

Onchan District Commissioners

Housing Planned Maintenance Programme

Annual Review & Update 2024

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1. Introduction

Major refurbishment and improvements to public sector housing are funded by the Local Authorities Housing Capital Programme; it is generally referred to as the '**Planned Maintenance Programme**'. The capital programme is administered by the Department of infrastructure in partnership with the relevant Housing Authorities. Capital investment is considered necessary to maintain the housing stock to an acceptable standard to meet present day requirements. Typical projects include window replacement, kitchen refurbishments, re-roofing etc. Day to day maintenance and repairs are funded by each Housing Authority and funded from their own maintenance budget.

The purpose of this annual review is to check that the existing capital programme reflects the present condition and needs of the housing stock. Immediate and future work requirements should be adequately identified within the programme. This review will also check that the budgets, priorities and timescales for the proposed works are realistic and appropriate.

Although this review is 'broad brush', it does provide a reasonable assessment as to the overall condition and future capital needs of the housing stock. The approach taken in this review is basically twofold:

- A summary 'pen picture' of the general condition of each estate (or grouping) of houses. This includes basic information about age, construction, dwelling type, and major works history to the dwellings. It also assesses the condition of the dwellings. See Section 5.
- A programme of proposed capital funded improvements within the next 5, 15 and 30 years. This not only identifies works which need to be undertaken in the immediate future (5 years) but also shows what needs to be planned and budgeted for in the medium (15 years) and long term (30 years). See Section 6.

2. Schedule of Housing Estates

The total housing stock for Onchan Commissioners (as at April 2021) is 499 dwellings. These have been grouped as follows within this Annual Review:

Estate	No. of Dwellings	Year Built
• Scheme Pre War	8	1927-1928
• Scheme 1&2 Nursery Avenue	38	1946-1947
• Scheme 3 The Park Bungalows	10	1950
• Scheme 4 The Park Houses	12	1949
• Scheme 5 School Road	30	1951
• Scheme 6 Barrule Drive 25-83 (odd nos)	30	1952
• Scheme 7 Barrule Drive 1-23 (odd nos)	12	1953
• Scheme 8 Ballachrink Drive 25-47 (odd nos)	12	1962
• Scheme 9 Ballachrink Drive 49-75 (odd nos)	14	1964
• Scheme 10 Barrule Drive/Ballachrink Drive	52	1966/1967
• Scheme 11 Meadow Close	20	1972
• Scheme 12 Hackett Close	16	1974
• Scheme 13 Ashley Park	60	1977
• Scheme 14 Ballachrink Drive 40-72 (even nos)	17	1992
• Scheme 15 Heywood Park	43	1993
• Scheme 16 Marion Court	10	1998
• Scheme MR Main Road	1	1898
• Scheme FA First Avenue	6	1937
• 1A Meadow View	1	1973
• Scheme 17 Elm Drive	5	2014
• Scheme 18 Marion Road	8	2017
Sheltered accommodation		
EPC Springfield Court Phase I	30	1980
EPC Springfield Court Phase II	38	1990
EPC Heywood Court	32	2002
TOTAL HOUSING STOCK	**505**	

Approx. 7% of the housing stock is of Pre-War construction, a further 33% was built in the 1940's/50's, 44% is of the 1960's/70's era and the remaining 16% is of more recent 1990's developments.

The sheltered housing is phased over three decades: 30% accounts for 1080 development, a further 38% for 1990's and the most modern development of 2002 equates to 32% of the sheltered stock.

House Type	Number of Units
Bedsits	None
1 Bed Flat 2 Bed Flat 3 Bed Flat 4 Bed Flat	12 15 None None
1 Bed Bungalow 2 Bed Bungalow 3 Bed Bungalow	13 95 1
2 Bed House 3 Bed House 4 Bed House 5 Bed House	139 121 8 1
TOTAL FOR GENERAL HOUSING	**405**
Elderly Persons Complex's	
Springfield Court Phase I	
1 Person Flat	18
2 Person Flat	12
Springfield Court Phase II	
1 Person Flat	18
2 Person Flat	20
TOTAL	68
Heywood Court	
1 Bed Flat	24
2 Bed Flat	8
TOTAL	32
GRAND TOTAL FOR EPH	**100**
TOTAL HOUSING STOCK	**505**

3. Review of Recent & Current Projects

- **Springfield Court Refurbishment** scheduled for a refurbishment due to commence in 2024 to improve access, increase parking, upgrade of heating efficiency and replace the roof covering. This project is currently at stage D1 Approved.

  Board approval to install new UPVC windows to phase 1 from housing maintenance reserves to be completed in 2024.

- **Housing stock** Board approval to install wireless thermostats to improve heating efficiency to be funded from maintenance reserves to be completed in 2024.

- **Schemes 3, 6,7, & 14** replacement UPVC windows and doors completed January 2023.

- **Scheme 10** external refurbishment project currently at I1 stage this is to externally insulate the properties, install new UPVC windows, new garden fences, Installation of solar panels and street scape of the rear parking area.

- **KFA** Approximately 240 kitchens have been replaced upgrading kitchens and electrical wiring completed in 2022.

- **Park Houses (12 dwellings)** external refurbishment completed in 2022 this included reroofing of the property, removal of old render and reinstallation of new, pointing of brickwork, new rain water goods and making good of garden dividing walls.

- **First Avenue (6 dwellings)** external refurbishment completed in 2023 this included reroofing of the property, re render with spar dash, new facia/soffit, new rain water goods, new front garden walls paths, gates and railings.

  New UPVC windows installed in 2023

- **Heywood Park (43 dwellings)** Window replaced with new UPVC type in 2019

- **Marion Road**
  8 two-bedroom apartments were built on Marion Road in 2017.

- **Police station**
  The former district police station was purchased and converted into five units; four one-bed and one two-bed flats in 2014.

- **Schemes Pre-War, 1 & 2 – Nursery Avenue – External refurbishment**
  A major refurbishment program including re-roofing, external render, and enhancement of architectural features to front elevations has been completed in 2014.

  The properties have benefited from the replacement of fencing, gates and bin stores to the rear in 2007/2008.

  Landscaping to the open space and communal area was upgraded in 2007, and rendering of the boundary walls in 2013/4.

- **Scheme 6 & 7 – Barrule Drive - External refurbishment**

These properties have benefited from a major refurbishment program including re-roofing, external render and enhancement of architectural features to front elevations completed in November 2012.

- **Scheme 5 – School Road – External refurbishment**
  These properties have benefited from a major refurbishment program including re-roofing, external render, footpaths, fencing, new water service, car parking facilities and enhancement of architectural features to front elevations completed in November 2011.

- **Scheme M – Main Road – Refurbishment**
  This scheme comprises of 1 No. 5 Bed House and 2 No. Flats. A programme of internal and external refurbishment was completed in January 2010.

- **Scheme 14 – Ballachrink Drive – External Decoration**
  This scheme comprises of 12 No. 2 Bed Houses and 5 No. 2 Bed Bungalows with small gardens to front and rear. Decoration of external textured walls carried out in 2013.

  New UPVC windows installed 2022

- **Scheme 13 – Ashley Park – Electrical upgrades**
  This scheme comprises of a total of 60 properties, a mix of 2 Bed, 3 Bed Houses and Bungalows with small gardens to front and rear. These properties have benefitted from electrical upgrade in 2007.

A program for the replacement of **boilers** throughout the housing stock was completed in September 2013 following the setting up of a framework agreement with a boiler supplier and installer. All properties now have the benefit of a modern fuel efficient condensing boiler. However these boilers will be reaching 10 years old shortly and the procurement process will need to be considered for the replacement of these units in the next 5-8 years.

General

Planned maintenance programmes over the last ten to fifteen years have resulted in approx. 90% of the housing stock to have the benefit of uPVC fascia's, guttering and downspouts. All properties have full gas fired central heating systems and uPVC double glazed windows and doors.

Schemes Pre-war, 1, 2, 5, 6, 7, Barrule Drive, School Road, Nursery Avenue Pre-war Houses, First ave and the park Houses have benefited from a major refurbishment scheme including re-roofing, external render, footpaths, fencing, new water service, car parking facilities and enhancement of architectural features to front elevations. The first phase of 30 dwellings at School Road was completed in 2011 and the final part, Nursery Avenue completed in May 2014. The park houses and first Ave completed in 2023.

Proposed Future Works Required

- Scheme 10 inner ring of Barrule drive mixed houses, bungalows and flats 52 units requires new roofs/render the estate would also benefit from upgrades to parking areas, fences, street scape layout. Improved external areas to flats and new windows and doors. The Project is currently at I1 stage.

- Scheme 13 Heywood Drive/Grove 43 Housing units the majority of the estate are suffering with condensation issues a report completed on behalf of the authority in August 2019 highlights an issue with the existing retro fitted cavity insulation. The recommendations of the report are to externally insulate or remove the cavity insulation.
- Heywood Court EPH complex currently has aluminium windows the complex has problems with various blown units, leaking windows and draughty windows. The existing windows are hard to get parts for and have a low energy rating and would benefit from upgrade in the next five years.
- Schemes 11&12 Meadow and Hackett Close would benefit from the replacement of external render as existing dash render has deteriorated and failing throughout the estates. The UPVC windows are also coming to the end of their life and would benefit from being replaced.

4. Commentary on 30 Year Programme

Section 6 sets out a proposed programme of capital investment for the Commissioners housing stock over the next 30 years.

