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	NORTH PECKHAM SITE- PHASE 5B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	NUTCROFT ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	PECKHAM HILL STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	PECKHAM PARK ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	PENNETHORNE ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
STUDHOLME STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
PECKHAM Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 784,677
ROTHERHITHE	GOMM ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ORANGE PLACE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ROTHERHITHE STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	SOUTHWARK PARK ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
ROTHERHITHE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 160,124
Grand Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 10,603,600

Street Properties 2011-15

Inflation Adjusted Area	Estate	Element		Roof Covering	Wall Finish	Chimney	Bathroom	Electrics	Ext. Doors	HHSRS	Grand Total
		Windows									
2012/13											
2013/14											
2014/15											
2015/16											
	NUNHEAD & PECKHAM RYE										
	ADYS ROAD					✓					
	AMOTT ROAD	✓									
	BALCHIER ROAD										
	BELFORT ROAD										
	BELLWOOD ROAD										
	BUCHAN ROAD	✓									
	BURCHELL ROAD										
	CAULFIELD ROAD										
	DENMAN ROAD										
	DEWAR STREET	✓									
	ELLERY STREET	✓									
	FOREST HILL ROAD										
	GAUTREY ROAD										
	GOWLETT ROAD					✓					
	GRUMMANT ROAD										
	HANOVER PARK	✓									
	HICHISSON ROAD										
	HINCKLEY ROAD					✓					
	HOLLY GROVE										
	LIMESFORD ROAD										
	LODER STREET										
	LYNDHURST WAY	✓									
	MONCRIEFF STREET	✓									
	MUNDANIA ROAD	✓									
	NIGEL ROAD	✓									
	NUNHEAD GROVE										
	NUTBROOK STREET										
	PECKHAM ROAD										
	PHILIP WALK										
	REYNOLDS ROAD										
	RYEDALE	✓									
	SOMERTON ROAD										
	ST AIDANS ROAD										
	TRESCO ROAD										
	TYRRELL ROAD										
	YORK GROVE										
	NUNHEAD & PECKHAM RYE Total	✓				✓				✓	£ 681,489
	WALWORTH										
	BRAGANZA STREET	✓									
	BRANDON ESTATE										
	FAUNCE STREET	✓									
	HARMSWORTH STREET	✓									
	HENSHAW STREET										
	HUNTSMAN STREET	✓									
	KITSON ROAD	✓									
	MANOR PLACE	✓									
	PORTLAND STREET	✓									
	WALWORTH Total	✓				✓				✓	£ 224,641

Area	Estate	Windows	Roof Covering	Wall Finish	Chimney	Bathroom	Electrics	Ext. Doors	HHSRS	Grand Total
BERMONDSEY	BALACLAVA ROAD						✓			
	EMBA STREET	✓								
	JANEWAY STREET	✓								
	SETCHELL ROAD				✓					
	WILSON GROVE	✓								
BERMONDSEY Total		✓		✓			✓			£ 143,562
BOROUGH & BANKSIDE	AUSTRAL STREET	✓								
	DAVIDGE STREET	✓								
	ST GEORGES ROAD	✓								
	BOROUGH & BANKSIDE Total		✓				✓			£ 36,584
CAMBERWELL	CHAMPION HILL		✓							
	DENMARK HILL ESTATE									
	JOHN RUSKIN STREET	✓								
	LYNDHURST GROVE	✓								
	MARSDEN ROAD									
	PECKHAM ROAD									
	RAINBOW STREET									
	SOAMES STREET	✓								
	ST FRANCIS ROAD	✓								
	VESTRY ROAD									
	CAMBERWELL Total		✓	✓	✓			✓		
DULWICH	ALLISON GROVE	✓								
	BASSANO STREET	✓								
	BAWDALE ROAD									
	ELSIE ROAD									
	HERNE HILL									
	HOLLINGBOURNE ROAD									
	MOUNT ADON PARK	✓				✓				
	OVERHILL ROAD	✓								
	RODWELL ROAD	✓								
	ROSEWAY									
	RUSKIN WALK	✓								
	TELL GROVE	✓								
	THOMPSON ROAD	✓								
	THORNCOMBE ROAD									
WOODWARDE ROAD										
DULWICH Total		✓			✓		✓			£ 133,370
PECKHAM	BIRD IN BUSH ROAD									
	COMMERCIAL WAY									
	ETHNARD ROAD									
	GLOUCESTER GROVE ESTATE	✓								
	NAYLOR ROAD									
	PECKHAM Total		✓				✓			£ 90,677
ROTHERHITHE	ALBION STREET	✓								

