

## Homes For Life Planned Maintenance Update March 2025

In the financial year 2024-2025 Homes for life completed the following planned maintenance works.

- ✓ 28 Kitchen Upgrades and 2 Gas Boiler Upgrades at Muirfield, Gullane
- ✓ 2 Unplanned Kitchen upgrades from empty homes and insurance claim
- ✓ 8 Bathroom Upgrades at MacFarlane Court, Elphinstone
- ✓ 3 Bathroom Adaptations, 1 Door Entry System Adaptation (Grant Funded)
- ✓ 10 Unplanned Bathroom Upgrades from empty homes and repairs
- ✓ 17 Fabric First Heating Upgrades at Walden, Gifford (Grant Funded)
- ✓ 1 Fabric First Heating Upgrade Trial at MacFarlane Court, Elphinstone (Grant Funded)
- ✓ Replacement of 9 existing Heat Pump Systems
- ✓ Full Estate Gutter Cleaning including all Trickle Transfers
- ✓ 2 Estate Painter Work Projects Completed in North Berwick.

We are currently planning work for 2025-2026 on top of our reactive maintenance and empty homes work. We have had budgets approved and plan to deliver the following:

- ✓ 20 remaining Kitchen Upgrades and 2 Gas Boiler Upgrades at Muirfield Gullane
- ✓ 8 Kitchen Upgrades at Trickle Transfer Properties
- ✓ 6 Gas Boiler Replacements at Trickle Transfer Properties
- ✓ 9 remaining Bathroom Upgrades MacFarlane Court, Elphinstone
- ✓ 19 Fully Funded Fabric First Heating Upgrades at Walden in Gifford
- ✓ 29 Fully Funded Fabric Heating Upgrades at MacFarlane Court in Elphinstone
- ✓ Exterior Painting Projects – Limeylands, Ormiston and Tickle Transfers TBC
- ✓ Communal Internal Door Replacements at Davidson Terrace/Place, Haddington

We have also made a budget allowance for unplanned upgrade work resulting from empty homes and reactive maintenance outcomes. We hope to obtain continued grant funding in 2025-2026, to support major adaptation installations referrals from Occupation Therapy Assessments.

More investment will be targeted by area over the coming years in line with our Asset Management Strategy and as rental income allows. Best value will be achieved by:

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

We are continually reviewing our planned and cyclical maintenance objectives against the full thirty-year business plan. Projections have been made for the next 5 years subject to budget and funding approvals made on an annual basis. Please do not hesitate to contact HfL Maintenance and Asset team if you would like to discuss the framework of planned maintenance for your property.