

2025/26 Council Housing Investment:

Whats happening where you live?

We're investing in your homes to keep them safe, modern, and energy efficient. Here's a breakdown of what work is planned and where.

Vale Estate

- **Kitchens:** 109 new kitchens, including sheltered bungalows and older homes across the estate. (More to come in future phases)
- **Bathrooms:** No separate bathroom programme this year, but some will be replaced if condition requires.
- **Doors & Security:** New entrance doors/screens and entry system upgrades to 5 blocks.
- **Windows:** Replacing old glazing in 109 bungalows.
- **Energy Upgrades:** Installing efficient electric heaters, solar panels, and insulation in selected homes.
- **Re-roofing:** Bronte House, Coleridge House.



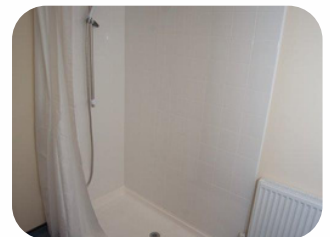
Ryelands Estate

- **Doors:** Final phase of composite door replacements across the estate.
- **Next Up:** Once Ryelands is complete, door replacements move to Westgate Estate.



Kingsway

- **Garden Upgrades:** New fences, gates, and improved footpaths (no driveways/drop kerbs included).



City Centre & Surrounding Areas

- **Fire Safety:** Smoke, heat, and CO alarms installed in 457 homes.
- **Secondary Glazing:** Window upgrades in conservation areas like Cable & Water Street, High & Middle Street, Castle Hill.
- **Major Renovations:** 10 older empty homes will be fully modernised and refurbished.



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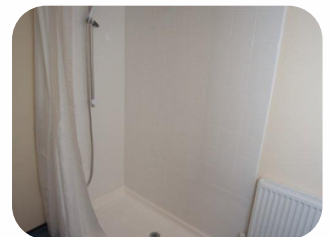
Across the District

- **Energy Efficiency Upgrades:** Targeting 105 homes with insulation, modern heating, solar panels, and more.
- **Heating Upgrades:** New boilers and heating systems where needed.
- **Roofing:** Full roof replacements at:
 - Ruskin House
 - Wordsworth House
 - Coleridge House
 - Bronte House
 - Gaskell House
 - Arcon House
 - Heaton House
 - Tunstall House
- **Environmental Works:** Upgrades to refuse storage areas in flat blocks.
- **Electrical Safety:** Rewiring and inspections in homes needing updates.
- **Emergency Repairs:** We've set aside a budget for unexpected urgent repairs.
- **Property Conversions & Acquisitions:** Buying or converting homes to expand housing availability.



How We Work

- **In-house team (RMS):** Undertakes kitchens, bathrooms, doors, windows, and some energy work.
- **External contractors:** Handles roofing, heating, glazing, and fire safety.
- **We prioritise** value, safety, and long-term benefit—every project is chosen based on data, condition surveys, and tenant feedback.



Total Investment: £6M

- **This includes,** 'Capital improvements' (big upgrades like kitchens, roofs, energy efficiency) and 'Revenue works' (everyday repairs, inspections, maintenance)



Your Voice Matters

We're listening. Your feedback helps us plan better, and your safety and comfort are always our top priority.