Street Properties 2011-15

Area	Estate	Windows	Roof Covering	Wall Finish	Chimney	Bathroom	Electrics	Ext. Doors	HHSRS	Grand Total
ROTHERHITHE	BRUNEL ESTATE	✓					✓			
ROTHERHITHE		✓			✓		✓			£ 34,772
ROTHERHITHE		✓	✓	✓	✓	✓	✓	✓	✓	£ 1,464,291
Grand Total										

2012/13
2013/14
2014/15
2015/16

Area	Inflation Adjusted	Estate	Element													Grand Total		
			Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows			
BERMONDSEY		DICKENS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		NEW PLACE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		ROUEL ROAD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		ST JAMES ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		AYLWIN ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ARNOLD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ASTLEY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		PETER BUTLER HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		COOPERS ROAD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		COXSON WAY	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CRANBOURNE HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DEVON MANSIONS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		HARTLAND HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		HENDRE HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		NECKINGER ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BEATRICE ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		BURTON HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CHARLES MACKENZIE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CHERRY GARDEN ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CHERRY GARDEN HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CHERRY GARDEN STREET	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CREASY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DUNTON ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ELDRIDGE COURT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		ESMERALDA ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		EVELINE LOWE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		FAIR STREET ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		FENNER CLOSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		FOUNTAIN HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		FRANKLAND CLOSE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		HADDONHALL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		KEETONS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		LEWES HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		LONGFIELD ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		LYNTON ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		MASON HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	MAWBEY ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	MORRIS HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	PURBROOK ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	RENNIE ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	SETCHELL ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	SIMMS ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	SOUTHWARK PARK ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	SOUTHWARK PARK ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ST CRISPINS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ST JAMES ROAD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ST JOHNS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ST OLAVES ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ST SAVIOURS ESTATE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	TANNER HOUSE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	THORBURN SQUARE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	TOWER BRIDGE BUILDINGS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Doors	Ext. Finish	Wall Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total
BERMONDSEY	TOWNSEND HOUSE	✓			✓					✓				✓	
	VAUBAN ESTATE	✓			✓										
	WEST LANE	✓			✓					✓				✓	
BERMONDSEY Total															
BOROUGH & BANKSIDE	GAYWOOD ESTATE	✓			✓					✓				✓	
	LANCASTER ESTATE	✓			✓					✓				✓	
	NELSON SQUARE GARDENS	✓			✓					✓				✓	
	ROCKINGHAM ESTATE	✓			✓					✓			✓		
	SCOVELL ESTATE	✓			✓					✓				✓	
	ALBERT BARNES HOUSE	✓			✓					✓				✓	
	AMIGO HOUSE	✓			✓					✓				✓	
	AYRES STREET	✓			✓					✓				✓	
	BANKSIDE EDGAR DEVELOPMENT	✓			✓					✓				✓	
	BOROUGH ROAD ESTATE	✓			✓					✓				✓	
	BROOK DRIVE	✓			✓					✓				✓	
	COOPER CLOSE	✓			✓					✓				✓	
	DODSON ESTATE	✓			✓					✓				✓	
	HAYLES BUILDINGS	✓			✓					✓				✓	
	KELLOW HOUSE	✓			✓					✓				✓	
	LAKE HOUSE	✓			✓					✓				✓	
	LANT ESTATE	✓			✓					✓				✓	
	LEFROY HOUSE	✓			✓					✓				✓	
	LEY HOUSE	✓			✓					✓				✓	
	MARSHALSEA ESTATE	✓			✓					✓				✓	
	PARK STREET ESTATE	✓			✓					✓				✓	
	QUENTIN HOUSE	✓			✓					✓				✓	
	REDMAN HOUSE	✓			✓					✓				✓	
	ROCHESTER ESTATE	✓			✓					✓				✓	
	RUSHWORTH-BOYFIELD	✓			✓					✓				✓	
	SMEATON COURT	✓			✓					✓				✓	
	TABARD GARDENS ESTATE	✓			✓					✓			✓		
TABARD STREET	✓			✓					✓				✓		
WEBBER ROW ESTATE	✓			✓					✓				✓		
BOROUGH & BANKSIDE Total															
£ 8,958,936															
CAMBERWELL	BRANDON ESTATE	✓			✓					✓				✓	
	DENMARK HILL ESTATE	✓			✓					✓				✓	
	ELMINGTON ESTATE	✓			✓					✓				✓	
	SUNRAY ESTATE	✓			✓					✓				✓	
	CLEVE HALL ESTATE	✓			✓					✓				✓	
	COMBER ESTATE	✓			✓					✓				✓	
	CRAWFORD ESTATE	✓			✓					✓				✓	
	DEYNSFORD ESTATE	✓			✓					✓				✓	
	HAVIL STREET ESTATE	✓			✓					✓				✓	
	LETT SOM ESTATE	✓			✓					✓				✓	
	SOUTHAMPTON WAY ESTATE	✓			✓					✓				✓	
	WYNDHAM ESTATE	✓			✓					✓				✓	
	BEACON HOUSE	✓			✓					✓				✓	
	BONSOR STREET	✓			✓					✓				✓	
	BROMAR ROAD	✓			✓					✓				✓	
CAMBERWELL GROVE	✓			✓					✓				✓		
CAMBERWELL GROVE ESTATE	✓			✓					✓				✓		
CASTLEMEAD	✓			✓					✓				✓		
CHAMPION HILL ESTATE	✓			✓					✓				✓		
CHAMPION PARK ESTATE	✓			✓					✓				✓		

