

## Asset Management - New Developments 2017/2018

### Caley Building at Harbour Street, Peterhead

This development is now well underway with the contractor fitting out the interior to create some 15 one bedroom flats at First, Second and Third floor levels. We anticipate completion during late August / early September.



Plumbing being installed to rear of shower room area



Insulation being fitted to external walls overlooking the harbour

The exterior of the building is covered in scaffold at the present time to allow for repointing and other works – hence no photograph.

## Summerhill Road, Aberdeen

The site at Summerhill has now been cleared by the contractor and works are due to commence this summer. This will provide some 14 one bedroom flats and 12 two bedroom flats due for completion in 2018.

### Phase 2 MacDuff (Ewen Place)

The Civil Works contractor is currently on site preparing the site. This work includes drainage, roadworks and piling to allow for the installation of Cribloc which, in turn, prevents any land slippage from the banking to the rear of the site.

We anticipate the main contractor being on site by the end of this month with an approximate 52 week build programme.

When complete we will have 4 x 3 bed houses, 2 x 4 bed houses and 8 x1 bedroom flats.



Clearing of site to allow for suitable ground conditions and house foundations – typical sunny day in MacDuff.



Digger on site to dig drainage and sewerage routes through the site

### **Froghall, Aberdeen.**

The contractor should be on site during June. This is a small development which will result in 6 x two bedroom units being available for rent in approximately March 2018. They have not, as yet, started demolitions.



Former industrial building which is to be demolished to allow construction of 6 two bedroom units.

### **The Granary, Portsoy**

This development is currently with the Local Authority / Historic Scotland to finalise some construction and finishing details. We anticipate that the contractor should be on site early summer, all things being resolved. The development will produce a total of 12 units made up of 4 x two bedroom units and a further 8 single bedroom units. It is anticipated that these should be available in early to mid 2018.

## External decoration

This year we will be doing the external decoration of nearly 400 units. We will also be painting the internal stairwells and communal areas. The works will be complete by April 2018.

You will see our contractors painting external windows and doors during the better weather. They will return to decorate common areas during the winter months.

<b>CYCLICAL DECS - Aberdeen City</b>	9 - 19	<b>Bloomfield Road</b>
	43	<b>Union Street</b>
	12/14/16	<b>Fraser Place</b>
	574/576/584/586/588	<b>George Street</b>
	38	<b>Walker Road</b>
	587	<b>George Street</b>
	2/3/4	<b>Jesmond Square</b>
	210	<b>Victoria Road</b>
	34/36/38	<b>Mansefield Road</b>
	77	<b>Wood Street</b>
	1 - 29	<b>Cloverfield Close</b>
	79	<b>Huntly Street</b>

<b>CYCLICAL DECS - Aberdeenshire</b>	1 - 6	<b>Skene Street</b>	Peterhead
	1 - 26	<b>Sutherland Avenue</b>	Peterhead
	1 - 25	<b>Carters Close</b>	Peterhead
	1 - 30	<b>Sandford Court</b>	Peterhead
	12 - 16	<b>St Mary Street</b>	Peterhead
	47	<b>Commerce Street</b>	Fraserburgh
	6	<b>Cross Street</b>	Fraserburgh
	1 - 22	<b>Deans Court</b>	Kintore
	78 - 80	<b>Queen Street</b>	Peterhead
	3	<b>Kirk Street</b>	Peterhead
	17	<b>St Andrew Street</b>	Peterhead
	65	<b>St Peters Street</b>	Peterhead
	23	<b>Main Street</b>	Aberchirder
<b>CYCLICAL DECS - Moray</b>	5 - 24	<b>Hepworth Lane</b>	Forres
	9/11	<b>Caroline Street</b>	Forres
	3/9	<b>Cathedral Court</b>	Elgin

	14 - 19	Walker Court	Forres
	2 - 49	Barlink Road	Elgin
	1 - 4	Waulkmill Road	Elgin
	6 - 24, 9 - 31	Nelson Brae	Keith

## Planned Maintenance Update

Our planned maintenance programme for 2017/18 is underway and it is a busy year for the team.

## KITCHENS AND BATHROOMS

We will be replacing 98 Bathrooms and 166 Kitchens this year.

We have two contractors working with us to complete the Kitchen and Bathroom programme Transform and McGills.

Transform are preparing to start work at Fraser Court in Aberdeen, these properties are having new kitchens and bathrooms. Our Gas contractor Heatcare will also be installing new boilers and radiators at Fraser Court.

McGills are preparing to start installing new Kitchens at Seaton Place East.

The properties listed below will have surveys during 2017/18 and if the kitchen/bathrooms need replacing they will have the work completed between now and the end of March 2018. We will be writing to customers in June when the programme for inspections is complete.

### Bathrooms

9 -19	Bloomfield Road
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### Kitchens

6A -M	Seaton Place East
16A - J	Seaton Place East
574/576/584/586/588	George Street
383A - F	George Street
2 - 40 (excl 22)	East North Street
1 - 30 (excl 10)	Sandford Court

## Kitchens and Bathrooms

411 A - H	Holburn Street
1 - 63 over 36 months	Fraser Court
5 - 21	Culbert Street

## WINDOWS

This year we will be replacing windows at 403-405 George Street, Aberdeen and 22-37 Uphill Lane, Peterhead.

## HEATING

You will have seen on the news that fuel prices continue to rise, we know how difficult it is for customers to keep up with these rising costs. Having an energy efficient heating system is important and can help reduce fuel bills.

Since the start of 2016 we have converted over 300 properties from electric storage heaters to gas central heating.

In 2017/18 we will be replacing 106 boilers, radiators and controls. We are continuing to replace electric storage heaters with Gas Central Heating Systems and will convert 33 properties in 2017/18.

It is important that you make sure you are getting the best deal from your energy supplier. The office of gas and electricity markets (ofgem) website has a list of approved energy comparison sites that will help you to find the best deal for your property.

When you go on to the website type in "compare gas and electricity tariffs" and you will see a list of approved sites.

[www.ofgem.gov.uk](http://www.ofgem.gov.uk)

## SECURITY

Our customer surveys have shown that one of your priorities is security of your properties. We have taken this on board and will be starting a programme of door entry system installations and upgrades.

The following properties will receive new systems over the next two years.

53 - 55	Menzies Rd	Aberdeen
21 - 33	Bloomfield Road	Aberdeen
1 - 60	Charlotte Gardens	Aberdeen
90	John Street	Aberdeen

36 - 44	Don Street	Aberdeen
78	Queen Street	Peterhead
14 - 16	St Mary Street	Peterhead
9 - 11	Caroline Street	Forres

## COMMUNAL FLOORING REPLACEMENT PROGRAMME

383 George Street, Aberdeen

6A – D Cross Street, Fraserborough

25-52 Ernest Hamilton Court, Elgin.