The programme should not be regarded as a definitive list or precise timetable for all future capital works to the housing stock. It is simply a reasonable forecast as to when the most obvious works may become necessary within the short (5 years), medium (15 years) and long term (30 years). For example, kitchens in typical family housing are unlikely to last more than 30 years. This forecast enables the Commissioners to estimate the future capital investment required to keep the housing stock in a satisfactory condition. The programme and cost estimates should be reviewed and updated annually.

It should also be noted that there is no guarantee that capital funding will be available for all the proposed projects listed on the programme or within the proposed timescale. Each project will need to follow the normal funding approval procedures which apply to all capital projects. Nevertheless, there should be a stronger case if it can be demonstrated that the individual projects have been considered as part of a well-structured long term capital investment plan for the housing stock.

Overall the housing stock is in good condition. All houses are well insulated some with insulation issues), have full central heating with boilers, double glazed windows and are structurally sound and weather tight.

Some of the older housing require kitchen and bathroom refurbishments as well as electrical upgrades.

Within the next 5 years re-rendering to estates such as The Park, Hackett close, Meadow Close and Ashley Park will need to be considered.

Springfield Court Sheltered Housing, built in two phases in 1980 and 1990, provides 68 apartments. Although the physical condition of the building is satisfactory, there are issues with the layout and accessibility for residents with mobility restrictions. A review of the layout has been undertaken to consider future options for this sheltered housing facility.

5. Condition Summary Sheets for Each Estate

Pre-War – Nursery Avenue





Overview:

There are 8 three bed family houses built in 1927/28 with rendered cavity brick walls under a slate roof. They are formed from two four block terraces facing each other on a steep incline near to the centre of the village, close to all amenities and bus routes.

The internal layouts are comfortable and there is a small concrete area to both front and rear. Loft insulation has been upgraded to 300mm. Kitchen and bathroom upgrades have been recently carried out in most units but some bathrooms still require replacement within the next 10 years. Limited on street parking is all that is available, although there is public car parking areas close by.

These properties have benefited from a major refurbishment program including re-roofing, external insulation and render that was completed in August 2013. In addition gas heating boilers were replaced in 2013 making the units very thermally efficient.

ESTATE: Pre-War – Nursery Avenue

General Details	
No. of Dwellings:	8
Date Built:	1927-1928
Construction Type:	Trad. Cavity Wall
Dwelling Types:	8x3bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation/Cavity fill	2008	
UPVC window and doors	2013	
External refurbishment	2013	
Replacement boilers	2012	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				
Parking				X		Narrow street parking – yellow lines
Drainage			X			
Lighting			X			
Gardens			X			Small front and medium rear

Energy Efficiency	1	2	3	4	5	Comments
Insulation	X					Loft upgraded to 300mm in 2008 –external insulation and render 2013
Heating	X					New Gas c/h boiler 2012
Double glazing	X					uPVC D/G units and external doors new 2013

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Trad slate roof
Chimneys	X					Webber system render 2013
Render/cladding	X					Webber system render over external insulation 2013
RW Goods	X					uPVC 2012
Windows & Doors	X					uPVC 2013
Kitchens	X					KFA/VOIDS
Bathrooms			X			
Electrics				X		Periodic inspection due in various units
Heating		X				Gas central heating boilers replaced 2012
Plumbing		X				
Paths, fences & Outhouses		X				Brick boundary wall rendered 2013
Garages						Not applicable

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				External enhancement 2013
Energy Efficiency	X					Insulation upgrade 2013
Physical Condition		X				
Accommodation size & layout			X			

Scheme 1 & 2 – Nursery Avenue



Overview:

There are 38 family dwellings built in 1946-1947. They are all three bedroomed with rendered cavity walls under a tiled roof. They have single brickwork utility outhouse with a flat roof. They are located at the top of a steep incline close to all facilities including schools and bus routes.

These houses have benefited from loft and cavity wall insulation (2008), electrical rewire (2008) as well as new fencing to the rear and dividing boundaries plus new gates and bin stores (2008). The internal layouts are spacious with gas central heating, double glazed windows, IPVC doors and frames and have small gardens front and rear. Heating boilers were replaced in 2013. Kitchens and electrical upgrades were carried out in 2022 and UPVC windows and doors were replaced in 2023

These houses benefited from a major external refurbishment scheme completed in 2014 comprising of replacement roofs, render, and canopies.

ESTATE: Scheme 1 & 2 – Nursery Avenue

General Details	
No. of Dwellings:	38
Date Built:	1946-1949
Construction Type:	Trad. Cavity wall
Dwelling Types:	38x3bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Electric Re-wire	2008	
Loft insulation	2008	
Fencing to rear gardens	2008	
External refurbishment	2013/4	1.3m

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				Refurbishment 2014
Parking				X		Narrow street parking
Drainage			X			
Lighting			X			
Gardens			X			Medium sized front and rear – stepped access to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Cavity fill installed 1990. Loft upgraded to 300mm in 2008
Heating	X					Gas c/h boilers replaced 2013
Double glazing	X					Upvc Windows and doors replaced 2023

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Re-roofed 2014 Sandtoft tiles
Chimneys	X					Webber render system 2014
Render/cladding	X					Webber render system 2014
RW Goods	X					UPVC 2013/4
Windows & Doors	X			X		NEW 2023
Kitchens	X					KFA/VOIDS
Bathrooms				X		
Electrics				X		Periodic inspection due in various units
Heating		X				Gas c/h installed in 1995 – boilers replaced 2013
Plumbing			X			
Paths, fences & Outhouses		X				New fencing installed to boundaries rear and side
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency	X					Insulation upgrade in 2008
Physical Condition		X				
Accommodation size & layout		X				

Scheme 3 – The Park Bungalows



Overview:

An attractive terrace of 10 two bedroomed bungalows built in 1948-1949 of traditional cavity wall construction under a tiled roof (re-roofed 2003). The terrace is on a level site facing The Park and there is adequate on street parking to front and rear. These properties are most suitable for older residents.

There are gardens to front and rear; however the rear garden walls are showing signs of deterioration and refurbishment of the rear garden walls is due within 2 years. The front boundary walls have now been replaced with new dash and copings fitted.

The internal accommodation is compact, but satisfactory. The properties benefit from gas central heating, and the boilers were replaced in 2013. Loft and cavity wall insulation was installed in 2008. Gas combi boilers were replaced in 2013 by Ridgeway Gas Services Ltd.

New UPVC windows and doors were installed in 2022.

ESTATE: Scheme 3 – The Park Bungalows

General Details	
No. of Dwellings:	10
Date Built:	1948-1949
Construction Type:	Trad. Cavity wall
Dwelling Types:	10x2bb

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Re-roofed	2003	
Gas boilers	2013	£13,000
uPVC Fascia and Soffit	1998	£14,500
uPVC Window and Door	2022	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					Very attractive setting
Parking			X			Adequate Street parking front and rear
Drainage			X			
Lighting			X			
Gardens			X			Small front and rear

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm/Cavity Fill
Heating	X					Gas c/h boilers replaced 2013
Double glazing	X		x			Replaced 2022

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Replaced felt batten and roof tiles 2003
Chimneys		X				Rebuilt from ceiling level 1999
Render/cladding			X			Foxdale spar dash
RW Goods		X				uPVC
Windows & Doors	X					uPVC new 2022
Kitchens	X					KFA/VOIDS
Bathrooms			X			Satisfactory
Electrics			X			Periodic inspection due in various units
Heating		X				Gas c/h installed in 1993 boilers replaced 2013
Plumbing			X			
Paths, fences & Outhouses					X	Boundary walls to be completed
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition		X				
Accommodation size & layout		X				

Scheme 4 – The Park Houses



Overview:

There are 12 two bedroomed houses formed in three terraces of four constructed in 1949 in an elegant horseshoe crescent within the Onchan Park Complex. They are of traditional cavity wall construction under a red concrete tile roof with a small garden to front and medium sized to the rear. There is limited on street parking available.

All have gas fired central heating with boilers replaced in 2013. The internal layout is satisfactory, and all Kitchens have benefited from new kitchens fitted in 2022.

These houses benefited from a major external refurbishment scheme completed in 2022 comprising of replacement roofs, new chimneys, external rendering/pointing and painting to the complete external of the property.

While various ad-hoc window units have been replaced these houses would benefit from replacement UPVC windows and doors as the existing ones are showing signs of failure this should be recommended within the next 5 years.

ESTATE: Scheme 4 – The Park Houses

General Details	
No. of Dwellings:	12
Date Built:	1949-1950
Construction Type:	Trad. Cavity wall
Dwelling Types:	8x2bsemi, 4x2bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Boundary walls, fences, gates	2005	
Gas boilers	2013	£16,000
uPVC Fascia and Soffit	1999	£19,600

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					
Parking			X			Adequate street parking
Drainage			X			
Lighting			X			
Gardens			X			Small front and medium rear gardens

Energy Efficiency	1	2	3	4	5	Comments
Insulation			X			Loft upgraded to 300mm/cavity fill 2009
Heating	X					Gas c/h installed in 1993 – boilers replaced 2013
Double glazing					X	uPVC D/G units and external doors

Physical Condition	1	2	3	4	5	Comments
Roofs/fascia's/soffits	X					New 2022
Chimneys	X					New 2022
Render/cladding	X					New 2022
RW Goods	X					UPVC
Windows & Doors					X	UPVC Require replacement
Kitchens	X					KFA/VOIDS
Bathrooms			X			Satisfactory
Electrics		X				Periodic inspection due in various units
Heating		X				c/h installed in 1993, replacement boilers 2013
Plumbing				X		All radiators require upgrading
Paths, fences & Outhouses		X				Renewed fencing and boundary walls (rear)
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition		X				
Accommodation size & layout			X			

Scheme 5 – School Road



Overview:

There are 30 family dwellings constructed in the 1950's consisting of 5 terraces on a relatively flat site comprising of 10 two bed bungalows, 16 three bed houses, and 4 four bed houses. They are in a central location adjacent to the school on a major bus route. Limited on street parking is located on the adjoining streets.

