



# Planned Improvement Programme 2009-2014





## Introduction

The reason we have produced this document is to keep our tenants informed of the planned improvement programme and help answer any queries you may have regarding this.

## Our Purpose

Merthyr Valleys Homes purpose is to create better homes and communities for our residents. To achieve this, our vision is to:

'Continually provide excellent and innovative services that improve the quality of our homes and the wider community'.


We aim to:

- Provide quality places for people to live
- Strive for excellence
- Work together

## Our Values

Our values are at the heart of what has driven Merthyr Valleys Homes to date as they are important to our Tenants, Board and staff and what will continue to drive us forward in the future. They underpin the decisions we take and also act as our conscience in all that we do.

- Acting with openness, respect and integrity
- Fulfilling potential
- Listening, learning and involving
- Locally committed and accountable
- Partnership working



'Better Homes for People in Wales' states the National Assembly for Wales' vision that "all households in Wales ... shall have the opportunity to live in good quality dwellings that are:

1. in a good state of repair
2. safe and secure
3. adequately heated, fuel efficient and well insulated
4. contain up-to-date kitchens and bathrooms
5. well managed (for rented housing)
6. located in attractive and safe environments
7. as far as possible suit the specific requirements of the household (e.g. specific disabilities)"

The Welsh Assembly Government and Merthyr Valleys Homes are committed to bringing all existing social housing up to the Welsh Housing Quality Standard.

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## Our Promises

The stock condition survey that was undertaken in 2006 prior to the commencement of the stock transfer process indicated that the following works are required to tenants homes in order to bring them up to the Welsh Housing Quality Standard (WHQS):

- Install around 2,500 new high quality kitchens
- Install around 2,000 high quality bathrooms
- Repair or renew around 700 roofs
- Fit around 3,000 double-glazed, high security doors
- Replace windows to around 1,400 properties
- Rewire around 3,000 properties
- Install around 1,500 new boilers and 500 new heating systems

## Programmes of Work

The packages of work have been split into the following:-

K/B/E – Kitchens, Bathrooms and Electric rewires

Windows and doors

Heating and insulation

External

Roof Works / painting

**Please Note:** if your home already meets the Welsh Housing Quality Standard or is deemed to be in good condition for any part of the work above, then that element of work will not be included in the programme of works.

## What will be included

### Kitchens

Tenants will be consulted at the planning stage and Merthyr Valleys Homes would, where possible, design the kitchen to suit their existing kitchen appliances. Where appropriate, tenants would have a choice of:

- flooring and wall tiling (4 options)
- colour finishes to unit doors (4 options)

### Bathrooms

Tenants involved will be consulted at the planning stage of the bathroom refurbishment works. A shower will be provided to each home and where appropriate tenants will have a choice of floor covering. Where practicable a disabled access shower will be fitted.

## Electrics

Tenants involved will be consulted at the planning stage of the electrical rewire. As well as a new consumer unit we will look to include:

- Carbon Monoxide detectors
- hardwired smoke alarms
- additional electrical socket outlets.

## Windows and Doors

Tenants involved will be consulted at the planning stage of the installations. We will install u-PVC double glazed and high security design doors. Where practical we will offer tenants a choice in door design.

## Heating and Insulation

Tenants involved will be consulted at the planning stage of the heating installation. Merthyr Valleys Homes will install high efficiency combination boilers or where possible solar thermal heating systems. It is our policy to remove gas fires however we will give tenants the choice of installing an electric fire suite with fire surround.

## External

Merthyr Valleys Homes will be replacing or improving fences and gates for those properties identified as needing them.

## Roof Works / Painting

Merthyr Valleys Homes will undertake major repair or where needed, renew roof coverings. There will be a rolling programme to paint the external finishes every 5 years.

**Please note:** More detail will be available in the individual works programme leaflets. These will provide an overview of what work will be involved and the impact/choices you will be able to make.

