

# Investment Programme Update April 2022



# Investment Plan v Spend

## Covid Impact End Financial Year 2019/20

- 2019/20 Budget £2.2m v Spend £1.4m – u/spend £800k
- 2020/21 Budget £2.3m v Spend £1.3m – u/spend £1m
- 2021/22 Budget £1.5m v Spend £1.2m – u/spend £300k
- 2022/23 Budget £2.2m v Spend £TBC
- 2022/23 Budget – 3 Options
  - Option 1 - £2.2m (covenant compliant - approved by committee)
  - Option 2 - £2.5m (subject to covenant relaxation and timing)
  - Option 3 - £2.9m (subject to covenant relaxation and timing)
  - Covenant Relaxation Committee Report planned for July 2022

# Investment Plan

## Priorities & Challenges

- SHQS – Maintain & Improve
- EESSH 1 – Maintain (being superseded by EESSH 2)
- EESSH 2 – Target 2032 All stock EPC “B” Rated (SAP Minimal 81)
- Health & Safety
  - Fire – Communal & FCMD
  - Asbestos – Communal & Properties
  - Gas – All stock
  - Legionella – Communal & Properties
  - Electric – EICR (5yr rolling inspection of all properties)
- Tenant & Staff Aspirational works
  - Environmental / Open Space etc

# Investment Plan

## SHQS

- 2020/21 – ARC Return – Overall 91.21% Compliant
  - Tolerable Standard 100% Compliant
  - Primary 100% Compliant
  - Secondary 100% Compliant
  - Energy Efficient 99.93% Complaint (this has changed to align with EESSH and will reduce – see EESSH below)
  - Facilities 100% Complaint
  - Security 91.21% Compliant ( Fails due to communal DES with O/Occs)

## EESSH 1

- 2020/21 – ARC Return
  - 95.53% Compliant
  - 64 /1433 properties fail EESSH1 for various reasons. Some of the 64 have had improvements carried out 2021/22 & will be reflected in ARC 2022 Return

## HUB & PEAT

- To assist with & prioritise future improvement works, we are transferring the 30 year rolling investment programme to the HUB. We will also be utilising PEAT (Portfolio Energy Assessment Tool) to identify stock where fuel poverty may be an issue.

# Investment Plan - Continued

## EESSH 2

- S/G set target for 2032 for all stock to be EPC “B” rated
- Compliance using the 2020/21 ARC Return is 4% of stock (51 / 1433)
- Huge challenge & costs to bring remaining stock up to EPC “B”
- S/G Reviewing this in 2023 with some remodelling of SAP Planned

B	51
C	1318
D	60
E	4

81-91
69-80
55-68
39-54

# Investment Plan/Programme

## Planned Programme 2022/23 – Option 1

- Painterwork – Stirling Areas – Inc Gutter Clean Clacks
- Pre-Planned Painterwork – Surveys & Work – Stirling & G/Mouth
- Gas Boilers & Systems – carry over 2021/22 works to completion
- EICR – Year 1 of 5 – New Contractor (Valley Group) (Circa 500 Yr 1)
- Electrical Works – 57 Denny Flats & Balfour Crt
- Legionella – 2 yearly checks communal blocks
- Procurement – 5 Year Frameworks
  - Roofing/Rendering/Insulation (SERS commenced at Athol Steel, Tillicoultry)
  - Windows/Doors & Fire Doors
  - Kitchens & Sanitaryware
  - DES
  - Environmentals



# Investment Plan/Programme

## **Planned Programme 2022/23 – Option 2 & 3**

- Subject to the covenant relaxation and the timing around this, we have a plan in place to accelerate either or both options 2 & 3.

## **Development**

- Early stages for a site in Bo'ness
- Opportunity for 8 BBOOMs in Falkirk – 3 carry over from 2021/22
- Opportunity for 5 BBOOMs in Stirling area – very early stages

## **JRW & Gas**

- Final year of 5 year contracts - both due to be procured in preparation for new contracts April 1<sup>st</sup> 2023 (commence procurement August/Sept 2022)

## **Investment Newsletter Special – 5yr programme**

- Issued February 2019 to all tenants & factored owners. 1 year from issue, Covid / lockdown etc – this is now out of date & will need re-done once covenant relaxation in place.

# Investment Plan / Programme

## Questions