The properties have benefitted from gas central heating (replacement boilers in 2012) and double glazed windows and doors, and cavity and loft insulation (2008). The internal layout is generally spacious with medium sized gardens to front and rear.

A programmed major external refurbishment scheme, consisting of re-roofing, rendering, canopies and new fencing was successfully completed in November 2011. Works also included the formation of new pedestrian access paths to the rear and additional car parking provision for 16 vehicles provided adjacent to the houses.

Gas combi boilers were replaced in 2013 by Ridgeway Gas Services Ltd.

Bathroom refurbishment should be considered within next 5 years.

Within the next 5 years the UPVC windows and doors require replacing.

ESTATE: Scheme 5 – School Road

General Details	
No. of Dwellings:	30
Date Built:	1950-1951
Construction Type:	Trad. Cavity wall
Dwelling Types:	10x2bh,14x3bh,4x4bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
External refurbishment	2011	1.3million
Loft insulation/Cavity fill	2008	
Chimney stack rebuilt	1999	
Gas boilers	2012	
uPVC Fascia and Soffit	1997	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				Poor layout - n rear access
Parking			X			Additional parking provided 2011
Drainage			X			
Lighting		X				
Gardens			X			Large to medium gardens front and rear
Mains Water	X					new supplies installed 2010

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm/cavity fill in 2008
Heating	X					Gas central heating installed in 1997 boilers replaced 2013
Double glazing					X	uPVC D/G units and external doors dated

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Re-roofed 2011
Chimneys	X					Rebuilt from 1st floor level 1999
Render/cladding	X					Webber system render 2011
RW Goods		X				uPVC 1997
Windows & Doors					X	uPVC
Kitchens	X					KFA/VOIDS
Bathrooms				X		
Electrics				X		Periodic inspection due in various units
Heating		X				Gas combi boilers 2012.
Plumbing		X				
Paths, fences & Outhouses	X					
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					Refurbishment completed 2010
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition	X					External refurbishment completed 2010
Accommodation size & layout			X			

Scheme 6 – Barrule Drive



Overview:

There are 30 two bed houses constructed in early 1950's of cavity brickwork under a tiled roof in a continuous swept, stepped terrace. They are in a central location near to Onchan School and on a bus route. The properties have benefitted from cavity and loft insulation (2008), gas central heating and double glazed doors and windows. Chimney stacks were rebuilt in 1999. There are medium sized gardens to front and rear. Private car parking has been provided to the rear of the properties as part of a major refurbishment scheme which also included re-roofing and render the walls with canopies/new porches completed in December 2012 by NK Construction Ltd.

Kitchen replacements and electrical upgrades were carried out in most units in 2021.

Windows and doors were replaced by Courtyard windows in 2023.

Gas combi boilers were replaced in 2013 by Ridgeway Gas Services Ltd.

ESTATE: Scheme 6 – Barrule Drive

General Details	
No. of Dwellings:	30
Date Built:	1951-1952
Construction Type:	Trad. Cavity Walls
Dwelling Types:	30x2bth

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation/Cavity fill	2008	
External refurbishment	2012	1.6m
Gas combi boilers	2013	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking		X				On street and private parking to the rear
Drainage			X			
Lighting			X			
Gardens		X				Medium sized gardens front and rear

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm/Cavity fill in 2008
Heating	X					Gas central heating installed in 1997 boilers replaced 2013
Double glazing	X					Replaced 2023

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Re-roofed with Cambrian tiles 2012
Chimneys	X					Webber render system 2012
Render/cladding	X					Webber render system 2012
RW Goods	X					uPVC
Windows & Doors	X					Replaced 2023
Kitchens	X					KFA/VOIDS
Bathrooms				X		
Electrics				X		Periodic inspections due on various units.
Heating		X				c/h installed in 1997 boiler replaced 2013
Plumbing			X			
Paths, fences & Outhouses	X					
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition	X					External refurbishment completed 2012
Accommodation size & layout			X			

Scheme 7 – Barrule Drive



Overview:

There are 12 three bed family houses built in 1952-1953 of cavity brickwork under a tiled roof. There are single brick utility outhouses with a concrete flat roof to the rear. They are centrally located adjacent to Onchan School. There are medium sized gardens to front and rear, although access to the rear is through the house as the properties back onto the school. There is adequate street parking to the front.

Internally the layout is generally spacious, but bathroom refurbishment should be considered within next 5-10 years. Kitchen refurbishment should be considered within next few years. There is gas central heating (1993) with gas combi boilers replaced in 2013 by Ridgeway Gas Services Ltd.

A programmed major external refurbishment scheme to re-roof and render the walls with canopies/new porches was completed in December 2012 by NK Construction Ltd.

Kitchens were replaced in 2021.

Windows and doors were replaced by Courtyard windows in 2023.

ESTATE: Scheme 7 – Barrule Drive

General Details	
No. of Dwellings:	12
Date Built:	1952-1953
Construction Type:	Trad. Cavity wall
Dwelling Types:	12x3bth

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation/Cavity fill	2008	
External refurbishment	2013	
Gas combi boilers	2012	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			Limited street car parking
Drainage			X			
Lighting		X				
Gardens			X			Medium sized gardens front and rear
						Access to rear gardens from house only

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft insulation upgraded to 300mm in 2008
Heating	X					Gas central heating installed in 1994 boilers replaced 2013
Double glazing	X					Replaced 2023

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Re-roofed 2013
Chimneys	X					Webber render 2013
Render/cladding	X					Webber render 2013
RW Goods	X					UPVC
Windows & Doors	X					UPVC Replaced 2023
Kitchens	X					KFA/VOIDS
Bathrooms				X		
Electrics				X		Periodic inspection due in various units
Heating		X				New c/h installed in 1994 new boilers 2012
Plumbing			X			
Paths, fences & Outhouses		X				
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition	X					External refurbishment scheduled 2010
Accommodation size & layout			X			

Scheme 8 – Ballachrink Drive



Overview:

There are 12 bungalows in three terraces of four joined by short garage blocks. There are 11 two bed and 1 three bed bungalows constructed in 1962-1963. They are on a level site on a bus route, with adequate parking, most suitable for middle to senior age bracket.

There are medium sized gardens to front and rear. The internal layout is generally spacious and can be easily adapted for residents with mobility problems. Kitchen refurbishment was completed in 2022 using the framework agreement. Bathroom refurbishment should be considered within 5 years to the properties not already replaced.

The roofs have been recovered by Kinrade Construction Ltd in 2016, and chimney stacks rendered.

The properties have gas central heating with gas combi boilers replaced in 2013 by Ridgeway Gas Services Ltd.

Within the next 5 years the UPVC windows and doors require replacing.

ESTATE: Scheme 8 – Ballachrink Drive

General Details	
No. of Dwellings:	12
Date Built:	1962-1963
Construction Type:	Trad. Cavity wall
Dwelling Types:	11x2b + 1X3b

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Central heating installed	1993	
uPVC Fascia and Soffit	1998	
uPVC Window and Door	1998	
Reroofing Kinrade Construction Ltd	2016	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				
Parking			X			Adequate Street parking
Drainage			X			
Lighting			X			
Gardens			X			Medium sized gardens front and rear

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm 2008 Cavity fill 1990's
Heating	X					Gas central heating installed in 1993 boilers replaced 2103
Double glazing			x			Existing double glazing dated and failing

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Re roofed 2016
Chimneys	X					Rendered 2016
Render/cladding			X			Pebble dash finish
RW Goods	X					uPVC
Windows & Doors				x		Existing double glazing dated and failing
Kitchens	x					KFA/VOIDS
Bathrooms			X			
Electrics				X		Periodic inspection due in various units
Heating		X				Boilers replaced 2013. Ridgeway Gas Services Ltd.
Plumbing			X			
Paths, fences & Outhouses				X		Rear fencing of garden in need of replacement
Garages						2 blocks of three garages – for general let

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition			X			
Accommodation size & layout		X				

Scheme 9 – Ballachrink Drive



Overview:

There are 14 two bed bungalows in 4 terraces constructed in 1964-1965. They are on a level elevated site, located off School Road on the bus route close to Onchan School. There is adequate on street parking, and are most suitable for middle to senior age bracket.

There are medium sized gardens to front and rear. The internal layout is generally spacious and can be easily adapted for residents with mobility problems. Kitchen refurbishment was completed in 2022 using the framework agreement. Bathroom refurbishment should be considered within 5 years to the properties not already replaced.

The roofs have been recovered by Kinrade Construction Ltd in 2016, and chimney stacks rendered.

The properties have gas central heating with combi boilers replaced in 2013 by Ridgeway Gas Services Ltd.

