

Planned Maintenance Leaflet

We have received requests for a planned maintenance programme to be made available as promised pre-covid investment may not have been delivered. Following the appointment of a new Chief Executive at the end of 2022 a review of all lifecycle and property data information was carried out in March 2023. Since then, there has been significant investment in our homes and neighbourhoods based on need:

- ✓ 31 new kitchens fitted - Gifford
- ✓ 9 new bathrooms and 2 WCs fitted - Elphinstone
- ✓ Exterior painting completed at:
 - Hares Close - Port Seton
 - Barga Court - Port Seton
 - Roodlands - Haddington
 - St Andrews House - North Berwick
- ✓ 8 flats at Market Street fully renovated and returned from East Lothian Council to our own housing stock
- ✓ Replacements for 8 existing heat pumps due to be installed in March 2024

We recognise that significant investment is needed with £1.4M being spent from 2023 to 2025 on planned works and £340,000 to deliver cyclical maintenance. This includes grounds maintenance, compliance contracts and a programme of external repainting. External painting will be carried out across three years with the main spend in the coming year 2024/25.

We are currently planning works for 2024/25 on top of our reactive maintenance and empty homes work. With our new team in place we expect to deliver:

- ✓ 27 kitchens in Gullane
- ✓ The remaining 10 bathrooms and 7 WCs at Elphinstone
- ✓ 30 replacement heating systems in Gifford
- ✓ Exterior painting at Gullane and Elphinstone
- ✓ 2 replacement roofs

More investment will be targeted by area over the coming years as rental income allows. Best value will be achieved by:

- Larger contracts for works as one off replacement and works cost more per unit
- Seeking grant funding where available for energy efficiency and heating improvements
- Future proofing our investments by aligning with the upcoming standards and East Lothian Council District Heating Strategy
- Considering longevity and sustainability over lowest price

We are currently reviewing our planned and cyclical maintenance across the full thirty-year business plan and will publish an outline 5-year plan giving a by area indication of investment in August 2024.