

## For Noting

Agenda Item 7.5  
Meeting Date: 26/11/2025

**To:** The Management Committee  
**From:** The Technical Services Manager  
**Subject:** Planned & Cyclical Works Progress Report

---

### **1. Introduction / Purpose**

1.1 The purpose of this report is to update Committee with progress on various planned and cyclical projects.

### **2. Background**

2.1 This report provides an update on various planned and cyclical maintenance projects that have previously been approved by Committee.

### **3. Planned Maintenance – Replacement Bathrooms (Rosewood and Lindens)**

3.1 As previously reported works completed during July.

3.2 The project completed on budget refer Appendix 1. The Final Account has been prepared and signed.

### **4. Cyclical Painterwork**

4.1 Works recommenced during October and are progressing when weather permits.

4.2 The project remains on budget refer Appendix 1.

4.3 The project is currently behind programme.

### **5. Cyclical Electrical Inspections**

5.1 Works have commenced in July 2025. EICRs are being carried out timeously to ensure anniversary dates are met.

5.2 The project remains on budget refer Appendix 1.

5.3 The project is on programme.

## 6. 48 Linnhead Drive

6.1 Works are progressing on site but delays have been experienced.

6.2 The project is over budget refer Appendix 1. It is anticipated that further additional costs will be incurred due to delays on site (see 6.3).

6.3 The project is currently behind programme with the contractor submitting two notices of delay. The reasons for this delay have yet to be fully established / assessed but could include undiscovered issues with the existing building, delays in information, utilities delays etc. This is currently being reviewed by the Design Team and the Contractor.

## 7. Risk

7.1 When considering the progress of cyclical and planned maintenance projects 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>Poor contract management could lead to unknown increased costs</li> </ul> Reputation - <ul style="list-style-type: none"> <li>Decreased tenant satisfaction of planned and cyclical works not carried out</li> </ul> Property/ Stock Condition - <ul style="list-style-type: none"> <li>Poorly maintained properties</li> </ul>	Having a reporting system in place along with using external consultants to review costs  Project have programmes monitored throughout contract  Carrying out planned and cyclical contracts ensure we continue to meet SHQS.

## 8. Delivery of our Strategic Objectives

Area	Related Strategic Objective(s)
Carrying out cyclical and planned works	1. Provide high quality and affordable homes 2. Engage effectively with tenants and service users 3. Deliver value for money 7. Achieve the highest standards in all that we do

## 9. Application of our Core Values

Area	Related Core Value(s)
Carrying out cyclical and planned works	Invest and Support Accountable and Compliant Efficient and responsible

## 10. Compliance and Assurance

- 10.1 Having cyclical and planned maintenance contracts in place to deliver or programmes, contributes to good governance. This approach means we are compliant with Regulatory requirements as follows:

Compliance Source	Details
The Scottish Social Housing Charter	4. Quality of Housing 5. Repairs, maintenance and improvements

### 10.2 Evidence Bank

Evidence	Assurance Exercise Location
<ul style="list-style-type: none"><li>Cover Report</li></ul>	The Scottish Social Housing Charter: Outcome 4 and 5

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.

## 11.0 Summary/Conclusions/Recommendations

- 11.1 Project progress has been outlined in sections 3 – 6.
- 12.2 Risk has been considered at Section 7.
- 12.3 Section 8 shows how carrying out cyclical and planned works, contributes to the delivery of our strategic objectives.
- 12.4 Section 9 shows how carrying out cyclical and planned works, contributes to the application of our Core Values.

12.5 Section 10 sets out how we comply with Regulatory requirements.

12.6 Committee is invited to note this update.