Forth Housing Asset Management Strategy Consultation

The Association has developed a strategy for maintaining its housing stock, we want to ask you what you think about our plans. We also want to ask you if there is anything you feel we have missed and what is important to you as a tenant in your home.

When our housing stock ages, we have to renew components, for example kitchens and bathrooms to roofs and windows. This is called component life cycle replacement. We also periodically carry out external painting under our cyclical repairs programme, this is to preserve any external timber and to keep the buildings aesthetically pleasing.

The Association plans the replacement of these components based on a number of factors including how long they have been installed, what condition they are in, is parts still available and can they still be economically maintained.

At present our component replacement lifecycle are as follows:

- Bathroom replacement -----25 Years
- Gas Boilers replacement--- 18 years
- Radiators and pipework -----36 years
- External door replacement-- 30 years
- Cyclical external painting---- 7 years
- Fences ------30 years
- Internal doors------ 40 years
- Kitchen replacement -----18 years
- Path replacement -----40 years
- Rewire properties----- 35 years
- Roof replacement----- 45years
- Roughcasting ------45 years
- Window replacement----- 30 years

Please see the planned and Cyclical table for our replacement plans during 2022/23, 2023/24 and 2024/25 This shows which component is being replaced under its relevant year for replacement.

Planned and Cyclical 2022/25

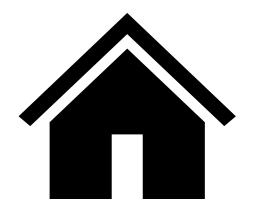
Component	2022/23	2023/24	2024/25
Bathroom Replacement	Flint Cres	Milnepark Rd Bogend Rd Stirling Pl	N/A
Close Communal Doors	Colquhoun St	N/A	N/A
Close Window Replacement	Barn Rd Older Development	N/A	N/A
Door Entry System	Colquhoun St	N/A	N/A
Door Replacement	Colquhoun St Barn Rd	Barnsdale Rd	Tannery Lane Queen St Forth St/Pl
Kitchen Replacement	N/A	De Moray Crt Muirend Rd Gillespie Pl	N/A
Gas Boiler Replacement	N/A	Gillespie Pl Demoray Court	N/A
Window Replacement	Barn Rd	Barnsdale Rd	N/A
Cyclical Painting	King Robert Crt Auld School Wynd Tannery Lane Queen St Adamson Pl	Cultenhove Cres Craighall Court Raploch Rd Craighall St Huntley Cres Cordiner Close Earlsburn Ave (older development)	Archiebone Way Cultenhove Rd Barnsdale Rd Wordie Rd Gateside Rd (older Developments) Bogside

Forth Housing Association Limited

Tenants Consultation

Asset Management Strategy

We would like to know your thoughts on our Asset Management Strategy. This is what we have planned to replace during 2022-2025



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