

# 2026/27 Council Housing Investment: What's happening where you live?

We are investing in your homes to keep them safe, modern, and energy efficient. This year we are spending a record amount on our planned works programme, including:

- **87 Roof replacements**
- **150 Heating Upgrades**
- **188 Door Replacements**
- **120 Kitchen Replacements**
- **40 Electrical Safety Upgrades**
- **40 Energy Efficiency Upgrades**
- **50 Disabled adaptations**
- **350 Fire Safety Improvements**

Here's a breakdown of what work is planned and where:

## VALE ESTATE

- **Roof replacements:** Hareruns House and across the estate
- **Kitchen Replacements:** across the estate

## RYELAND'S ESTATE

- **Door Replacements:** Final phase of composite door replacements across the estate

## WESTGATE

- **Door Replacements:** Composite door replacements across the estate.
- **Property Conversion:** Conversion of former Independent Living Officer property to 2no. flats to add to Parkside Court Scheme

## HEYSHAM & KINGSWAY

- **Fencing and gates**

## CITY CENTRE & SURROUNDING AREAS

- **Roof replacements:** Alma House, Leck House, Park Square, Scorton House St Oswald House, York House



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## ACROSS THE DISTRICT

- **Kitchen Replacements:** new kitchens and associated works
- **Energy Efficiency Upgrades:** Targeting 40 homes with insulation, modern heating, solar panels, and more.
- **Heating Upgrades:** New boilers and heating systems where needed
- **Environmental Works:** Upgrades to bin storage areas to communal areas/blocks. Replacement fencing and gates
- **Electrical Safety:** Rewiring and inspections in homes needing updates.
- **Fire Safety Improvements:** hard-wired smoke alarms, and Fire Risk Assessment actions
- **Emergency Component Replacements:** unexpected components beyond repair.
- **Property Conversions & Acquisitions:** Buying or converting homes to expand housing availability.
- **Major House Voids:** Completion of major void/full house refurbishments throughout the district
- **Disabled adaptations:** adaptation works to aid tenants
- **Smoke alarm renewals:** hard-wired smoke/heat alarm



## HOW WE WORK

- **In-house team (RMS):** Undertakes kitchens, doors, windows, and some energy work.
- **External contractors:** 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.
- **Communication:** we will contact you before works commence, during works and at the end for feedback.



## TOTAL INVESTMENT OVER £10 MILLION

- **This includes,** 'Capital improvements' (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.