WDS (All Estates By Area)



Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total
CAMBERWELL	CRAWFORD ROAD	✓			✓										
	CROFTON ROAD	✓							✓						
	DOWLAS ESTATE	✓	✓												
	ELMINGTON ESTATE - NEW BUILD														
	ELMINGTON NEW DEVELOPMENT														
	ELMINGTON ROAD														
	GILESMEAD		✓												
	GLEBE ESTATE	✓	✓						✓						✓
	GOSCHEN ESTATE	✓	✓						✓						✓
	GROSVENOR PARK														
	HARFIELD GARDENS	✓							✓						
	HILLCREST	✓													
	ONDINE ROAD														
	RAINBOW STREET														
	SOUTHAMPTON WAY														
	SPRING HILL CLOSE	✓	✓												
	THE BIRCHES														
THE LIMES	✓														
WELLS TOWER MILL SITE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 20,135,583
CAMBERWELL Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 20,135,583
DULWICH															
DULWICH	CROXTED ROAD ESTATE	✓													
	SUNRAY ESTATE	✓													
	COLLEGE ROAD ESTATE	✓													
	COUNTSBURY HOUSE														
	CASSINGHURST														
	CRAWTHEW GROVE	✓													
	CRYSTAL PALACE ROAD														
	EAST DULWICH GROVE														
	ELMWOOD ROAD														
	FRIERN ESTATE														
	GILLIES COURT	✓													
	HALLIWELL COURT														
	HERNE HILL ESTATE	✓													
	HILLSBORO ROAD														
	KINGSWOOD ESTATE														
	LORDSHIP LANE														
	LORDSHIP LANE ESTA	✓													
	LYTCOTT GROVE ESTATE														
	MELFORD COURT	✓													
	ST DAVIDS MANSIONS														
SYDENHAM HILL ESTATE															
WOODLAND ROAD ESTATE	✓														
YORK HOUSE															
DULWICH Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 3,596,383
NUNHEAD & PECKHAM RYE															
NUNHEAD & PECKHAM RYE	ATWELL ESTATE	✓													
	HONITON GARDENS	✓													
	CLIFTON ESTATE	✓													
	PELICAN ESTATE	✓													
	ARNOLD DOBSON HOUSE	✓													
	ATHENLAY ROAD														
	BRAYARDS ESTATE														
	BRAYARDS ROAD	✓													
	BRIMMINGTON ESTATE	✓													
	BARSET ESTATE	✓													
BARTON CLOSE	✓														

WDS (All Estates By Area)



Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total
NUNHEAD & PECKHAM RYE	BUCHAN ROAD	✓			✓							✓			
	CLIFTON CRESCENT	✓			✓										
	CONSORT ROAD	✓			✓										
	COPELSTON ROAD				✓										
	CROFTON ROAD				✓					✓					
	DANIELS ROAD				✓										
	EAST DULWICH ROAD				✓				✓						
	EVELINA ROAD				✓										
	FENWICK ROAD			✓		✓									
	GAUTREY ROAD	✓			✓										
	GOWLETT ROAD				✓										
	HANOVER PARK				✓										
	HAWKSLADE ROAD	✓			✓										
	HEATON HOUSE	✓			✓										
	HOLLYDALE ROAD				✓										
	HONOR OAK RISE				✓										
	JUNIPER HOUSE	✓			✓										
	KIRKWOOD ROAD				✓										
	LIMES WALK				✓										
	LINDEN GROVE			✓		✓									
	LINDEN GROVE DEVELOPMENT				✓										
	LINDEN GROVE ESTAT			✓		✓									
	LUGARD ROAD			✓		✓									
	MAGDALENE CLOSE				✓										
	MAXDEN COURT	✓			✓										
	MONCRIEFF ESTATE				✓										
	MUNDANIA ROAD	✓			✓										
	NEW JAMES STREET ESTATE				✓										
	NEWLANDS ESTATE				✓										
	NEWLANDS ESTATE II				✓										
	NORTH PECKHAM ESTATE			✓		✓									
	NUNHEAD ESTATE			✓		✓									
	OAK HILL COURT				✓										
	OLIVER GOLDSMITH ESTATE	✓			✓										
	PHILIP WALK	✓			✓										
	POMEROY ESTATE			✓		✓									
	POMEROY STREET				✓										
	PRIORY COURT	✓			✓										
	QUEENS ROAD ESTATE	✓			✓										
	RAUL ROAD				✓										
	REEDHAM STREET				✓										
	RUSSELL COURT				✓										
	RYE HILL ESTATE	✓			✓										
	SASSOON HOUSE				✓										
	SOLOMONS PASSAGE	✓			✓										
ST MARYS ROAD				✓											
STANBURY ROAD				✓											
TAPPEFIELD ESTATE	✓			✓											
THERAPIA ROAD	✓			✓											
UNDERHILL ROAD				✓											
WHORLTON ROAD				✓											
NUNHEAD & PECKHAM RYE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 9,393,458
PECKHAM															
	ACORN ESTATE	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	FRIARY ESTATE	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	BELL'S GARDENS ESTATE	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	CAMDEN NORTH SITE	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	CAMDEN SITE	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

