

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 – Radiator Replacement Original Stock

3.1 Our Community Engagement Officer and Technical Services Officer are currently working to engage with tenants that we have had no communication from. They are also carrying out an exercise to have a signed refusal form completed by tenants who do not wish the radiator install. This form states that should the existing system become uneconomical for Rosehill to repair then the installation of the new radiator must happen at that point. Various reasons have been given for not wanting the new radiators – too much upheaval, ill health, unable to clear enough working space for the contractor, décor damage etc.

3.2 Installation works have slowed due to the lack of available properties available for installs. 218 installs (approximately 75%) have been completed to date. 2 properties were scheduled for installation in previous weeks but both resulted in failed access attempts.

3.3 Works are generally of a high standard and most tenants have been really pleased with the work. We are using this high standard of workmanship and high tenant satisfaction as a tool to encourage other tenants to agree to the works.

3.3 The project remains on budget refer Appendix 1.

3.4 The project is currently running behind programme due to the number of no accesses / refusals now being encountered.

4. Planned Maintenance – Replacement Windows and External Doors (Lindens, Rosewood, Johnsburn, New Hurllet, Priesthill Tenements and Rosehill Cottages)

4.1 Survey works have been substantially completed. Two properties remain outstanding following five access attempts at each. Both tenants are now engaging with our Community Engagement Officer and we are hopeful of gaining access for the survey works.

4.2 Installation works for years 1 and 2 are complete except for the two noted properties above. Minor snagging works are being actively managed.

4.3 The project except for the two outstanding properties has been completed on programme.

4.4 We are currently in the process of finalising the additional work of the Original Stock pend doors. These were works that were never completed by CMS prior to Covid and then CMS subsequently went into administration and ceased trading. We hope to start installation works in the coming months.

4.4 The project remains on budget refer Appendix 1.

5. Cyclical Painterwork

5.1 These works commenced at Craigbank during May 24 but have been hampered by the weather.

5.2 The project remains on budget refer Appendix 1.

5.3 The project is currently running behind programme due to the inclement weather. To try and maintain the squad on site the closes at Hurllet Tenements are being utilised for 'wet weather' works.

6. Cyclical Gutter Cleaning

6.1 Year 1 and Year 2 works have been completed. The additional works (bringing some stock areas forward which was approved by committee in July) are due to commence during late August / early September.

6.2 The project remains on budget refer Appendix 1.

6.3 The project is currently on programme.

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">Poor contract management could lead to unknown increased costs Reputation - <ul style="list-style-type: none">Decreased tenant satisfaction of planned and cyclical works not carried out Property/ Stock Condition - <ul style="list-style-type: none">Poorly maintained properties	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"> Cover Report 	Standard 4 The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.

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.

11.2 Risk has been considered at Section 7.

11.3 Section 8 shows how carrying out cyclical and planned works, contributes to the delivery of our strategic objectives.

11.4 Section 9 shows how carrying out cyclical and planned works, contributes to the application of our Core Values.

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

11.6 Committee is invited to note this update.