Within the next 5 years the uPVC windows and doors require replacing

ESTATE: Scheme 9 – Ballachrink Drive

General Details	
No. of Dwellings:	14
Date Built:	1964-1965
Construction Type:	Trad. Cavity walls
Dwelling Types:	14x2bb

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Central heating installed	1993	
uPVC Fascia and Soffit	90's	
uPVC Window and Door	90's	
reroofed	2016	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		x				
Parking			X			Street parking
Drainage			X			
Lighting			X			
Gardens			X			Medium sized gardens front and rear. Rear fences required

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		Condensation issues caused by cavity wall insulation
Heating		x				Gas central heating installed in 1993
Double glazing				X		Existing double glazing dated and failing

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					
Chimneys	X					
Render/cladding				X		Pebble dash finish in need of upgrade/repairs
RW Goods	X					uPVC
Windows & Doors				X		Existing double glazing dated and failing
Kitchens	X					KFA/VOIDS
Bathrooms			X			
Electrics				X		Periodic inspection due in various units
Heating			X			c/h installed in 1993 boilers replaced 2013. Ridgeway Gas Services Ltd.
Plumbing			X			
Paths, fences & Outhouses				X		Rear garden fencing in need of replacement
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X		X		
Energy Efficiency			X			Insulation upgrade to roof/walls would be beneficial
Physical Condition			X			Render
Accommodation size & layout		X				

Scheme 10 – Ballachrink Drive/Barrule Drive



Overview:

This is a mixed scheme of 53 properties constructed in 1966-1967 comprising 9 one bed flats; 10 two bed houses; 8 two bed bungalows; 4 four bed houses; 19 three bed houses; and 3 one bed bungalows. The properties are laid out in a circular pattern with parking to the rear made up of garages and open parking area.

There are medium sized gardens to the front and rear of the properties with the exception of the flats. The rear car parking/garage area is tired looking and a redevelopment of this area should be considered.

Capital project currently at I1 stage to replace roofs, externally insulate, installation of solar panels and install new fences and streetscape to rear parking area.

The internal layout of all properties is satisfactory but the bathrooms are original (unless updated through a void) and refurbishment should be considered within 5-10 years.

The properties have gas central heating with combi boilers replaced in 2012 by Ridgeway Gas Services Ltd.

ESTATE: Scheme 10 – Ballachrink Drive/Barrule Drive

General Details	
No. of Dwellings:	53
Date Built:	1966-1967
Construction Type:	Trad. Cavity walls
Dwelling Types:	9x1bf,8x2bb,19x3bh
	3x1bb,4x4bh,10x2bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation/Cavity fill	2008	
Gas combi boilers	2012	
uPVC Fascia and Soffit	2002	
uPVC Window and Door	90's	
Cavity insulation	90's	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape				X		Potential for improvement to rear parking areas
Parking				X		Street and off road parking
Drainage			X			
Lighting			X			
Gardens			X			Medium sized gardens front and rear

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		Loft upgraded to 300mm/Cavity fill. Condensation issues to walls/roof junction
Heating		X				Gas central heating installed in 1994
Double glazing				X		UPVC windows ready for replacement

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Concrete tiles in poor condition.
Chimneys			X			In use open fires
Render/cladding				X		Dash finish failing in areas
RW Goods			X			UPVC
Windows & Doors				X		UPVC blown units, sashes failing
Kitchens	X					KFA/VOIDS
Bathrooms				X		
Electrics				X		Periodic inspection due
Heating		X				New c/h installed in 1993 boilers replaced 2013
Plumbing			X			
Paths, fences & Outhouses					X	Rear fencing of gardens in need of replacement
Garages			X			Within development but not specific to tenants

Overall Assessment	1	2	3	4	5	Comments
Estate Environment				X		In need of refurbishment
Energy Efficiency			X			Insulation upgrade in 2008. Wall/roof junction requires detail
Physical Condition			X			
Accommodation size & layout			X			

Scheme 11 – Meadow Close



Overview:

There are 20 bungalows in pairs arranged around a cul-de-sac located adjacent to Springfield Court elderly person's complex. There are 6 one bed, and fourteen two bed bungalows. They were constructed in 1972-1973. There is adequate street parking to the front. All properties are open plan to the front and have small gardens to the rear.

The internal layout is compact and bathroom refurbishment should be considered within 5-10 years.

The roofs have been recovered by Kinrade Construction Ltd in 2016, and chimney stacks rendered.

The properties have gas central heating with combi boilers replaced in 2013 by Ridgeway Gas Services Ltd.

Re-rendering should be considered in the next 5 years.

Within the next 5 years the UPVC windows and doors require replacing.

ESTATE: Scheme 11 – Meadow Close

General Details	
No. of Dwellings:	20
Date Built:	1972-1973
Construction Type:	Trad Cavity Walls
Dwelling Types:	14x2bb,6x1bb

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Gas combi boilers	2012	
uPVC Fascia and Soffit	2004	
uPVC Window and Door	90's	
Reroofed	2016	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					
Parking				X		street parking
Drainage			X			
Lighting			X			
Gardens			X			Medium sized gardens front and rear
						Open plan to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm/Cavity fill
Heating	X					Gas central heating installed in 1993
Double glazing				X		

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Concrete tiles original extensive moss
Chimneys	X					Open fires
Render/cladding				X		Pebble dash finish starting to fail
RW Goods	X					uPVC
Windows & Doors				X		uPVC
Kitchens	x					KFA/VOIDS
Bathrooms			X			
Electrics				X		Periodic inspection due
Heating		X				Boiler replaced 2013
Plumbing			X			
Paths, fences & Outhouses			X			
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition			X			
Accommodation size & layout		X				

Scheme 12 – Hackett Close



Overview:

There are 16 bungalows arranged around a cul-de-sac located adjacent to Springfield Court elderly person's complex on a hill. They were constructed 1974-1975 and consist of 4 one bed, and 12 two bed bungalows with open plan lawns to the front and small gardens to the rear.

The internal layout is compact, and kitchen and bathroom refurbishment should be considered within 5-10 years.

The roofs have been recovered by Kinrade Construction Ltd in 2016, and chimney stacks rendered.

Re-rendering should be considered in the next 5 years.
Within the next 5 years the UPVC windows and doors require replacing

The properties have gas central heating with combi boilers replaced in 2013 by Ridgeway Gas Services Ltd.

ESTATE: Scheme 12 – Hackett Close

General Details	
No. of Dwellings:	16
Date Built:	1974-1975
Construction Type:	Trad. Cavity Walls
Dwelling Types:	12x2bb,4x1bb

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Central heating installed	1993	
uPVC Fascia and Soffit	2004	
uPVC Window and Door	90's	
Cavity insulation	90's	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				
Parking			X			adequate Street parking
Drainage			X			
Lighting			X			
Gardens			X			Medium sized gardens front and rear
						Open plan to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm/Cavity fill
Heating		X				Gas central heating installed in 1993
Double glazing				X		

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Concrete tiles original extensive moss problem
Chimneys	X					Open fires
Render/cladding				X		Pebble dash finish showing signs of failing
RW Goods	X					UPVC
Windows & Doors				X		UPVC Require replacement
Kitchens	x					KFA/VOIDS
Bathrooms			X			
Electrics				X		Periodic inspection due
Heating		X				Boilers replaced 2013
Plumbing			X			
Paths, fences & Outhouses			X			
Garages	X					2 blocks of garages refurbished 2011

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				Insulation upgraded in 2008
Physical Condition			X			
Accommodation size & layout		X				



Scheme 13 – Ashley Park

Overview:

There are 60 properties consisting of 20 three bed houses, 30 two bed houses, and 10 two bed bungalows. They were constructed in 1977-1978 on a sloping site running into two cul-de-sacs. Some garaging has been provided in courtyards within the development however there are parking issues caused by limited on street parking in the narrow roads. The properties have small gardens to front and rear.

The houses are generally good condition and are typical of the period, but re-rendering should be considered within the next 5 years. Double glazed porches were added in the 1990's.

Kitchen refurbishment should be considered within the next 5 years.

The properties have gas central heating with combi boilers replaced in 2012 by Ridgeway Gas Services Ltd.

This estate is due to be revised as part of either a major refurbishment scheme or full redevelopment.

Within the next 5 years the UPVC windows and doors require replacing

ESTATE: Scheme 13 – Ashley Park

General Details	
No. of Dwellings:	60
Date Built:	1977-1978
Construction Type:	Trad. Cavity Walls
Dwelling Types:	20x3bh
	30x2bh
	10x2bb

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation/Cavity fill	2008	
Gas combi boilers	2012	
uPVC Fascia and Soffit	2004	
uPVC Window and Door	90's	
Electrical Re-wire	2005	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape				X		Narrow roads compact layout
Parking				X		Inadequate street parking traffic congestion problems
Drainage			X			
Lighting			X			
Gardens			X			Medium sized front and rear gardens
						Generally open plan to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm/Cavity fill
Heating	X					Gas central heating installed in 1994
Double glazing				X		UPVC Requires replacement

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Concrete tiles moss on ten bungalows
Chimneys				X		Open fires
Render/cladding				X		Dash finish
RW Goods			X			UPVC
Windows & Doors				X		UPVC windows require replacement
Kitchens	X					KFA/VOIDS
Bathrooms			X			
Electrics			X			Periodic test due in some properties
Heating		X				Gas central heating installed in 1994 boilers replaced 2013
Plumbing			X			
Paths, fences & Outhouses			X			
Garages				X		Several blocks within the estate totalling 31 units

Overall Assessment	1	2	3	4	5	Comments
Estate Environment				X		Cluttered parking issues
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition				X		Major improvement required
Accommodation size & layout			X			

Scheme 14 – Ballachrink Drive



Overview:

There are 17 dwellings built in 1992 consisting of 5 two bed bungalows and 12 two bed houses, arranged in three terraces with parking bays provided between the terraces. They are located on a level site near to the school and back onto Molly Quirks Glen. They have small gardens to front and rear and adequate street and off road parking provided.

