

## **For Decision**

Agenda Item: 7.2  
Date of Meeting: 03/07/24

**To:** The Management Committee  
**From:** The Technical Services Manager  
**Subject:** Cyclical Gutter Cleaning – Programming

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### **1. Introduction and Purpose**

- 1.1 The purpose of this report is to seek Committee approval to re programme the gutter cleaning works. We have a substantial number of properties requiring gutter cleaning out of sequence within our stock areas of Original Stock and SST.
- 1.2 These development areas are not due to have their gutter cleaning commenced until next financial year – April 25 onwards as part of year three of our cyclical gutter cleaning contract.

### **2 Cyclical Gutter Cleaning – Programming**

- 2.1 Carrying out one off gutter cleaning has been a historic common occurrence particularly where a property has a proximity to trees or residents feed birds. We can deal with these as and when they arise but we are currently experiencing high volume of these cleans and are now looking at an more economical way to carry these out.
- 2.2 The high volume of cleans is likely due to the changes in the climate – milder / wetter winters causing better growing conditions. We may need to look at some development areas being cleaned on a two yearly programme rather than the current three.
- 2.3 The proposed solution is to bring forward the complete programme for these two development areas and carry out these works in the coming months rather than wait until April next year. This will require an additional £21,480 to be added to the budget for gutter cleaning for this financial year.

2.4 Examples of current position with several gutters in Original Stock:



**3. Risk**

3.1 When considering if we should carry out the out of sequence gutter cleaning we have identified the main risks under the following risk categories and the measures we have taken to mitigate such risks.

| Risk Category  | Mitigating Measure  |
|--|---|
| Financial – <ul style="list-style-type: none"> <li>• Additional spend during this financial year</li> </ul>  | Adequate financial reserves to cover addition circa £22k; more economical than lots of one off cleans |
| Health and Safety – <ul style="list-style-type: none"> <li>• Falling debris / water from gutter; gutter brackets fail due to weight of debris</li> </ul> | Carry out the works out of sequence   |
| Reputational – <ul style="list-style-type: none"> <li>• Perception of poorly maintained stock</li> </ul>   | Carry out the works out of sequence   |
| Property/ Stock Condition – <ul style="list-style-type: none"> <li>• Long term dampness problems could occur; damage to gutters</li> </ul>               | Carry out the works out of sequence   |

#### 4. Delivery of our Strategic Objectives

| Area                               | Related Strategic Objective(s)   |
|------------------------------------|--|
| Carrying out gutter cleaning works | 1. Provide high quality and affordable homes<br>3. Deliver value for money<br>6. Use our resources efficiently and effectively<br>7. Achieve the highest standards in all that we do |

#### 5. Delivery of our Core Values

| Area                               | Related Core Value(s)                                  |
|------------------------------------|--|
| Carrying out gutter cleaning works | Accountable and Compliant<br>Efficient and responsible |

#### 6. Compliance and Assurance

- 6.1 Having a gutter cleaning contract in place and carrying out the works and periodically reviewing it, contributes to good governance. This approach means we are compliant with Regulatory requirements as follows:

| Compliance Source   | Details  |
|---|--|
| The Standards of Governance and Financial Management for RSLs | Standard 4 - The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose. |
| The Scottish Social Housing Charter                           | 4. Quality of Housing<br>5. Repairs, maintenance and improvements  |

#### 6.2 Evidence Bank

| Evidence   | Assurance Exercise Location |
|--|-----------------------------|
| <ul style="list-style-type: none"> <li>Report to Committee 03/07/24</li> </ul> | GS4.1 and 4.3               |

6.2.1 Committee is reminded that our Assurance Exercises are available in the Committee Log-in Area of our website, which Committee can access at any time.

## **7. Summary**

7.1 Committee approval is sought to re programme the gutter cleaning works.

7.2 The reasons for the re programming and the associated costs are detailed in Section 2.

7.3 Risk has been considered at Section 3.

7.4 Section 4 shows how having a gutter cleaning contract and, links to the delivery of our strategic objectives.

7.5 Section 5 shows how having a gutter cleaning contract, links to the delivery of our Core Values.

7.6 Section 6 sets out how we comply with Regulatory requirements.

7.7 Committee is asked to consider this report and decide if the gutter cleaning works should be re programmed.