## Important Dates

The works programme is split into 4 years and the corresponding dates are as follows:

Year 1 = November 2009 – March 2011 (18 months)

Year 2 = April 2011 – March 2012 (12 months)

Year 3 = April 2012 – March 2013 (12 months)

Year 4 = April 2013 – March 2014 (12 months)

**Please note:** Your programmed date is subject to change.

## Bedlinog Ward



Street	Area	Year work is scheduled to be completed					
		K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting	
Caiach Terrace	Trelewis	2	4	3	1	1	
Cherry Tree Way	Trelewis	2	4	3	1	1	
Gelligaer Road	Trelewis	3	2	4	1	1	
Maes Y Beddw	Bedlinog	3	2	4	1	1	
Maes Y Coed	Trelewis	1	1	4	3	3	
Mandeg	Trelewis	3	2	4	2	2	
Nant Gwyn	Trelewis	3	2	4	2	2	
Nantgwyn	Trelewis	4	2	3	1	1	
Pandy View	Trelewis	1	1	3	2	2	
Tydfil Close	Trelewis	4	3	2	1	1	
West View Crescent	Trelewis	1	1	4	2	2	

**Note:** For the exact dates of each year of work please see the Important Dates section on page 7.  
K/B/E - Kitchens / Bathrooms / Electric rewires.



Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Adrian Stephens House	Gellideg Estate	2	4	1	3	3
Bro Y Fwdd	Gellideg Estate	2	4	1	3	3
Brondeg	Heolgerrig	2	3	1	4	4
Cae'r Wern	Ynysfach Estate	3	2	4	1	1
Erw Las	Gellideg Estate	1	1	1	4	4
Heol Brychan	Gellideg Estate	1	1	1	4	4
Heol Bryn Hebog	Gellideg Estate	3	2	3	2	2
Heol Bryn Man	Gellideg Estate	3	3	2	2	2
Heol Bryn Padell	Gellideg Estate	3	4	2	2	2
Heol Bryn Selu	Gellideg Estate	3	4	1	2	2
Heol Bryn Gwyddyf	Gellideg Estate	3	2	4	1	1
Heol Llwyn Brain	Gellideg Estate	3	2	4	1	1
Heol Llwyn Deri	Gellideg Estate	3	2	4	1	1
Heol Llwyn Drysi	Gellideg Estate	3	2	4	1	1
Heol Llywn Gollen	Gellideg Estate	3	2	4	1	1
Heol Llwyn Onnen	Gellideg Estate	4	2	3	1	1
Heol Nantgau	Gellideg Estate	4	2	3	1	1

## Cyfarthfa Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Heol Parc Glas	Gellideg Estate	4	2	3	1	1
Heol Parc Maen	Gellideg Estate	3	3	2	3	3
Heol Penrhiw	Gellideg Estate	1	4	1	2	2
Heol Rhos Las	Gellideg Estate	1	4	1	2	2
Heol Scwrfa	Gellideg Estate	1	1	1	4	4
Heol Tai Mawr	Gellideg Estate	4	2	3	2	2
Heol Twyn Du	Gellideg Estate	4	2	2	2	2
Lansbury Road	Gellideg Estate	1	1	1	4	4
Llwyncelyn Close	Ynysfach Estate	1	1	3	2	2
Maendy Crescent	Gellideg Estate	4	2	3	1	1
Penlan View	Ynysfach Estate	1	4	2	3	3
Taf Fechan House	Gellideg Estate	4	2	3	1	1
TyYsgol Fach	Heolgerrig	4	2	3	1	1
Winchfawr House	Gellideg Estate	4	2	3	1	1

**Note:** For the exact dates of each year of work please see the Important Dates section on page 7.  
K/B/E - Kitchens / Bathrooms / Electric rewires.

# Dowlais Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Bryn Carwyn	Dowlais	1	1	1	4	4
Bryn Mair	Dowlais	1	1	1	4	4
Davies Street	Penywnern	2	4	3	1	1
Glan Morlais	Pant	2	4	2	3	3
Heol Bon Y Maen	Pant	2	4	3	2	2
Heol Rhyd Y Bedd	Pant	1	3	1	2	2
Heol Y Bryniau	Pant	3	4	2	1	1
Heol Y Castell	Pant	3	4	2	1	1
Heulwen Close	Pant	3	2	4	1	1
Houlson Close	Penywnern	3	2	3	1	1
Ivor Street	Dowlais	3	2	3	1	1
Maes Y Fynnon	Dowlais	3	2	3	1	1
Market Street	Dowlais	1	1	1	4	4
Pant Close	Pant	3	2	3	1	1
Primrose Close	Pant	3	2	4	1	1
Rees Street	Penywnern	3	2	4	1	1
Rhodfa'r	Pant	3	2	4	1	1

## Dowlais Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
St. Lukes Close	Pant	4	2	3	1	1
Tair Twynau	Pant	1	1	4	3	3
The Hafod	Pant	4	3	2	4	4
Trevor Close	Pant	4	2	3	1	1
Wern Isaf	Penywnern	4	3	2	4	4
Wern Street	Penywnern	4	2	3	1	1
Wyndham Street	Dowlais	4	2	3	1	1