They are of traditional cavity wall construction with Tyrolean painted wall finish, concrete tiles roof covering UPVC windows, and stained timber fascia and soffits. The houses have redundant gas flues as a result of issues with downdrafts; electric fires were installed in lieu of the gas fires that were removed. The properties have gas central heating with new boilers fitted in 2012.

These properties are in very good condition built to high specification. Kitchen replacement should be considered within the next 5 – 10 years.

Windows and doors replaced to UPVC 2021.

Soffit and facia require urgent replacement in the next 2 years.

ESTATE: Scheme 14 – Ballachrink Drive

General Details	
No. of Dwellings:	17
Date Built:	1992
Construction Type:	Trad. Cavity Walls
Dwelling Types:	5x2bb
	12x2bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation/Cavity fill	2008	
(Regular) External Decoration	2009	
External decoration	2013	12k
Gas combi boilers	2012	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				
Parking		X				Off road parking provided
Drainage			X			
Lighting			X			
Gardens		X				Small gardens front and rear
						Open plan to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation	X					Loft upgraded to 300mm/Cavity fill
Heating	X					Boilers replaced 2013
Double glazing	X					UPVC new 2021

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Concrete tiles fascia & soffits require replacement
Chimneys						None
Render/cladding		X				Tyrolean painted decorative finish
RW Goods		X				UPVC black
Windows & Doors	X					UPVC new 2021
Kitchens	X					KFA/VOIDS
Bathrooms			X			
Electrics				X		Periodic inspection due
Heating		X				Gas balanced flue combi boilers in kitchen
Plumbing			X			
Paths, fences & Outhouses		X				Replaced fencing to rear 2013
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				Insulation upgrade in 2008
Physical Condition			X			
Accommodation size & layout		X				

Scheme 15 – Heywood Park



Overview:

There are 43 Dwellings built in 1993 consisting of 1 one bed bungalow, 36 two bed houses, and 6 three bed houses. They are located on a sloping site adjacent to the TT course below Signpost Corner and adjacent to the new school. There are medium sized gardens to front and rear, and adequate off road parking.

They are of traditional cavity wall construction with rendered wall finish; concrete tiles roof covering and hardwood double glazed windows. The estate is very attractively laid out.

Loft and cavity wall insulation was installed in 2008 and external redecoration in 2016.

The properties have gas central heating with combi boilers replaced in 2012 by Ridgeway Gas Services Ltd.

Replacement of front doors completed 2014 by Courtyard Glazing Ltd.

Windows were replaced 2018/19 by Courtyard Glazing Ltd

These properties are experiencing internal condensation and cracking issues to the external rendering/blockwork. A structural report was carried out in August 2019 highlighting issues with the cavity insulation. A scheme is being prepared for 2023/24.

ESTATE: Scheme 15 – Heywood Park

General Details	
No. of Dwellings:	43
Date Built:	1993
Construction Type:	Trad. Cavity Walls
Dwelling Types:	7x3bh
	1x2bb
	35x2bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation/Cavity fill	2008	
(Regular) External Decoration	2009	
Gas combi boilers	2012	
Front doors replaced	2014	32K

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					Common green areas to the rear of properties
Parking	X					Off road parking provided
Drainage		X				
Lighting		X				
Gardens		X				Medium sized gardens front and rear

Energy Efficiency	1	2	3	4	5	Comments
Insulation				x		Cavity wall insulation causing condensation
Heating		x				Gas combi boilers
Double glazing	x					Upvc 2018/2019

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Tile sw painted
Chimneys		X				Open fires to lounge
Render/cladding					X	Moisture issues to some
RW Goods		X				Black Upvc
Windows & Doors	X					UPVC new 2019
Kitchens	x					KFA/VOIDS
Bathrooms			X			
Electrics				X		Periodic inspection due
Heating		X				Gas combi and open fire boilers replaced 2013
Plumbing			X			
Paths, fences & Outhouses			X			Fencing scheme required
Garages						None all dwellings have driveways for 2 vehicles

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency				x		Wall insulation causing condensation issues
Physical Condition			x			External appearance effected because of above issue
Accommodation size & layout		X				

Scheme 16 – Marion Court



Overview:

There are 10 Dwellings built in 1998 in lower Onchan on a level site near Onchan Park. They consist of 4 two bed houses and 6 two bed flats in two blocks built around a courtyard providing parking. These properties are in very good condition built to high specification. They are of a traditional cavity wall construction with painted render finish, concrete tile roof covering and uPVC windows fascias and soffits. Each dwelling has full central heating served by gas combination boilers replaced in 2013 by Ridgeway Gas Services Ltd.

Two of the ground floor flats (1 &10) were adapted in 2005 for wheelchair users. Loft insulation was upgraded to 300mm in 2008.

ESTATE: Scheme 16 – Marion Court

General Details	
No. of Dwellings:	10
Date Built:	1998
Construction Type:	Trad. Cavity Walls
Dwelling Types:	6x2bf
	4x2bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Gas combi boilers	2013	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					
Parking	X					Off road parking within courtyard
Drainage		X				
Lighting		X				
Gardens		X				Flower beds communal houses have small rear patio yards

Energy Efficiency	1	2	3	4	5	Comments
Insulation	X					Loft upgraded to 300mm in 2008
Heating	X					Gas combi boilers no open fireplaces
Double glazing			X			

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Concrete tiles upvc fascias/soffits
Chimneys						None
Render/cladding		X				Dash finish
RW Goods		X				Black uPVC
Windows & Doors			X			uPVC installed by proglass
Kitchens	x					KFA/VOIDS
Bathrooms			X			
Electrics	X					Electrics tested
Heating		X				Gas combi boiler in kitchen 2013.
Plumbing		X				
Paths, fences & Outhouses		X				
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency	X					Insulation upgrade in 2008
Physical Condition	X					
Accommodation size & layout	X					

Scheme MR – Main Road



Overview:

There is 1 dwelling in the form of a town house. This is a five bed house. The property was built in 1898 and is an end of a terrace on the Main Road in the centre of the village opposite the Post Office. The upper floor flat is accessed only from the car park at the rear.

These properties are solid stone walls with slated roof covering. Full refurbishment of the properties was completed in 2010 and comprised of roof works, external masonry repairs to eliminate water ingress, and internal linings to enhance thermal efficiency.

Kitchen and bathroom require urgent upgrade.

The two flats (end of terrace) were sold in 2019 (23 & 23A).

ESTATE: Scheme MR – Main Road

General Details	
No. of Dwellings:	1
Date Built:	1898
Construction Type:	Stone
Dwelling Types:	1x5bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
General refurbishment to eliminate	2009	90,000
water ingress and prevent damp		
Removal of chimney stack		

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			On main road
Parking	X					Off road parking – Manx Arms Car Park
Drainage			X			
Lighting			X			
Gardens			X			Hard landscape to front and rear of units

Energy Efficiency	1	2	3	4	5	Comments
Insulation			X			Ceiling insulated in 2009
Heating	X					Gas central heating installed circa 95
Double glazing			X			uPVC

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Concrete tiles upvc
Chimneys						Stacks removed 2009
Render/cladding		X				Decorated rendering repairs 2009
RW Goods		X				uPVC
Windows & Doors				X		Require replacement within 5 years
Kitchens					X	
Bathrooms					X	
Electrics			X			Periodic inspection due
Heating		X				Gas combi boilers replaced 2013
Plumbing			X			
Paths, fences & Outhouses			X			Stone boundary walls
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency		X				
Physical Condition		X				
Accommodation size & layout			X			

Scheme FA – First Avenue



Overview:

This scheme has 6 two bed houses in a terrace of seven. The other dwelling (number 4) is privately owned. The terrace was built in 1937 and overlooks the recreation fields of the Youth Centre, and adjacent to the School. There is a large parking area to the front. The internal layout is comfortable, with small gardens to front and rear.

They of traditional cavity wall construction with dashed render wall finish, slate roof covering and UPVC windows, fascia and soffits. The houses have full gas central heating with gas combi boilers replaced in 2013 by Ridgeway Gas Services Ltd

This scheme has benefited from an external refurbishment this included reroofing of the property, new UPVC windows and doors, re rendering and spar dash, new front garden walls, paths and gates.

Number 1 purchased 2015.

ESTATE: Scheme FA – First Avenue

General Details	
No. of Dwellings:	6
Date Built:	1937
Construction Type:	Trad. Cavity Wall
Dwelling Types:	6x2bh

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Fascia, Soffit uPVC		
Loft insulation cavity	2008	
uPVC Windows and Doors	90's	
Gas combi boilers	2013	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					Looks over playing fields
Parking	X					Public parking area to front
Drainage		X				
Lighting			X			
Gardens			X			Small front and medium rear gardens

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Loft upgraded to 300mm and cavity 20082008
Heating		X				Gas central heating installed 1994
Double glazing	X					uPVC D/G units and external doors

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits					X	Traditional slate roof upvc fac &s
Chimneys					X	Open fire
Render/cladding					X	Porous/cracking repair within 5 yrs
RW Goods			X			Black uPVC
Windows & Doors	X					UPVC new 2023
Kitchens				X		
Bathrooms				X		
Electrics				X		Periodic survey due
Heating		X				Gas combi boilers in kitchens replaced 2013
Plumbing			X			
Paths, fences & Outhouses		X				
Garages						None

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				Insulation upgraded in 2008
Physical Condition	X					
Accommodation size & layout			X			

Scheme 1A Meadow View



The Meadow View complex was constructed in the 1970's by the Department of Social Services as an elderly person's complex consisting of 8 bungalows with a three bedroomed house with a garage for a warden. The house was transferred to Onchan Commissioners in 2003 following the termination of a resident warden, and became part of our general housing stock.

