



Our investment plans 2025 - 2028

Our investment plans to 2028

A home is more than four walls and a roof. It should be a safe place. A place to start things. A place to invest in.

Over the next three years our investment programme aims to improve thousands of homes across our communities to improve the look, quality and energy efficiency.

Our plans include investing £184m to improve our homes across Yorkshire and beyond. This includes installing new kitchens in 3,271 homes. Homes will benefit from an improved look with over 1,500 receiving new roofing and we'll improve the front boundaries and walkways of hundreds of homes.

We'll also focus on improving the energy efficiency of our homes with 5,730 homes being fitted with new boilers over the next three years.

All dates are subject to change. You don't need to do anything, we'll be in touch closer to the start of each scheme to let customers know about any work on their home.

	Page
Pontefract and Knottingley	3
Normanton	4
Airedale and Castleford	4
South Elmsall and Hemsworth	5
Ossett	5
Wakefield	6
All areas	6



Pontefract and Knottingley

Estate	Number of homes	Work may include	Estimated start
Willow Park estate	103	Improved boundary and footpaths	Ongoing, expected to complete summer 2025
England Lane estate	101	Roofing	Summer 2025
Barracks / Queens Avenue estate	224	Roofing and windows	Summer / Autumn 2025
Baghill Area / Grove Road / School Road	42	Windows	Summer / Autumn 2025
Total Investment		£6.4m	



Normanton

Estate	Number of homes	Work may include	Estimated start
Woodhouse estate / Henderson Avenue	72	Roofing	Autumn 2025
Smirthwaite estate	244	Roofing and walkways	Spring / Summer 2026
Total investment		£11.1m	

Airedale and Castleford

Estate	Number of homes	Work may include	Estimated start
Woodview Avenue and Crescent / Three Lane Ends	65	Roofing	Ongoing to complete autumn 2025
Total investment		£1.2m	

South Elmsall and Hemsworth

Estate	Number of homes	Work may include	Estimated start
Burntwood Estate, South Kirkby	136	Windows and roofing	Summer / Autumn 2025
Mulberry Place / Avenue, Ryhill	79	Boundary and off street parking	Summer 2026
Total investment		£4.8m	

Ossett

Estate	Number of homes	Work may include	Estimated start
Headland Grove / Sunnydale Park Area	53	Roofing	Ongoing to complete autumn 2025
Swithenbank Estate, Bridle Place	164	Roofing	Early 2026
Total investment		£4.3m	

Wakefield

Estate	Number of homes	Work may include	Estimated start
Peacock estate	322	Roofing	Summer 2026
Flanshaw estate, Denhale	199	Roofing	Summer 2027
Total investment		£13.4m	

All areas

Work to be done	Number of homes	Estimated start
Kitchen replacement	3,271	Rolling programme from April 2025 to March 2028
Boiler replacement	5,730	Rolling programme from April 2025 to March 2028
Sustainability and EPC improvements, including solar PV, underfloor insulation and smart airbricks	3,000+	Rolling programme from April 2025 to March 2028
Total investment		£57.1m



A place to feel at **home.**

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