# Gurnos Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Acacia Avenue	Gurnos Estate	2	4	3	2	2
Alder Grove	Gurnos Estate	2	4	3	2	2
Almond Grove	Gurnos Estate	2	4	3	2	2
Arbutus Close	Gurnos Estate	1	1	1	4	4
Ash Crescent	Gurnos Estate	2	4	3	3	3
Beech Grove	Gurnos Estate	2	4	3	2	2
Birch Grove	Gurnos Estate	2	4	3	2	2
Blackthorn Avenue	Gurnos Estate	1	1	1	4	4
Bramble Close	Gurnos Estate	1	1	1	4	4
Cedar Way	Gurnos Estate	1	1	4	3	3
Chase View	Gurnos Estate	2	4	3	2	2
Cherry Grove	Gurnos Estate	1	1	4	3	3
Chestnut Way	Gurnos Estate	1	1	4	3	3
Clover Road	Gurnos Estate	3	1	1	2	2
Crabapple Close	Gurnos Estate	3	4	3	2	2
Cypress Close	Gurnos Estate	1	1	4	3	3
Elim Grove	Gurnos Estate	1	1	1	4	4

## Gurnos Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Fernhill Close	Gurnos Estate	3	2	4	2	2
Fir Tree Close	Gurnos Estate	3	1	4	2	2
Forsythia Close	Gurnos Estate	3	2	4	2	2
Goitre Lane	Gurnos Estate	3	2	4	1	1
Gurnos Road	Gurnos Estate	3	2	4	1	1
Hawthorn Avenue	Gurnos Estate	1	1	4	3	3
Heather Road	Gurnos Estate	3	2	4	1	1
Holly Way	Gurnos Estate	1	1	1	4	4
Honeysuckle Close	Gurnos Estate	3	2	4	1	1

# Gurnos Ward



Year work is scheduled to be completed

Street	Area	Year work is scheduled to be completed					Roof Works/ Painting
		K/B/E	Heating	Windows/ Doors	External	External	
Hornbeam Close	Gurnos Estate	1	1	1	4	4	4
Ivy Close	Gurnos Estate	1	1	4	3	3	3
Jasmine Close	Gurnos Estate	3	2	4	1	1	1
Laburnum Close	Gurnos Estate	1	1	1	4	4	4
Larch Close	Gurnos Estate	3	2	2	1	1	1
Lavender Road	Gurnos Estate	3	2	4	1	1	1
Lime Grove	Gurnos Estate	4	3	2	1	1	1
Lupin Close	Gurnos Estate	4	3	2	1	1	1
Magnolia Close	Gurnos Estate	4	3	2	1	1	1
Maple Close	Gurnos Estate	1	1	2	3	3	3
Marigold Close	Gurnos Estate	4	3	2	1	1	1
Oak Road	Gurnos Estate	2	3	3	4	4	4
Palm Road	Gurnos Estate	4	3	3	2	2	2
Pen Gurnos	Gurnos Estate	4	3	2	1	1	1
Pen Y Dre	Gurnos Estate	4	3	2	1	1	1
Pine Close	Gurnos Estate	4	3	2	3	3	3

## Gurnos Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Plane Grove	Gurnos Estate	1	1	4	3	3
Poplar Way	Gurnos Estate	1	1	4	3	3
Rowan Way	Gurnos Estate	1	1	1	4	4
Spruce Tree Grove	Gurnos Estate	1	1	1	4	4
Sycamore Road	Gurnos Estate	4	3	2	1	1
Walnut Way	Gurnos Estate	1	1	4	3	3
Wellintonia Close	Gurnos Estate	1	1	1	4	4
Whitebeam Close	Gurnos Estate	4	3	2	1	1
Willow Road	Gurnos Estate	4	3	2	3	3
Yew Close	Gurnos Estate	4	3	2	3	3



Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Aberfan Fawr	Aberfan	2	4	3	1	1
Bryngoleu	Aberfan	2	4	3	1	1
Canonbie Crescent	Aberfan	2	4	3	1	1
Darren Las	Merthyr Vale	3	2	4	1	1
Mount View	Merthyr Vale	3	2	4	2	2
Glyndwr Street	Merthyr Vale	4	3	2	1	1
Pantglas Fawr	Aberfan	4	2	3	1	1
Treharne Street	Merthyr Vale	4	3	2	1	1
Tudor Close	Merthyr Vale	4	3	2	2	2
Ynysowen Fach	Aberfan	4	3	2	3	3

