

For Noting

Agenda Item 6.3
Meeting Date: 26/08/2026

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. Cyclical Painterwork

- 3.1 We are currently on site painting in the areas scheduled for this year currently working in Craighbank 1C and then moving onto Darvel Street.
- 3.2 The project remains on budget refer Appendix 1.
- 3.3 The project is currently on programme.

4. Cyclical Electrical Inspections

- 4.1 Works have commenced in July 2025. EICRs are being carried out timeously to ensure anniversary dates are met.
- 4.2 The project remains on budget refer Appendix 1.
- 4.3 The project is on programme.

5. 48 Linnhead Drive

- 5.1 Works are currently suspended on site due to delays with the meter installations. In an effort to reduce additional costs the contractor has

demobilised from site. We are in the process of agreeing the final account for works done to date. Once the meter installations have taken place a Phase 2 contract will be put in place to complete the works that could not be completed due to having no power.

5.2 The project is over budget refer Appendix 1 and Cost Report no. 7. This Cost Report was previously issued with the last progress update. It is anticipated that further additional costs will be incurred due to delays on site with the utilities.

5.3 The project is currently behind programme with the contractor having to demobilise from site as we await the installation of the meters to the 5 flats. To date 4 of the 5 meters have been installed.

6. Risk

6.1 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 – - Poor contract management could lead to unknown increased costs Reputation - - Decreased tenant satisfaction of planned and cyclical works not carried out Property/ Stock Condition - - 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.

7. Delivery of our Strategic Objectives

Area	Related Strategic Objective(s)
Carrying out cyclical and planned works	1. Provide quality affordable homes 3. Deliver value for money 4. Achieve the highest standards in all that we do

8. 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
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9. Compliance and Assurance

- 9.1 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

9.2 Evidence Bank

Evidence	Assurance Exercise Location
• Cover Report	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.

10.0 Summary/Conclusions/Recommendations

- 10.1 Project progress has been outlined in sections 3 – 5.
- 10.2 Risk has been considered at Section 6.
- 10.3 Section 7 shows how carrying out cyclical and planned works, contributes to the delivery of our strategic objectives.
- 10.4 Section 8 shows how carrying out cyclical and planned works, contributes to the application of our Core Values.
- 10.5 Section 9 sets out how we comply with Regulatory requirements.
- 10.6 Committee is invited to note this update.