WDS (All Estates By Area)



Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total
PECKHAM	CAMDEN SOUTH SITE														
	CARLTON GROVE														
	CAROLINE GARDENS														
	CATOR STREET														
	COLEGROVE/RADNOR ESTATE														
	DAVEY STREET														
	FRIARY ROAD														
	GERVASE STREET														
	GLOUCESTER GROVE ESTATE														
	GLOUCESTER GROVE SITE														
	KAREN COURT														
	KINGS GROVE														
	LEDBURY ESTATE														
	LINDLEY ESTATE														
	MEETING HOUSE LANE														
	MONTPELIER ROAD														
	NAYLOR ROAD														
	NORTH PECKHAM ESTATE														
	NORTH PECKHAM SITE - PHASE 4C														
	NORTH PECKHAM SITE - PHASE 5B														
	NORTH PECKHAM SITE PHASE 6B														
	NORTH PECKHAM SITE PHASE 6E														
	OLIVER GOLDSMITH ESTATE														
	ROSEMARY GDNS SITE														
STUDHOLME STREET															
SUMNER RD SITE															
SUMNER ROAD															
SUMNER ROAD SITE															
UNWIN ESTATE															
WILLOWBROOK ESTATE															
PECKHAM Total															£ 8,351,345
ROTHERHITHE	HARBORD HOUSE														
	SILVERLOCK ESTATE														
	TUSTIN ESTATE														
	ADAMS GARDENS ESTATE														
	AINSTY ESTATE														
	ALBION ESTATE														
	AYLTON ESTATE														
	PEDWORTH ESTATE														
	BALMAN HOUSE														
	BRADLEY HOUSE														
	BRAMCOTE GROVE														
	COURTHOPE HOUSE														
	ABBNEYFIELD ESTATE														
	BONAMY ESTATE														
	BONAMY NEW BUILD														
	BRUNEL ESTATE														
	CANADA ESTATE														
	CATHAY HOUSE														
	DOWNTOWN ESTATE														
	FRANKLAND CLOSE ESTATE														
	GOMMI ROAD														
	HADDONFIELD ESTATE														
	HENLEY CLOSE														
	HILLBECK CLOSE														
HOWLANDS ESTATE															
IRWELL ESTATE															

Area	Estate	Bathroom	Boiler/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total	
ROTHERHITHE	KIRBY ESTATE															
	MILLPOND ESTATE															
	PYNFOLDS ESTATE															
	OSPREY ESTATE															
	PLOUGH ESTATE															
	RENFORTH STREET															
	RISDON HOUSE															
	SILWOOD ESTATE (HAWKSTONE)															
	SLIPPERS PLACE ESTATE															
	ST MARYS ESTATE															
	SWAN ROAD ESTATE															
	TISSINGTON COURT															
	WESTFIELD HOUSE															
	ROTHERHITHE Total															£ 6,424,421
	WALWORTH	BRANDON ESTATE														
		ALBERTA ESTATE														
AYLESBURY ESTATE																
BARLOW ESTATE																
CONGREVE ESTATE																
DRAPER ESTATE																
KINGLAKE ESTATE																
NELSON ESTATE																
PASLEY ESTATE																
PELIER ESTATE																
SALISBURY ESTATE																
ALVEY ESTATE																
DODDINGTON GROVE ESTATE																
MARDYKE ESTATE																
NAYLOR HOUSE																
NEWINGTON ESTATE																
PENROSE HOUSE																
PORTLAND ESTATE																
BRAGANZA STREET																
BROCKLEY HOUSE																
ALBANY ROAD																
BROWNING ESTATE																
COMUS HOUSE																
COOKS ROAD																
DARWIN STREET																
DATE STREET																
EAST STREET																
ELIZABETH ESTATE																
ELSTED STREET																
GATEWAY ESTATE																
HAMPTON HOUSE																
INVILLE ESTATE																
KENNEDY WALK																
KENNINGTON PARK HOUSE																
KENNINGTON PARK ROAD																
KING CHARLES COURT																
KINGSTON ESTATE																
MANCHESTER HOUSE																
MANOR PLACE																
MICHAEL FARADAY HOUSE																
MINNOW STREET ESTATE																
NEW CHURCH ROAD																
NURSERY ROW																