## Park Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Chapel Row	Georgetown	2	3	2	4	4
Heol S O Davies	Georgetown	2	3	2	4	4
Howell Close	Georgetown	1	1	1	4	4
Llewellyn Street	Brecon Road	1	1	1	4	4
Llwyn Berry	Georgetown	4	4	3	2	2
Llwyn Dic Penderyn	Georgetown	1	1	1	4	4
Nant Y Gwenith Street	Georgetown	1	1	1	4	4
Sunnybank	Brecon Road	1	1	1	4	4

# Penydarren Ward



Street	Area	Year work is scheduled to be completed				
		K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Council Street	Penydarren	2	4	3	1	1
Cwm Graig	Penydarren	1	1	1	4	4
Eighth Avenue	Galon Uchaf	2	4	1	1	1
Eleventh Avenue	Galon Uchaf	2	4	3	1	1
Fifth Avenue	Galon Uchaf	2	4	3	1	1
First Avenue	Galon Uchaf	1	4	3	2	2
Fourth Avenue	Galon Uchaf	3	2	4	3	3
Galon Uchaf Road	Galon Uchaf	1	1	4	3	3
Garden City	Penydarren	1	1	1	4	4
Haydn Terrace	Penydarren	2	4	2	3	3
Hillcrest	Penydarren	3	2	4	1	1
Horb Close	Penydarren	1	1	4	3	3
Marshall Crescent	Penydarren	1	1	3	2	2
Mitchell Crescent	Penydarren	1	1	3	2	2
Ninth Avenue	Galon Uchaf	1	1	1	2	2
Penybryn Estate	Penydarren	3	1	4	2	2
Plantation Close	Penydarren	1	1	4	2	2

## Penydarren Ward



Street	Area	Year work is scheduled to be completed					
		K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting	
Roberts Avenue	Penydarren	1	4	4	2	2	
Rocky Road	Penydarren	4	2	3	1	1	
Second Avenue	Galon Uchaf	1	1	4	3	3	
Seventh Avenue	Galon Uchaf	3	2	2	1	1	
Sixth Avenue	Galon Uchaf	2	2	2	4	4	
Talbot Square	Galon Uchaf	4	2	3	1	1	
Tenth Avenue	Galon Uchaf	4	3	2	4	4	
Third Avenue	Galon Uchaf	2	3	2	4	4	
Twelfth Avenue	Galon Uchaf	4	3	2	1	1	
Urban Street	Penydarren	1	1	1	4	4	

# Plymouth Ward



Street		Area	Year work is scheduled to be completed					Roof Works/ Painting
			K/B/E	Heating	Windows/ Doors	External		
Arthur Street	Pentrebach		1	1	1	4	4	
Catherine Close	Abercanaid		2	4	3	1	1	
Ceredig Street	Pentrebach		1	1	1	4	4	
Chapel Close	Pentrebach		2	4	3	1	1	
Diana Street	Troedyrhiw		1	2	1	4	4	
Duffryn Fawr	Pentrebach		3	2	4	1	1	
Glantaff Court	Troedyrhiw		1	1	1	4	4	
Haven Close	Troedyrhiw		1	1	4	3	3	
Hopkins Close	Abercanaid		1	1	4	3	3	
Llanrhyd Cwmdu Road	Troedyrhiw		1	1	1	4	4	
Maestaf Street	Pentrebach		3	2	4	1	1	

## Plymouth Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Nant Y Coed	Troedyrhiw	1	1	4	4	4
Rhydfach	Pentrebach	4	2	3	3	3
Stanfield Close	Abercanaid	1	1	1	3	3

# Town Ward



Year work is scheduled to be completed

Street	Area	Year work is scheduled to be completed				
		K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Anuerin Crescent	Keir Hardie Estate	3	2	1	4	4
Atlee House	Caedraw	2	3	2	4	4
Brickfield Crescent	Thomastown	2	3	2	4	4
Bro Dawel	Pentrebach	4	2	1	4	4
Buckland House	Caedraw	2	3	2	4	4
Cae Mari Dwn	Thomastown	2	3	2	4	4
Dalton Close	Keir Hardie Estate	3	2	1	4	4
Glazier Road	Keir Hardie Estate	3	2	1	4	4
Glyndwr House	Caedraw	2	3	3	4	4
Hywel House	Caedraw	2	3	2	3	3
James Street	Twynrodyn	1	1	1	4	4
Jones Terrace	Thomastown	2	4	3	2	2
Joseph Parry Court	Caedraw	2	4	3	3	3
Jowett Avenue	Keir Hardie Estate	3	2	1	4	4
Kemsley House	Caedraw	2	4	3	2	2
Manorau	Twynrodyn	1	2	1	4	4
Morlais Street	Caedraw	1	1	1	4	4