It is located across the road from Springfield Court elderly person's complex on a level site overlooking a grassed area.

It is of traditional cavity wall construction with pebble dashed finish under a concrete tile roof. It benefits from having double glazed uPVC windows and doors and full oil central heating. The fascia, soffit and rainwater goods are in need of replacement.

Internally the layout is spacious and comfortable and the kitchen and bathroom have been upgraded by the tenant.

ESTATE: 1A Meadow View

General Details	
No. of Dwellings:	1
Date Built:	1974
Construction Type:	Trad. Cavity Wall
Dwelling Types:	1x3bd house

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
uPVC Windows and Doors	1990	
Central heating	2003	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				A part of Meadow View complex
Parking		X				Adjoining garage
Drainage		X				
Lighting		X				
Gardens		X				Small rear garden communal grassed area to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Cavity and loft insulation upgraded 2013
Heating		X				oil central heating installed 2003
Double glazing		X				uPVC D/G units and external doors

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Concrete tiles. Painted s/w fascias. A/C soffit.
Chimneys			X			Log burner
Render/cladding			X			Pebble dashed
RW Goods			X			uPVC
Windows & Doors			X			uPVC
Kitchens	x					KFA
Bathrooms			X			Tenants
Electrics			X			Periodic survey due
Heating		X				Oil
Plumbing			X			
Paths, fences & Outhouses			X			Brick outhouse new fence
Garages			X			Adjoining house

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				
Physical Condition			X			
Accommodation size & layout		X				

Scheme 17 Elm Drive



A converted police station located in the centre of the village close to all amenities developed by NK Construction in 2014. The complex comprises of five units; four one bed flats and one two-bed duplex. Private parking for four vehicles is provided with adequate parking elsewhere.

ESTATE: 1-3 Elm Drive

General Details	
No. of Dwellings:	5
Date Built:/converted	2014
Construction Type:	Trad. Cavity Wall
Dwelling Types:	4x1b,1x2b flats

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking		X				Private parking area to rear
Drainage		X				
Lighting		X				
Gardens		X				Small communal garden area to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				
Heating		X				Individual gas combi boilers
Double glazing		X				uPVC D/G units and external doors

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Slate roof
Chimneys			X			Disused
Render/cladding			X			Pebble dashed
RW Goods		X				uPVC
Windows & Doors			X			uPVC
Kitchens	X					Compact
Bathrooms	X					
Electrics	X					
Heating	X					Gas combi boilers
Plumbing	X					
Paths, fences & Outhouses			X			
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				
Physical Condition	X					
Accommodation size & layout		X				

Scheme 18 Marion Road



The former Fine Furnishing industrial unit and showroom site was purchased and demolished to provide space for the new complex/estate. The 8 two bed apartments were built in 2017 by Tooms Bros Ltd under a design and build contract.

There are 8 Dwellings consisting of 4 two bed ground floor wet-room adapted flats, and 4 two bed first floor flats. These are separated in two blocks built around a courtyard providing parking. These properties are in very good condition built to a high specification. They are of a traditional cavity wall construction with pre-coloured render finish, concrete tile roof covering and uPVC windows fascias and soffits. Each dwelling has full central heating served by gas combination boilers. Ground floor apartments have wet rooms and first floor bathrooms. A communal TV system serves all dwellings.

ESTATE: Marion Road

General Details	
No. of Dwellings:	8
Date Built:/converted	2017
Construction Type:	Trad. Cavity Wall
Dwelling Types:	8x2b flats

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	x					
Parking	x					Private communal parking front and rear
Drainage	x					
Lighting	x					
Gardens	x					Small communal garden area to front

Energy Efficiency	1	2	3	4	5	Comments
Insulation	X					
Heating	X					Individual gas combi boilers
Double glazing	X					uPVC D/G units and external doors

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits	X					Concrete tiles
Chimneys						None
Render/cladding	X					Weber smooth render and facebrick
RW Goods	X					uPVC
Windows & Doors	X					uPVC
Kitchens	X					Magnet range.
Bathrooms	X					G/f wetrooms.
Electrics	X					
Heating	X					Gas combi Potterton boilers
Plumbing	X					
Paths, fences & Outhouses	X					
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency	X					
Physical Condition	X					
Accommodation size & layout	X					

Scheme EPC – Springfield Court



Overview:

This Elderly Persons Complex was built in two phases. Phase I was built in 1980 and has 18 one person apartments and 12 two person apartments spread over 2 floors with upper having a balcony access. Phase II was built in 1990 in similar layout to Phase I and has 18 one person apartments and 20 two person apartments. The phases were built as adjacent but separate buildings. The entire complex is supported by a full time warden.

There is a communal lounge and laundry facilities serving the whole complex as does the fire alarm and residents call system. However each phase has its own communal heating from gas boilers installed in 2012. The hot water supply system is currently being reviewed.

An upgrade/replacement of fire alarm system was completed in 2011. Communal satellite system was installed August 2010. A programme is underway to replace baths with low level access shower facilities where needed. Kitchen refurbishment will be required within 5-10 years.

Phase 2 windows were replaced with uPVC double glazed units in 2015.
In 2017, the care call system was replaced with Tynetech system.
External decoration commenced 2017 and scheduled for completion 2018.

Although the building is in reasonable physical condition the accommodation layout is unsatisfactory and access for residents with mobility restrictions is difficult. There is a lift in each phase but access to some apartments still requires us of stairs

Capital project is currently at D2 stage to reroof the property, install new lift access. Improve heating efficiency.

ESTATE: Scheme EPC – Springfield Court Ph.1

General Details	
No. of Dwellings:	30
Date Built:	1980
Construction Type:	Trad.Cavity Wall
Dwelling Types:	18 1 Person
	12 2 Person

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft Insulation	2008	
Cavity Wall Insulation	2008	
Ex Doors and Windows uPVC	2009	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					Within own landscaped grounds
Parking				X		Poor parking facilities only 16 spaces
Drainage		X				
Lighting				X		
Gardens		X				Communal

Energy Efficiency	1	2	3	4	5	Comments
Insulation			X			Loft upgraded to 300mm/Cavity Wall Insulation
Heating					X	
Double glazing		X				UPVC Requires replacement

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits					X	Concrete tiles painted asbestos soffits need upgrading
Chimneys						None
Render/cladding			X			Dash render
RW Goods					X	Black upvc
Windows & Doors		X				Upvc Requires replacement
Kitchens			X			KFA 2019
Bathrooms			X			70% of units have low level showers.
Electrics					X	Periodic survey due meter upgrade required
Heating			X			2 gas boiler in own boiler house replaced 2012
Plumbing				X		Review required to hot water supply
Paths, fences & Outhouses						
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency				X		
Physical Condition					x	
Accommodation size & layout					X	Layout and accessibility issues.

ESTATE: Scheme - EPC Springfield Court Ph.2

General Details	
No. of Dwellings:	38
Date Built:	1990
Construction Type:	Trad. Cavity Wall
Dwelling Types:	18 1 Person
	20 2 Person

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft insulation	2008	
Cavity Wall Insulation	2008	
Gas boilers	2012	0
Windows	2015	69K

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					
Parking				X		Poor parking facilities
Drainage		X				
Lighting				X		
Gardens		X				Communal

Energy Efficiency	1	2	3	4	5	Comments
Insulation	X		X			Loft upgraded to 300mm/Cavity wall insulation 2008
Heating					X	Communal gas heating and hot water
Double glazing	X					New uPVC windows 2015

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits					X	Concrete tiles sw painted fascias
Chimneys						None
Render/Cladding			X			Dash rendered
RW Goods					X	Black UPVC
Windows & Doors	X					UPVC windows and doors 2015
Kitchens			X			KFA 2019
Bathrooms			X			70% of units have low level access showers
Electrics			X			
Heating			X			3 gas communal heating and hot water replaced 2012
Plumbing				X		
Paths, Fences & Outhouses						
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X		X			
Energy Efficiency				X		
Physical Condition				X		
Accommodation size & layout					X	Layout and accessibility issues

Scheme EPC – Heywood Court



Overview:

This Elderly Persons Complex was built in 2002/2003 by Parkinson's and comprises 8 two bedroom apartments and 24 one bedroom apartments. It is a modern, attractive complex situated in its own landscaped grounds, located adjacent to the TT course at Signpost Corner. Parking facilities are very good. The complex is supported by a full time warden.

The complex has communal oil heating and hot water system, fire alarm and care call (Tynetec) system, satellite TV system and is serviced with a lift.

Loft insulation was upgraded to 300m in 2008. Low level baths are replaced with level access shower facilities as required – presently less than 80% converted.

Individual room thermostats have been installed to give the tenant better control over the heating to improve efficiency.

There has been an inherent defect in the windows to this building and all require refurbishment.

Ground floor patio doors to 17 apartments were replaced in 2017.