Area	Estate	Bathroom	Boller/ Insulation	Chimney	Electrics	Ext. Doors	Ext. Wall Finish	Heating Carcass	Heating TRV	HHSRS	Lintel	Roof Covering	Roof Structure	Windows	Grand Total
WALWORTH	ORB STREET				✓										
	PULLENS ESTATE				✓					✓					
	RODNEY ESTATE		✓										✓		
	SHARSTED STREET STOPFORD ROAD	✓			✓										
WALWORTH Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 38,967,894
Grand Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 113,888,748

WDS Street Properties (All)



Area	Estate	Inflation Adjusted													Grand Total
		Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS Lintel	Boiler/Insulation		
NUNHEAD & PECKHAM RYE	ALPHA STREET	✓			✓									✓	
	ANSTEY ROAD	✓													
	ASTBURY ROAD	✓			✓										
	ATHENLAY ROAD	✓			✓									✓	
	BEER AND WINE TRADES	✓													
	BELLENDEEN ROAD	✓	✓		✓								✓	✓	
	BORLAND ROAD	✓											✓		
	BRAYARDS ROAD	✓			✓									✓	
	BRABOURN GROVE	✓			✓										
	CHADWICK ROAD	✓			✓								✓		
	CHEL TENHAM ROAD	✓			✓									✓	
	CHOUMERT GROVE	✓			✓								✓	✓	
	CHOUMERT ROAD	✓			✓								✓	✓	
	CLIFTON CRESCENT	✓													
	CONSORT ROAD	✓												✓	
	COSSALL ESTATE	✓			✓										
	COSTA STREET	✓												✓	
	DANBY STREET	✓													
	DAYTON GROVE	✓												✓	
	DUNSTANS ROAD	✓			✓										
	EVELINA ROAD	✓		✓									✓	✓	
	FERRIS ROAD	✓												✓	
	FRIERN ROAD	✓		✓										✓	
	GORDON ROAD	✓			✓									✓	
	GOODRICH ROAD	✓			✓									✓	
	HILLCOURT ROAD	✓												✓	
	HOLLYDALE ROAD	✓			✓									✓	
	IVYDALE ROAD	✓			✓									✓	
	KIMBERLEY AVENUE	✓		✓										✓	
	KIRKWOOD ROAD	✓			✓									✓	
	LUGARD ROAD	✓												✓	
	LYNDHURST SQUARE	✓												✓	
	MAXTED ROAD	✓			✓									✓	
	NEWLANDS ESTATE	✓		✓										✓	
	NEWLANDS ESTATE II	✓			✓									✓	
	NUNHEAD LANE	✓			✓									✓	
	QUEENS ROAD	✓			✓									✓	
	RAUL ROAD	✓			✓									✓	
	RELF ROAD	✓			✓									✓	
	SCYLLA ROAD	✓			✓									✓	
	SURREY ROAD	✓		✓										✓	
	WAGHORN STREET	✓			✓									✓	
	WINGFIELD STREET	✓												✓	
	ANSDELL ROAD	✓			✓									✓	
	AVONDALE RISE	✓			✓									✓	
	BLENHHEIM GROVE	✓			✓									✓	
	COPELAND ROAD	✓			✓									✓	
	COPELSTON ROAD	✓			✓									✓	
	CREWYS ROAD	✓			✓									✓	
	CULMORE ROAD	✓			✓									✓	
	ELM GROVE	✓			✓									✓	
	FENWICK ROAD	✓			✓									✓	

WDS Street Properties (All)

