

# Cyclical Redecoration Policy

# Policy Statement

This policy applies to the redecoration and cleaning of the Association's housing stock for external and internal common areas, including boundaries, together with associated repairs.

The Association's policy for cyclical maintenance is to carry out cyclical maintenance of all its housing stock **every seven-years** via the 7 year rolling programme in place for the external redecoration and associated repairs including internal communal areas and fencing.

The prime objective is to ensure the Association's stock is well maintained, and to reduce re-active maintenance to a minimum and apply Value for Money principles to ensure better controls on costs year on year thereby ensuring an even spread of spend and properties decorated each year.

The annual programme comprises of 250-300 properties (approx. 500-600 units) in total.

## Scope of Works

The areas of works should include:

- Wash down and clean out of gutters, PVC-u fascia and soffits.
- Painting of all previously painted areas, including fascia boards, soffits, windows, doors, thresholds masonry surfaces, floors, metal work, etc. fencing and gates as agreed at site inspection, and shared communal areas (which includes hallways and in some instances communal rooms to properties agreed in any management agreement.
- The choice of colours are as follows:
  - a) Timber and metalwork to match as existing, usually white woodwork and black metalwork.
  - b) Timber entrance doors, choice of Red, Green, Blue, Yellow, Black or White.
  - c) Masonry surfaces to match existing or as close as possible.
  - d) Internal communal areas choice of 6 agreed colours, as existing or similar as agreed in any management agreement.
  - e) Timber cladding to be oiled or stained to match existing
- PVC-u and PCA (Powder Coated Aluminium) windows and doors should be washed down and ironmongery oiled as agreed at site inspection.
- Erection of scaffold (tower or cherry picker or agreed alternative safe method of working from heights) on all heights over 2 storeys to facilitate external repairs and redecoration in accordance with all current Regulations.

- The use of scaffold alarms and netting will be at the discretion of the Planned Surveyor - Cyclical.
- The contractor is to provide a Handover Certificate for any scaffold erected which should refer to relevant drawings, permitted working platform loadings and any specific restrictions on use. In addition, the contractor shall provide on-site suitable Scafftag system for visible site inspection.

Prepared by: Stock Improvement Manager

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