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# **OPS009 - Asset Management Strategy**

**2018/19 – 2022/23**

Changing Lives – Making a difference

# Contents

1.0	Introduction .....	1
2.0	Executive Summary .....	2
3.0	Corporate Strategy .....	3
4.0	Scope .....	6
5.0	Data .....	8
6.0	Stock Overview and Condition .....	9
7.0	Rents .....	13
8.0	Repairs Spend .....	14
9.0	Turnover .....	15
10.0	Potential Acquisitions and Disposals .....	16
11.0	Appendices .....	18
12.0	Document Control .....	39

## 1.0 Introduction

Weslo's Asset Management Strategy (AMS) sets out our approach to managing the housing asset base. It covers a range of activities that ensure the housing stock meets the needs and standards required, both now and in the future.

The housing stock represents both our most valuable physical asset and our largest liability.

Weslo needs to ensure that the properties it owns and manages are in good habitable condition, fit for purpose, and compliant with the Scottish Housing Quality Standard (SHQS) and the Energy Efficiency Standard for Social Housing (ESSH).

The AMS aims to:

- Help meet local housing need
- Provide value for money
- Ensure homes are up-to-date and in-line with current and future tenant expectations
- Ensure works comply with current and future tenant expectations
- Provide an appropriate balance between responsive and planned maintenance
- Achieve high standards of energy efficiency
- Create sustainable neighbourhoods

The AMS will meet our organisation values:

- Work with local communities to create desirable neighbourhoods
- Deliver excellent services across the organisation
- Empower our people to lead the changes we need to make
- Deliver excellent value for money and sound finances
- Be ready for opportunities

### Meeting Needs and Standards

In order to ensure that the housing stock meets our requirements now and in the future, the AMS contains the following components:

- A planned maintenance programme achieving economies of scale by replacing components, including mechanical and electrical installations, on an "as required" basis
- A high quality reactive maintenance service
- An efficient and effective void repairs service, helping to ensure low levels of rent loss
- Compliance with legislation

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## 2.0 Executive Summary

The AMS is an evolving process and is designed to encourage new thinking and the collection and analysis of data across the organisation in order to inform better management of the Company's assets.

The data in this document represents a snap-shot as at March 2018. None of the stock requires demolition or major modernisation. There are no parts of the stock suffering from low demand, long term voids or unlettable homes. The rents are fairly even across the whole stock, with the exception of new build units and the mid-market and market rented properties leased to our subsidiary company, Weslo Initiatives, where rents are substantially higher. As expected the older stock absorbs more reactive and common repair costs than new build schemes. The stock is 98% compliant with Scottish Housing Quality Standard at June 2017. There are plans in place for the incremental replacement of internal fixtures and fittings.

A Stock Condition Survey has been completed, and for the last two years we have been concentrating principally on the refurbishment of bathrooms, replacement of heating systems, and installation of smoke/heat detectors. External wall insulation of no-fines properties was carried out in 2017 in order to move towards meeting our EESSH commitments. The programme moving forward reflects these priorities for 2018/19.

The majority of spend over the next 5 years will be in relation to the bathroom contract. Projects such as heating and smoke detector replacement are component replacement programmes which will roll on over the next 5 years. Work will also be required to insulate our 197 Swedish and Canadian timber properties in order to comply with EESSH by 2020.

Input from tenants is required if the strategy is to develop. Over the next year a programme of visits to all our properties will capture tenant opinion, particularly on longer term priorities for improvement. A summary of the Planned Maintenance programme for the next five years is provided at Appendix 4.

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## 3.0 Corporate Strategy

Our clear, positive brand is based on our culture of always striving to do the right thing. Our Vision, mission and values as set out in our 5 year Corporate Plan aims to demonstrate what we actually do and what we measure ourselves against.

### Our Vision

**Changing lives – making a difference**

### Our Mission

We are an independent housing provider with a passion for doing the right thing and finding a way to say yes. We offer a range of housing and services to suit the needs and aspirations of our tenants and customers. We strive to help communities grow and improve the lives of our tenants through innovation and challenging the status quo.

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## Our Values

We are proud of the work we do and recognise the responsibility and importance of the services we provide. Our values underpin everything we do and will help us to deliver services which improve the lives of our tenants and wider community

### Championing the Individual

We put the individual at the heart of everything we do because we care. We will never take the easy option and will work hard to find solutions, by engaging, listening, and learning.

### Creative Mindset

We want to do the right thing because we want to make a difference to people's lives. We will always act with integrity, and will challenge ourselves to adopt an enterprising "can do" attitude.