Care call system replaced in 2017.

Within the next 5 years the aluminium windows and require replacing.

ESTATE: Scheme EPC – Heywood Court

General Details	
No. of Dwellings:	32
Date Built:	2003
Construction Type:	Trad. Cavity Walls
Dwelling Types:	24x1bf
	8x2bf

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Loft Insulation	2008	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					
Parking	X					
Drainage	X					
Lighting	X					
Gardens	X					

Energy Efficiency	1	2	3	4	5	Comments
Insulation	X					Loft upgraded to 300mm
Heating		X				Communal Oil fired heating and hot water
Double glazing				X		Aluminium frames

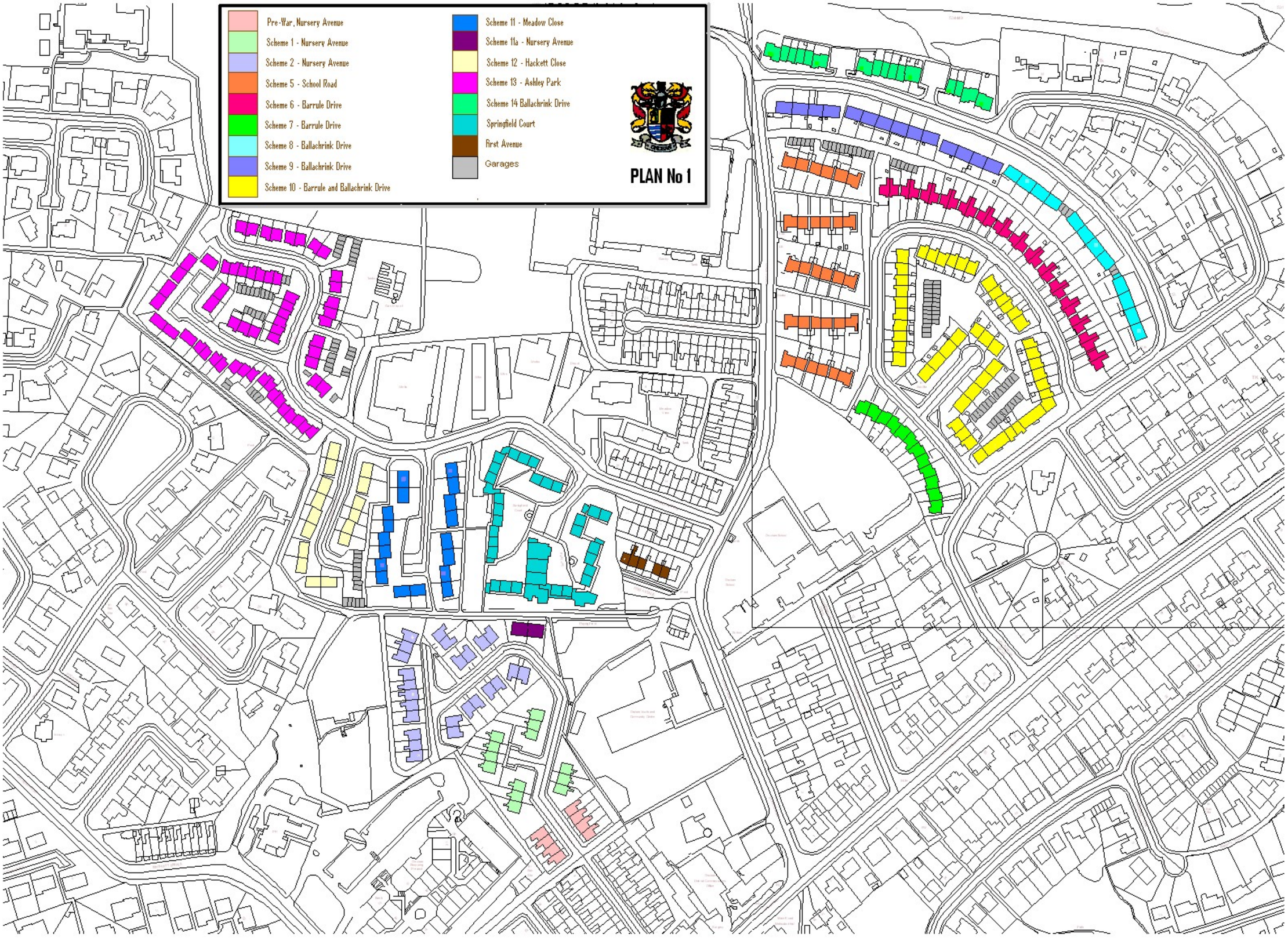
Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Rosemary tiles powder coated aluminium fascia's over soft wood timber
Chimneys						
Render/cladding		X				Painted rough cast and face brick
RW Goods		X				Black aluminium
Windows & Doors				X		Aluminium frames showing signs of deterioration.
Kitchens	X					
Bathrooms			X			80% low level showers installed.
Electrics	X					
Heating		X				2 oil fired communal
Plumbing		X				New individual thermostats installed 2023
Paths, fences & Outhouses	X					
Garages						

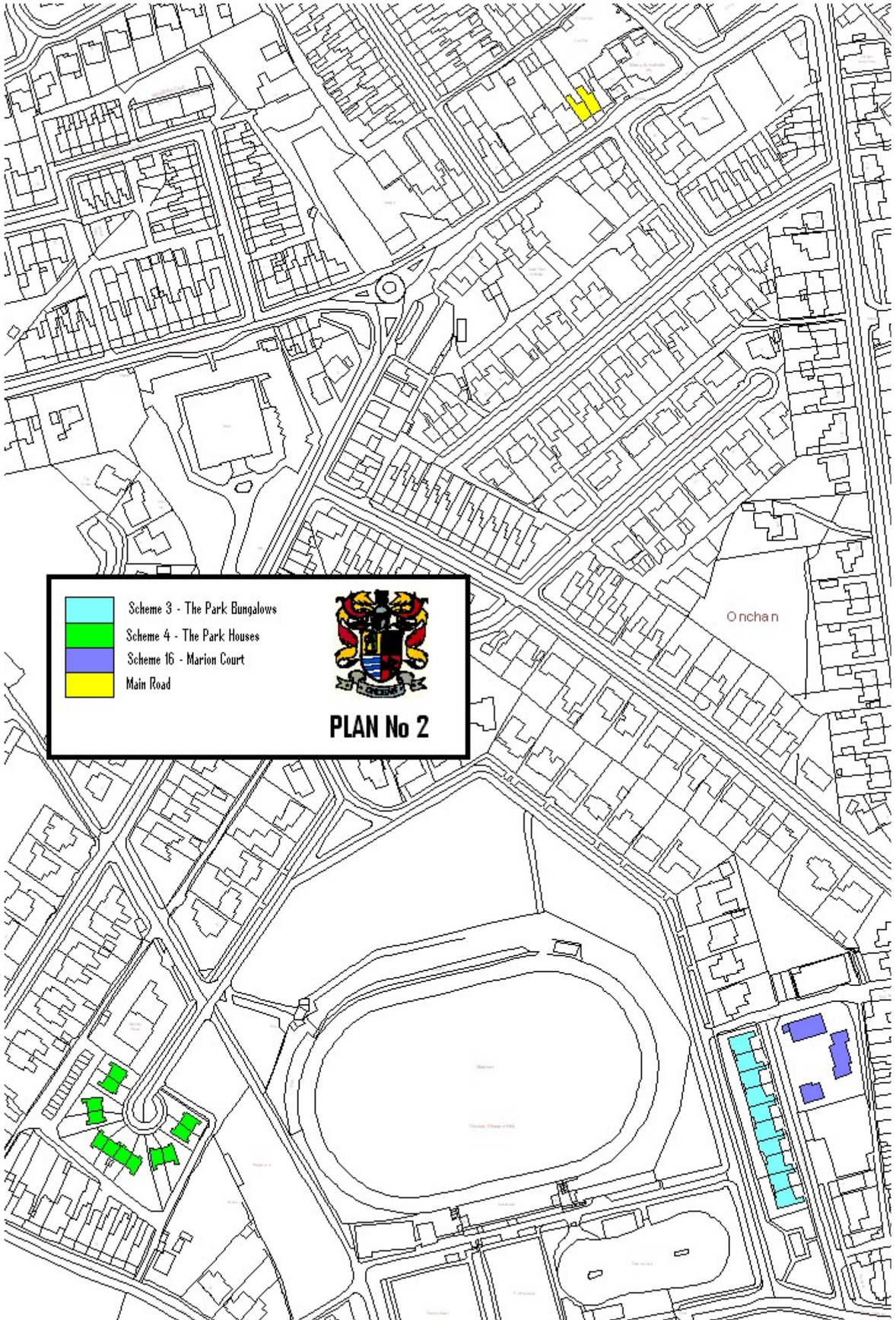
Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency			X			
Physical Condition		X				
Accommodation size & layout	X					

