

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.

| Component | 2022/23 | 2023/24 | 2024/25 |
|--------------------------|--|--|--|
| Bathroom Replacement | Flint Cres | Milnepark Rd Bogend Rd Stirling PI | 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/PI |
| Kitchen Replacement | N/A | De Moray Crt Muirend Rd Gillespie PI | N/A |
| Gas Boiler Replacement | N/A | Gillespie PI 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 PI | 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



Telephone: 01786 446066 web: www.forthha.org.uk

Registered Office: Kildean Business & Enterprise
Hub, 146 Drip Road, Stirling FK8 1RW
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