Inflation Adjusted Area	Element	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/Insulation	Grand Total
NUNHEAD & PECKHAM R	ESTATE														
	HARLESCOTT ROAD	✓			✓			✓						✓	
	HIGHSHORE ROAD				✓			✓						✓	
	HINDMANS ROAD	✓			✓			✓						✓	
	HOWBURY ROAD	✓			✓			✓						✓	
	HOWDEN STREET	✓			✓			✓						✓	
	KELMORE GROVE	✓			✓			✓						✓	
	KESTON ROAD	✓			✓			✓						✓	
	LAVANOR ROAD	✓			✓		✓	✓						✓	
	LAUSANNE ROAD	✓			✓			✓						✓	
	NUNHEAD GREEN	✓			✓			✓						✓	
	OAKDALE ROAD	✓			✓			✓						✓	
	OAKHURST GROVE	✓			✓			✓						✓	
	PECKHAM RYE	✓			✓			✓						✓	
	REEDHAM STREET	✓			✓			✓						✓	
	ROCKELLS PLACE	✓			✓			✓						✓	
	ROSENTHORPE ROAD	✓			✓			✓						✓	
	RYE HILL ESTATE	✓			✓			✓						✓	
	SANDISON STREET	✓			✓			✓						✓	
	SCUTARI ROAD	✓			✓			✓						✓	
	SOLWAY ROAD	✓			✓			✓						✓	
	ST MARYS ROAD	✓			✓			✓						✓	
	STANBURY ROAD	✓			✓			✓						✓	
	STURDY ROAD ESTATE	✓			✓			✓						✓	
	TALFOURD ROAD	✓			✓			✓						✓	
	THERAPIA ROAD	✓			✓			✓						✓	
	UNDERHILL ROAD	✓			✓			✓						✓	
	UPLAND ROAD	✓			✓			✓						✓	
	ADYS ROAD	✓			✓			✓						✓	
	AMOTT ROAD	✓			✓			✓						✓	
	BALCHIER ROAD	✓			✓			✓						✓	
	BELFORT ROAD	✓			✓			✓						✓	
	BELLWOOD ROAD	✓			✓			✓						✓	
	BUCHAN ROAD	✓			✓			✓						✓	
	BURCHELL ROAD	✓			✓			✓						✓	
	CAULFIELD ROAD	✓			✓			✓						✓	
	DENMAN ROAD	✓			✓			✓						✓	
	DEWAR STREET	✓			✓			✓						✓	
	ELLERY STREET	✓			✓			✓						✓	
	FOREST HILL ROAD	✓			✓			✓						✓	
	GAUTREY ROAD	✓			✓			✓						✓	
	GOWLETT ROAD	✓			✓			✓						✓	
	GRUMMANT ROAD	✓			✓			✓						✓	
	HANOVER PARK	✓			✓			✓						✓	
	HICHISSON ROAD	✓			✓			✓						✓	
	HINKLEY ROAD	✓			✓			✓						✓	
	HOLLY GROVE	✓			✓			✓						✓	
	LIMESFORD ROAD	✓			✓			✓						✓	
	LODER STREET	✓			✓			✓						✓	
	LYNDHURST WAY	✓			✓			✓						✓	
	MONCRIEFF STREET	✓			✓			✓						✓	
	MUNDAMIA ROAD	✓			✓			✓						✓	
	NIGEL ROAD	✓			✓			✓						✓	
	NUNHEAD GROVE	✓			✓			✓						✓	
	NUTBROOK STREET	✓			✓			✓						✓	
	PHILIP WALK	✓			✓			✓						✓	
	REYNOLDS ROAD	✓			✓			✓						✓	
	RYEDALE	✓			✓			✓						✓	
	SOMERTON ROAD	✓			✓			✓						✓	

WDS Street Properties (All)

Inflation Adjusted Area	Estate	Element														Grand Total		
		Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/Insulation				
NUNHEAD & PECKHAM R	ST AIDANS ROAD																	
	TRESCO ROAD																	
	TYRRELL ROAD																	
	PECKHAM ROAD																	
NUNHEAD & PECKHAM RYE Total		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 3,671,742	
WALWORTH	ADDINGTON SQUARE																	
	ALBERTA ESTATE																	
	ALBERTA STREET																	
	AMBERGATE STREET																	
	BERRYFIELD ROAD																	
	BROWNING STREET																	
	CADIZ STREET ESTAT																	
	COLWORTH GROVE																	
	COTHAM STREET																	
	GLENGALL ROAD																	
	CHAPTER ROAD																	
	CHATHAM STREET																	
	COBOURG ROAD																	
	DARWIN STREET																	
	DATE STREET																	
	DAWES STREET																	
	DE LAUNE STREET																	
	DELVERTON ROAD																	
	EAST STREET																	
	ELIZABETH ESTATE																	
	ELSTED STREET																	
	ETHEL STREET																	
	HALPIN PLACE																	
	INVILLE ESTATE																	
	KENNEDY WALK																	
	LIVERPOOL GROVE																	
	LONGROFT ROAD																	
	LORRIMORE ROAD																	
	LORRIMORE SQUARE																	
	MADRON STREET																	
	MASON STREET																	
	MERROW STREET																	
	NEW CHURCH ROAD																	
	OAKLEY PLACE ESTATE																	
PENROSE STREET																		
PENTON PLACE																		
RUST SQUARE																		
SALISBURY ESTATE																		
SHARSTED STREET																		
SUTHERLAND SQUARE																		
TARVER ROAD																		
TATUM STREET																		
TISDALL PLACE																		
TRAFALGAR AVENUE																		
TRAFALGAR STREET																		
WALCORDE AVENUE																		
WANSEY STREET																		
CARTER STREET																		
BRAGANZA STREET																		
BRANDON ESTATE																		

