



CLYDE VALLEY
GROUP

**ASSET
MANAGEMENT
INVESTMENT
PROGRAMME
2021- 2022**

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Introduction

In line with Clyde Valley's business plan, we have identified a Capital Budget of £2,522,672 to carry out essential capital replacements during 2021-2022. The capital investment programme consists of various component replacement works, which will be delivered by various external contractors. This Investment programme has been produced as an interim document reflecting the impact the Covid 19 pandemic has had on the delivery and completion of investment works and stock condition surveys during 2020-21.

Stock Condition Survey

As a Registered Social Landlord, we have an obligation to ensure that our properties meet defined standards. As a business we are seeking to provide homes that meet and exceed our customers' expectations, thereby ensuring that we retain healthy demand for our product. The decision on investment need and priority is determined by stock condition surveys, Scottish Housing Quality Standards (SHQS) and Energy Efficiency Standard for Social Housing (EESH) requirements.

In 2020 we were due to commission a stock condition survey to enhance our existing database of information which is based upon our last two stock condition surveys. Due to the COVID 19 pandemic the surveys will now take place in 2021. We will procure the services of a surveyor and we intend to expand the scope of the work beyond the standard survey putting a greater emphasis upon the cost of meeting the following:

- The needs of our Large-Scale Voluntary Transfer housing beyond traditional component replacement programmes
- The maximisation of energy efficiency measures in our properties beyond the requirements of EESH 2 with a look towards carbon neutrality for 2045.

Once completed we will produce a cost 30-year investment programme based upon updated costs for component replacement and investment requirements. In parallel with the stock condition survey, we are currently developing our asset management system and an element of this work will be to ensure that our existing component lifecycle detailed in Table 1 remains fit for purpose. Any changes which are identified will be contained in the Asset Management Strategy to be produced in March 2022.

Table 1 – Component Lifecycles

Component	Lifecycle
Kitchen	20 years
Heating boiler	15 years
Bathroom	30 years
Heating system	30 years
External doors	30 years
Windows	30 years
Wiring (full)	60 years
Roof, guttering, chimney stack	80 years

Sustainability

Key aims of our Investment and Growth Strategy are the delivery of sustainable investment and a commitment to reducing energy costs for customers through increasing the efficiency of our buildings. As a social landlord, we will be required to meet various targets and milestones set by the Scottish Government. Energy Efficient Scotland, the Scottish Government's energy efficiency improvement programme will run over the next 20 years and aims to remove poor energy efficiency as a driver of fuel poverty and reduce carbon emissions. Energy Efficient Scotland will ensure homes and buildings are warmer, greener, and more efficient.

The energy efficiency requirements of EESSH 2 will dictate the priorities in this area but it will be important to identify where we can exceed the standards where feasible. As part of our stock condition survey, we will commission energy efficiency surveys to identify not only the ability of our properties to achieve EESSH 2 and the associated costs, but also to identify the maximum levels of energy efficiency our properties can achieve again with associated costs. This will allow us to assess our contribution to the delivery of net zero carbon by either 2045 or 2050 timeframes which are covered by our current business plan.

Stock Investment Programme 2021-2022

As indicated in the introduction this is an interim programme shaped by the impact of Covid 19 but with the aim of providing the foundations from which a more developed Property Assets Management Delivery Plan covering 2022-2025 will be derived from.

We are committed to delivering an Investment programme for the financial year 2021-2022. The programme is outlined below with a more detailed breakdown of the locations where we will be investing is attached at **Appendix 1**.

Capital Works Programme	Allocated Budget Allowance	Approximate number of units
Bathroom Renewal	£66,960	26
Canopy	£15,732	23
Common Doors	£64,102	94
Common Entry System	£17,318	39
Common Floor Finish	£4,663	7
Door Renewal	£54,847	58
Electrical Rewire	£121,017	41
External Wall Finish	£65,754	14
Fencing	£264,120	167
Flashings	£4,643	11
Gutters & Downpipes	£137,624	307
Heat Boilers	£725,526	402
Heat Carcass	£6,272	4
Kitchen Renewal	£728,572	252
Paths & Paving	£16,070	33
Roof Renewal	£35,144	9
Soffits	£44,307	83
Cyclical Decoration	£150,000	TBC
Grand Total	£2,522,672	

Appendix 1 Capital Investment for existing stock

2021 Proposed Component Replacement by Area																		
AREA	Bathrooms	Bin Stores	Canopy	Common Doors	Common Entry System	Common Floor Coverings	Door Renewals	Electrical Rewire	External Wall Finish	Fencing	Flashings	Gutters & Downpipes	Heat Boilers	Heat Carcass	Kitchen	Paths & Pavings	Roof Renewals	Soffits
Airdrie	3		1					3		11		52	1			1	2	1
Barggeddie										1								
Bellshill								1		1		2					2	
Birkenshaw	1									3			3	1				
Bishopbriggs				1		1				1			1					
Blantyre	1			5			1	3	1	6	6	6			9			
Bumbank										7			9					
Cambuslang													6					
Carfin										1								
Carbrain										1		1						
Camwath										1		1						
Carluke								1		1		1	2					
Chapelhall												1						
Cleland										1		3						
Chryston													6					
Coatbridge	1				18		4			12			3					
Cumbernauld								1		2		7						
Douglas										14						5		33
East Kilbride		1		2		1				1		19					1	
Glasgow								1	1			1						
Hamilton	13		22	55	21	1	3	29	12	37	2	112	164	2	74	2	4	30
Harthill												34	54					
Holytown	5									3	3	48	4					11
Kildrum				1														
Kilsyth						1		2				4						
Kirkintilloch												1						
Laighstonehall										4			13		14			
Lanark										1		3						
Larkhall										7		5	1		128			
Lesmahagow										8			104		17	2		
Motherwell				30			50			20		4	13	1		22		2
New Stevenson										7			2					4
Newarthill										2			1		9			2
Rutherglen	1																	
Shotts										1		1						
Stepps																1		
Uddingston	1											1						
Viewpark										13			5					
Total	26	1	23	94	39	4	58	41	14	167	11	307	392	4	251	33	9	83