



ON YOUR DOORSTEP

Glen Housing Association Newsletter – September 2023



During the last 9 months we have been reviewing how to catch up on our planned maintenance programme which has seen delays, primarily on the back of the Covid pandemic. As a landlord of 500 properties, the Association has also had to take into account the best way any work we do to improve our stock and make it more energy efficient, meets the Scottish Government’s ambitious targets to meet Net-Zero by 2045.

To decide on the most effective way to spend money on our properties we are working with an organisation called Changeworks. They installed specialist monitoring equipment during last winter in a sample of our property types. This provided us with valuable data that we now wish to move forward with to develop a net zero, decarbonisation strategy across all our housing stock. Most importantly the energy modelling has shown us beyond doubt, what would be the most beneficial improvements that the Association could do to make everyone’s home more energy efficient.



In summary, the various recommended improvements across our stock includes the following:

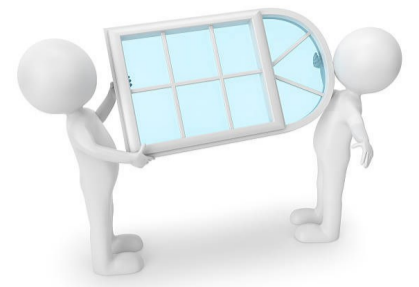
- ⇒ Extra loft and floor insulation
- ⇒ Extra window sides insulation
- ⇒ Highly efficient triple glazing
- ⇒ Mechanical Ventilation Heat Recovery systems
- ⇒ External wall insulation
- ⇒ Existing gas fired boilers converted to Air Source Heat Pump system

Doing all of the above works, all at once (to each property that requires it) would be prohibitively costly so, following advice from Changeworks, we have prioritised the glazing replacements in our oldest stock with a 4 year programme commencing this year.....**FURTHER DETAILS CAN BE FOUND INSIDE THIS NEWSLETTER**

PROPOSED PROGRAMME OF WORKS FROM SEPT 2023

WINDOW & DOOR REPLACEMENTS

The specification and procurement for the first phase taking place in 2023/24 is currently underway and tenants in this phase will be getting contacted individually in the near future.



2023/24: 71 properties (Phase 1)

Heimdal Gardens, Glenrothes
Groban, Leven
Arbaile, Leven

2024/25: 77 properties (Phase 2)

Casan, Leven
14 – 45 Beurard, Leven
1 – 40 Wilmington Drive,
Glenrothes

2025/26: 81 properties (Phase 3)

1 – 17 Grunnan, Leven
41 – 104 Wilmington Drive,
Glenrothes

2026/27: 79 properties (Phase 4)

7 – 12 Beurard, Leven
27 – 50 Grunnan, Leven
Glenfield Court, Lower Methil
Rockfield Gardens, Glenrothes

BATHROOM REPLACEMENTS

This programme is concentrating on the replacement of any existing coloured bathroom suites in our oldest properties in the Broom area of Leven. Those tenants in the first phase (Sep 23) have been contacted already, others will be contacted in due course to confirm arrangements.



2023				2024		
SEP	OCT	NOV	DEC	JAN	FEB	MAR/ APR
Arbaile	Casan	14-21	28-36	37-45	1-6	7-17
Groban		Beurard	Beurard	Beurard	Grunnan	Grunnan

PLANNED MAINTENANCE PROGRAMME

GOING FORWARD.....

The current economic climate has, during the last 12 months, seen the cost of building components and supplies increase by between 30% and 50%. Added to this is the challenge of climate change which demands we focus on improving the energy efficiency of our existing homes. To address the effect of these two major issues on our on-going maintenance programme, we have made some decisions around the following, **all with the aim of keeping rents as affordable as possible:**

HEATING SYSTEMS

To address climate change concerns, many of you will have noted announcements that gas heating will no longer be fitted in new housing from 2025. All new builds will have to have a form of electric/renewable energy heating installed, the most common likely to be Air Source Heat Pumps.

With regard to social landlords, like Glen HA who have all their existing stock with gas heating, consideration has to be given as to how we can decarbonise our heating systems as we improve the energy efficiency of our homes. While we develop our plans to do so, we will not be undertaking a planned programme of replacement gas boilers/heating during the coming years, instead, we will replace any gas boilers as they breakdown if our gas contractor confirms it is unable to be repaired.



BATHROOM & KITCHEN REPLACEMENTS

Following completion of the replacement coloured bathroom suites detailed on Page 2 of this Newsletter, it is our intention to budget for replacement bathrooms and kitchens as they are required rather than carry out programmed replacements, simply based on the age of these components.



EXTERNAL WALL INSULATION

This is an area of work to our properties that had not been previously considered but has now been identified as an element that would provide great benefit to our homes by improving energy efficiency. Consequently, we will be looking at ways to factor this into our planned maintenance programme in the future for the buildings that would most benefit from this.



MECHANICAL VENTILATION with HEAT RECOVERY (MVHR)

This is another component that needs to be considered to increase the energy efficiency of our properties. MVHR is a continuous source of ventilation that extracts stale, moisture laden air and resupplies fresh, filtered air back in, resulting in a comfortable condensation free, environment. Some of our newer properties already have this system.

OPEN MEETING

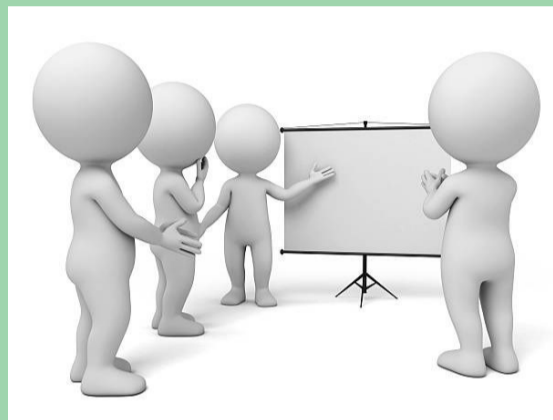
There is a lot of information in this Planned Maintenance Special Issue Newsletter, but we want our tenants to be fully informed about/and give input to the decisions we have to make around this really important subject.



If you want to find out more about all the issues we have raised in this Newsletter, you are invited to come along to our:



"TOWARDS NET ZERO" OPEN MEETING



THURSDAY 14TH SEPTEMBER 2023

(right after our AGM)

at

7.00PM

in

COLLYDEAN COMMUNITY CENTRE

TORPHINS AVENUE, GLENROTHES

For tenants out with Glenrothes who wish to come along but don't have their own transport, please phone the office and we can arrange this with you.

REFRESHMENTS WILL BE PROVIDED SO PLEASE RSVP TO THIS INVITE BY MONDAY 11th SEPTEMBER—BY PHONE OR EMAIL (SEE BELOW)



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