WDS Street Properties (All)

Inflation Adjusted Area	Estate	Element	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/Insulation	Grand Total	
WALWORTH	FAUNCE STREET		✓						✓								
	HARMSWORTH STREET		✓						✓								
	HENSHAW STREET		✓						✓								
	HUNTSMAN STREET		✓						✓								
	KITSON ROAD		✓						✓								
WALWORTH Total	MANOR PLACE		✓						✓								
	PORTLAND STREET		✓						✓							£ 2,804,359	
BERMONDSEY	BANYARD ROAD								✓								
	DUNTON ROAD								✓								
	ESMERALDA ROAD								✓								
	FORT ROAD								✓								
	JANEWAY PLACE								✓								
	KEETONS ESTATE								✓								
	LONGLEY STREET								✓								
	LYNTON ROAD								✓								
	MONNOW ROAD								✓								
	REVERDY ROAD								✓								
	SIMMS ROAD								✓								
	ST JAMES ROAD								✓								
	SOUTHWARK PARK ROAD								✓								
	WELSFORD STREET								✓								
	BALACLAVA ROAD								✓								
	EMBA STREET								✓								
	JANEWAY STREET								✓								
WILSON GROVE								✓									
SETCHELL ROAD								✓									
BERMONDSEY Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 705,482	
BOROUGH & BANKSIDE	BROOK DRIVE		✓						✓								
	ELLIOTTS ROW		✓						✓								
	GAYWOOD STREET		✓						✓								
	HAYLES STREET		✓						✓								
	KING JAMES STREET		✓						✓								
	PARK STREET ESTATE		✓						✓								
	PILGRIMAGE STREET		✓						✓								
	AUSTRAL STREET		✓						✓								
	DAVIDGE STREET		✓						✓								
	ST GEORGES ROAD		✓						✓								
	BOROUGH & BANKSIDE Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 446,451
CAMBERWELL	ADA ROAD		✓						✓								
	BELLENDEN ROAD		✓						✓								
	AVONDALE RISE		✓						✓								
	COPELSTON ROAD		✓						✓								
	BADSWORTH ROAD		✓						✓								
	BENHILL ROAD		✓						✓								
	BROMAR ROAD		✓						✓								
	BRUNSWICK PARK		✓						✓								
	BRUNSWICK VILLAS		✓						✓								
	CAMBERWELL GROVE		✓						✓								
	COLEMAN ROAD		✓						✓								
DAGMAR ROAD		✓						✓									

WDS Street Properties (All)

Inflation Adjusted Area	Estate	Element	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/Insulation	Grand Total
CAMBERWELL	DOWLAS STREET	✓	✓						✓							
	ELMINGTON ROAD															
	GRACES ROAD	✓	✓			✓							✓			
	GROSVENOR PARK	✓														
	GROSVENOR TERRACE	✓				✓										
	GROVE HILL ROAD	✓														
	GROVE LANE	✓				✓										
	GROVE LANE TERRACE	✓														
	GROVE PARK	✓														
	GROVE VALE	✓														
	HAVIL STREET	✓				✓										
	IVANHOE ROAD	✓														
	MALFORT ROAD	✓														
	MAUDE ROAD	✓														
	MORNA ROAD	✓														
	MUSCHAMP ROAD	✓														
	OGLANDER ROAD	✓														
	ONDINE ROAD	✓														
	SEARS STREET	✓														
	SOUTHAMPTON WAY	✓														
	URLWIN STREET	✓														
	VALMAR ROAD	✓														
	VICARAGE GROVE	✓														
	WARNER ROAD	✓														
	WILSON ROAD	✓														
	CHAMPION HILL	✓														
	DENMARK HILL ESTATE	✓														
	JOHN RUSKIN STREET	✓														
	LYNDHURST GROVE	✓														
	MARSDEN ROAD	✓														
	PECKHAM ROAD	✓														
	RAINBOW STREET	✓														
SOAMES STREET	✓															
ST FRANCIS ROAD	✓															
VESTRY ROAD	✓															
CAMBERWELL Total			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 1,886,598
DULWICH	ASHBOURNE GROVE	✓														
	BARRY ROAD	✓														
	BEAUVALL ROAD	✓														
	BECKWITH ROAD	✓														
	BELVOIR ROAD	✓														
	BURBAGE ROAD	✓														
	COLBY ROAD	✓														
	DUNSTANS ROAD	✓														
	FRIERN ROAD	✓														
	GOODRICH ROAD	✓														
	COURT LANE	✓														
	CRAWTHEW GROVE	✓														
	GREBOR STREET	✓														
	CROXTED ROAD	✓														
	CRYSTAL PALACE ROAD	✓														
	DANECROFT ROAD	✓														
	DARRELL ROAD	✓														
HINDMANS ROAD	✓															
UNDERHILL ROAD	✓															
UPLAND ROAD	✓															