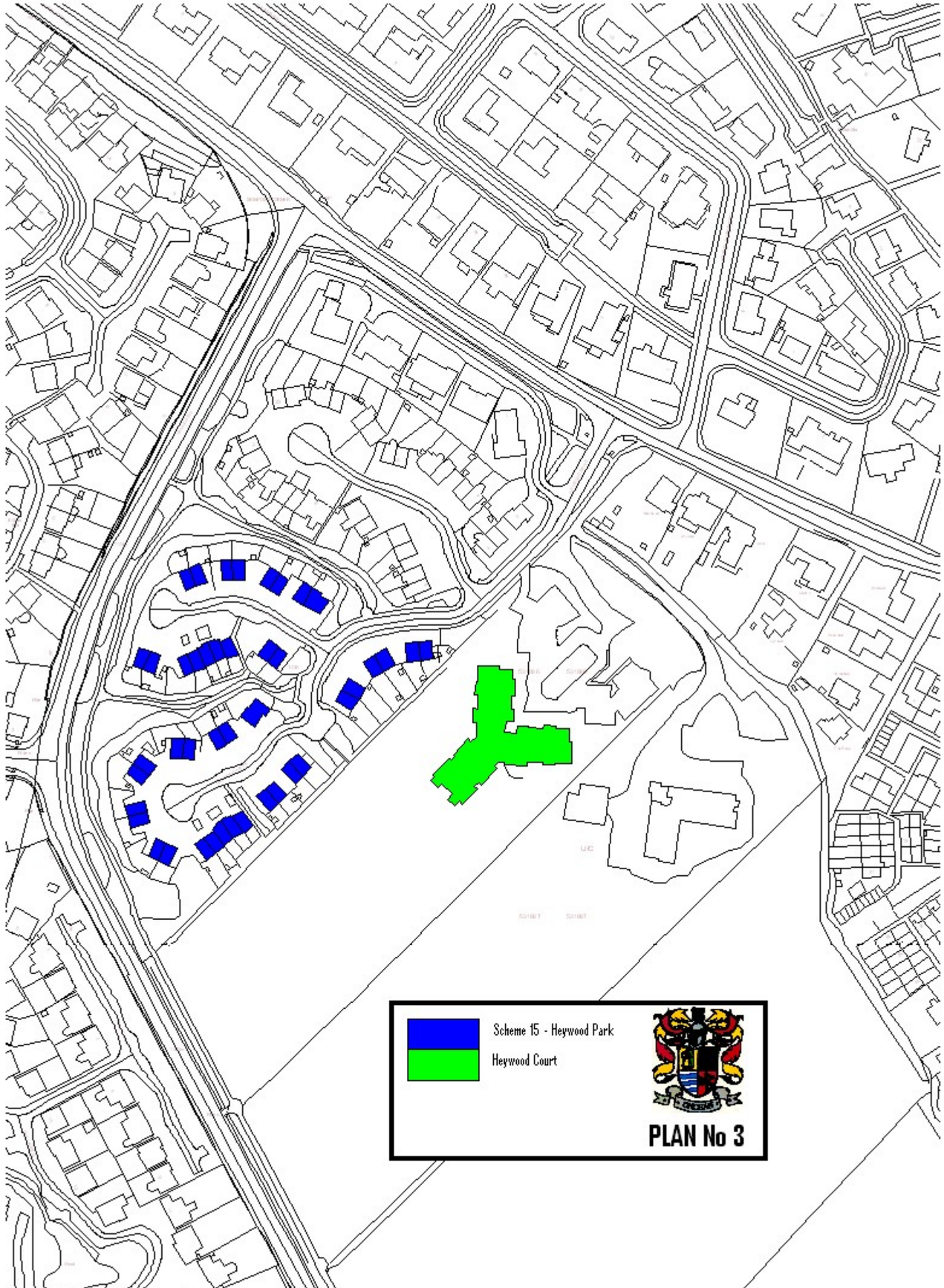
6. Proposed 30 Year Planned Maintenance Programme

Proposed Capital Works - 30 Year Programme - **Onchan Commissioners Stock**

Estate	No. of Units	Built	Rebuild or Major Refurbishment			Roofing & Chimneys			Fascias Soffits & RW Goods			Windows Doors			Render Cladding			Kitchens			Bathroom			Heating			Electrics			Plumbing			Paths & fences Outhouses			Major Streetscape or Landscape			Budget Totals		
			<5 yrs	<15 yrs	<30 yrs	<5 yrs	<15 yrs	<30yrs	<5 yrs	<15y rs	<30y rs	<5 yrs	<15yrs	<30 yrs	<5 yrs	<15y rs	<30 yrs	<5 yrs	<15yrs	<30y rs	<5 yrs	<15yrs	<30y rs	<5 yrs	<15 yrs	<30y rs	<5 yrs	<15y rs	<30y rs	<5 yrs	<15 yrs	<30 yrs	<5 yrs	<15 yrs	<30y rs	<5 yrs	<15y rs	<30 yrs	<5 yrs	<15yrs	<30yrs
Scheme Pre War	8																					y						y											
Budgets (£1,000's)																						50						30										0	80	0
Scheme 1&2 Nursery Ave	38																					y						y											
Budgets (£1,000's)																						200						260										0	460	0
Scheme 3 The Park Bungalows	10															y					y						y						y					
Budgets (£1,000's)																30					30						70						20				50	100	0
Scheme 4 The Park Houses	12											y										y																	
Budgets (£1,000's)												60										60																60	60	0
Scheme 5 School Road	30											y										y																	
Budgets (£1,000's)												200										150																200	150	0
Scheme 6 Barrule Drive 25-83 (odd nos)	30																					y						y											
Budgets (£1,000's)																						200						150										0	350	0
Scheme 7 Barrule Drive 1-23 (odd nos)	12																					y						y											
Budgets (£1,000's)																						70						60										0	130	0
Scheme 8 Ballachrink Drive 25-47 (odd nos)	12											y				y						y						y						y					
Budgets (£1,000's)												60				50						60						60						15				75	170	0
Scheme 9 Ballachrink Drive 49-75 (odd nos)	14											y				y						y						y						y					
Budgets (£1,000's)												60				50						60						60						15				75	170	0
Scheme 10 Barrule Drive/Ballachrink Drive	53		y			y			y			y			y							y						y						y			y					
Budgets (£1,000's)			1600			450			80			265			350							300						265						50			1000			3795	565	0
Scheme FA First Avenue	6																					y						y											
Budgets (£1,000's)																						35						30										0	65	0
Scheme MR Main Road	3												y						y			y						y											
Budgets (£1,000's)													8						10			15						5										25	13	0
Scheme 11 Meadow Close	20												y		y							y						y											
Budgets (£1,000's)													75		40							80						100										40	255	0
Scheme 12 Hackett Close	16												y		y							y						y											
Budgets (£1,000's)													60		35							70						160										35	290	0
Scheme 13 Ashley Park	60					y			y			y			y							y							y											
Budgets (£1,000's)						500			100			300			350							300							300										1250	300	300
Scheme 14 Ballachrink Drive 40-72 (even nos)	17								y													y							y							y				
Budgets (£1,000's)									45													70							35							20			45	70	55
Scheme 15 Heywood Park	43		y						y													y							y							y				
Budgets (£1,000's)			1700						90													200							90							50			1790	200	140
Scheme 16 Marion Court	10																					y		y					y											
Budgets (£1,000's)																						50		20					20										20	50	20
Meadow View	1																																							
Budgets (£1,000's)																																						0	0	0
Scheme 17 Elm Drive	5																			y			y		y															
Budgets (£1,000's)																				30			30		20													0	20	60
Scheme 18 Marion Rd	8																																						
Budgets (£1,000's)																																						0	0	0
EPC Springfield Court Phase I	30		y																																				
Budgets (£1,000's)			1500																																			1500	0	0
EPC Springfield Court Phase II	38		y																																				
Budgets (£1,000's)			1500																																			1500	0	0
EPC Heywood Court	32											y							y						y			y									y				
Budgets (£1,000's)												192							150						100			50									50			192	300	50
Total No.	**508**	**Budget Totals**	**6300**	**0**	**0**	**950**	**0**	**0**	**315**	**0**	**0**	**1137**	**143**	**0**	**775**	**130**	**0**	**10**	**150**	**30**	**45**	**1955**	**30**	**20**	**120**	**0**	**0**	**1300**	**445**	**0**	**0**	**0**	**100**	**0**	**120**	**1000**	**0**	**0**	**10652**	**3798**	**625**
			<5 yrs	<15 yrs	<30 yrs	<5 yrs	<15 yrs	<30yrs	<5 yrs	<15y rs	<30y rs	<5 yrs	<15yrs	<30 yrs	<5 yrs	<15y rs	<30 yrs	<5 yrs	<15yrs	<30 yrs	<5 yrs	<15yrs	<30y rs	<5 yrs	<15 yrs	<30y rs	<5 yrs	<15y rs	<30y rs	<5 yrs	<15 yrs	<30 yrs	<5 yrs	<15 yrs	<30y rs	<5 yrs	<15y rs	<30 yrs	<5 yrs	<15yrs	<30yrs


Pre-War, Nursery Avenue
Scheme 1 - Nursery Avenue
Scheme 2 - Nursery Avenue
Scheme 5 - School Road
Scheme 6 - Barrule Drive
Scheme 7 - Barrule Drive
Scheme 8 - Ballachrink Drive
Scheme 9 - Ballachrink Drive
Scheme 10 - Barrule and Ballachrink Drive
Scheme 11 - Meadow Close
Scheme 11a - Nursery Avenue
Scheme 12 - Hackett Close
Scheme 13 - Ashley Park
Scheme 14 Ballachrink Drive
Springfield Court
First Avenue
Garages
PLAN No 1


Scheme 3 - The Park Bungalows
Scheme 4 - The Park Houses
Scheme 16 - Marion Court
Main Road
PLAN No 2
Onchan


Scheme 15 - Heywood Park
Heywood Court
PLAN No 3