## Town Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Morrell Street	Twynrodyn	4	4	2	3	3
Portal House	Caedraw	4	4	2	3	3
Queens Road	Twynrodyn	4	4	2	1	1
St. Tydfils Court	Caedraw	1	3	1	2	2
Taff Glen View	Twynrodyn	4	3	2	1	1
Tai Penyard	Twynrodyn	1	2	1	4	4
Trevethick House	Caedraw	4	3	2	1	1
Wallhead Road	Keir Hardie Estate	3	2	1	4	4
Wheatley Place	Keir Hardie Estate	3	2	1	4	4
Wilson Court	Caedraw	1	2	3	4	4

# Treharris Ward



Street		Area	Year work is scheduled to be completed				
			K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Bargoed Close	Treharris		1	1	4	2	2
Bryngerwyn Avenue	Quakers Yard		2	4	3	1	1
Cilhaul	Treharris		2	4	3	4	4
Pantanas	Treharris		1	1	3	2	2
Thomas Street	Treharris		4	3	2	1	1
Twyn Y Garreg	Treharris		4	3	2	2	2
Wingfield Terrace	Quakers Yard		4	3	2	2	2
Woodlands Avenue	Quakers Yard		4	3	2	2	2

## Vaynor Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Ash Grove	Trefechan	2	4	1	3	3
Beechwood Avenue	Trefechan	2	4	1	3	3
Bryntaff	Cefn Coed	1	1	1	4	4
Cefn Isaf	Cefn Coed	1	1	4	3	3
Cherry Tree Close	Trefechan	2	4	1	3	3
Crabtree Walk	Trefechan	2	4	1	3	3
Dan Y Coed	Pontsticill	2	4	1	3	3
Gersanws	Cefn Coed	2	3	3	1	1
Hawthorn Hill	Trefechan	2	3	3	1	1
Heol Y Cae	Cefn Coed	1	1	1	4	4
High Street	Cefn Coed	1	1	1	4	4
Laburnum Lane	Trefechan	1	1	1	4	4

# Vaynor Ward



Year work is scheduled to be completed

Street	Area	K/B/E	Heating	Windows/ Doors	External	Roof Works/ Painting
Linden Way	Trefechan	4	2	3	1	1
Maes Gwynne	Cefn Coed	1	1	1	4	4
Maes Y Garreg	Cefn Coed	4	2	3	1	1
Maple Crescent	Trefechan	2	4	3	1	1
Pen y Garn	Pontsticill	1	1	4	2	2
Pontsarn Flats	Pontsarn	4	2	3	1	1
Poplar Place	Trefechan	4	2	3	1	1
Rowan Rise	Trefechan	4	2	3	1	1
Swan Y Afon	Cefn Coed	4	2	3	1	1
Sycamore Crescent	Trefechan	4	2	3	1	1
Tawel Fryn	Cefn Coed	1	1	4	3	3
The Birchway	Trefechan	1	1	4	3	3
The Copse	Trefechan	4	2	3	1	1
Ty Penderyn	Cefn Coed	1	1	1	3	3
Ty Vaynor	Cefn Coed	1	1	1	2	2
Ty Ystradvellite	Cefn Coed	1	4	1	3	3
Western Gar	Trefechan	4	2	3	2	2

## Contact us

Merthyr Valleys Homes is an organisation committed to listening to, learning from and involving our communities.

If you have any questions about the information provided in this booklet or would like to find out more information about our Planned Improvement Programme please contact us in any of the following ways;

By Post:

Asset Management Department  
Merthyr Valleys Homes  
Martin Evans House,  
Riverside Court,  
Avenue De Clichy,  
Abermorlais,  
Merthyr Tydfil  
CF47 8LD

Call: 0800 085 7843

Fax: 01685 722480

E-mail: [info@mvhomes.org.uk](mailto:info@mvhomes.org.uk)

Website: [www.mvhomes.org.uk](http://www.mvhomes.org.uk)

**Note:** Calls made from mobile phones to 0800 and 0845 numbers may cost more than your standard rate.