WDS Street Properties (All)

Inflation Adjusted Area	Estate	Element	Windows	Roof Covering	Roof Structure	Chimney	Wall Finish	Bathroom	Electrics	Ext. Doors	Heating Carcass	Heating TRV	HHSRS	Lintel	Boiler/Insulation	Grand Total
PECKHAM	HOLBECK ROW	✓	✓						✓						✓	
	KINCAID ROAD	✓	✓						✓						✓	
	KINGS GROVE	✓	✓			✓			✓						✓	
	MARMONT ROAD	✓	✓			✓			✓						✓	
	MEETING HOUSE LANE	✓	✓					✓	✓						✓	
	MONTPELIER ROAD	✓	✓						✓						✓	
	NORTH PECKHAM SITE- PHASE 5B	✓	✓						✓						✓	
	NUTCROFT ROAD	✓	✓						✓						✓	
	PECKHAM HILL STREET	✓	✓					✓	✓						✓	
	PECKHAM PARK ROAD	✓	✓				✓		✓						✓	
	PENNETHORNE ROAD	✓	✓						✓						✓	
	STUDHOLME STREET	✓	✓						✓						✓	
	BIRD IN BUSH ROAD	✓	✓						✓						✓	
	COMMERCIAL WAY	✓	✓						✓						✓	
	ETHNARD ROAD	✓	✓						✓						✓	
	GLOUCESTER GROVE ESTATE	✓	✓						✓						✓	
NAYLOR ROAD	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	£ 875,354	
PECKHAM Total																
ROTHERHITHE	SOUTHWARK PARK ROAD	✓							✓						✓	
	GOMM ROAD	✓						✓	✓						✓	
	ORANGE PLACE	✓							✓						✓	
	ROTHERHITHE STREET	✓							✓						✓	
	ALBION STREET	✓							✓						✓	
BRUNEL ESTATE	✓							✓						✓		
ROTHERHITHE Total																
Grand Total																
																£ 194,896
																£ 12,067,891

This page is intentionally blank.

CABINET AGENDA DISTRIBUTION LIST**MUNICIPAL YEAR 2010-11**

NOTE: Original held by Constitutional Team; all amendments/queries to
Paula Thornton/Everton Roberts Tel: 020 7525 4395/7221

To	Copies	To	Copies
Cabinet Members	1 each	Officers	
P John / I Wingfield / F Colley / D Dixon-Fyle / B Hargove / R Livingstone / C McDonald / A Mohamed / V Ward		Constitutional Team, Tooley Street	4
		Doreen Forrester-Brown	1
		Jennifer Seeley	1
Other Councillors	1 each	Trade Unions	
N Coyle / T Eckersley / G Edwards / D Hubber / M Glover / T McNally / H Morrissey / P Noblet / E Oyewole / L Rajan / A Simmons / L Robinson		Roy Fielding, GMB	1
		Mick Young, Unite	1
		Chris Cooper, Unison	1
		Tony O'Brien, UCATT	1
		Michael Davern, NUT	1
		James Lewis, NASUWT	1
		Pat Reeves, ATL	1
Group Offices		Sylvia Morriss, NAHT	1
Alex Doel, Cabinet Office	1	Irene Bishop, ASCL	1
Steven Gauge, Opposition Group Office	1		
Press		Others	
Southwark News	1	Shahida Nasim, Audit Commission	1
South London Press	1	Robin Campbell, Press Office	1
		Constitutional Officer	20
Members of Parliament		Total:	73
Harriet Harman, MP	1		
Tessa Jowell, MP	1		
Simon Hughes, MP	1		
Corporate Management Team			
Annie Shepperd	1		
Romi Bowen	1		
Deborah Collins	1		
Gill Davies	1		
Eleanor Kelly	1		
Gerri Scott	1		
Susanna White	1		
Duncan Whitfield	1		
Stephen Platts	1		
		Dated: 15 March 2011	