### Continuously Evolving

We will take the initiative to seek out and create opportunities to develop because we want to deliver service excellence for our tenants, customers, staff and the wider community.

### Communicate Inclusively

We value and respect the uniqueness of the individual, their contributions, needs and opinions because every individual can help us become better at what we do. We will therefore continue to have clear, open, honest and professional communication that helps us develop our business.

The AMS is designed to support the achievement of our Corporate Strategy and will aim to:

- Present an analysis of the performance of the organisation's stock across a range of indicators
- Access a factual database, on the basis of which rational decisions can be made in relation to when and where to invest in the stock, and whether to dispose of stock or to acquire new stock

## Key Objectives of the AMS

The key objectives of the strategy are to:

- Ensure that Weslo's assets are managed and maintained to enhance the financial viability of the company;
- Ensure that value for money is being delivered in key operational areas
- Ensure that Weslo's activities continue to contribute to the sustainability and attractiveness of the communities in which we operate

## 4.0 Scope

The strategy focuses specifically on Weslo's heritable property, e.g. its housing and land interests, including:

- The company's social rented stock of 2347 properties
- The 41 mid-market rent flats leased to Weslo Initiatives Ltd
- The 84 market rented properties leased to Weslo Initiatives Ltd

This strategy is designed to support Weslo's Business Plan, especially in the area of planned spend on the replacement of major components in the social rented housing stock. It is not designed to replace or replicate the Business Plan and its associated action plan and risk register. The strategy proposes a limited number of acquisitions. If any acquisitions become available then their effects on the income and expenditure assumptions in the Business Plan will require more detailed assessment.

The development of the strategy has taken into account the principles recommended by the Scottish Housing Regulator (Strategic Asset Management Recommended Practice, Aug 2012). Appendix 1 of this document sets out the '10 strands of asset management' as outlined in this recommended practice. The Regulator notes that, given the variety of the types of organisations within its remit, and the highly variable operating contexts they face, not all of the ten strands will be directly relevant to every organisation. The approach has therefore been tailored to Weslo, bearing in mind the following key contextual factors:

- All areas in which Weslo operates are high/medium demand areas, as evidenced by waiting list applications, the low level of turnover of stock, the length of current tenancies, and the relatively short turn-around time for any voids. The average re-let time of 24 days, compares favourably to the Scottish average of 36 days.
- West Lothian Common Housing Register has 9199 applicants with 8444 of those applicants including Weslo properties in their selections. Falkirk Council operate a Choice based allocations system and obtain an average of 29 enquiries for each advertised property. We can naturally conclude there are no reasons to believe that demand will reduce in the foreseeable future.
- The bulk of the stock is traditional cottage type, which do not present any immediate cause for concern in terms of their long-term viability, popularity or habitability.



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- There are no hard to let estates or any proposed demolitions or estate wide regeneration projects anticipated.
  - Weslo is implementing a continuing programme of reinvestment in the stock, whereby major components are replaced according to their lifecycle. The management and programming of this work is becoming more detailed and accurate due to the substantial investment in our Housing Management Information system (QL). Continuing with this work is essential to maintaining the high level of amenity and demand generally found across the stock.
  - The area of operation is mixed tenure which can present difficulties in effecting common repairs

Vacancies are allocated by means of a Common Housing Register in West Lothian and in Falkirk, by reference to the Choice Based Letting Register of Falkirk Council. Our Allocations policy is designed to give our own tenants first priority to transfer to another Weslo house when it becomes vacant. This well established policy has helped local demand first, helped us to make the best use of our housing stock through our local knowledge, and given us the ability to respond directly to local needs. It has also given us greater flexibility to offer our tenants the chance to secure accommodation more suited to their circumstances.

This policy also benefits tenants who have, for example, medical difficulties or are overcrowded and tenants who are under-occupying their home and who may be affected by the Government Welfare Reforms and their entitlement to Housing Benefit as a result of the 'bedroom tax' which came into effect in April 2013. While the bedroom tax has caused anxiety and distress to many tenants it has been mitigated by the Scottish Government's decision to award Discretionary Housing Payment (DHP) via local authorities to all those affected.

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## **5.0 Data**

The data used is that which is currently available on Weslo's QL database. This data has been obtained principally from a stock condition survey carried out from 2011 to 2014 when 60% of properties were physically surveyed. Work is currently being carried out to improve the quality and accessibility of this database.

During the next year our Estates staff will attempt to visit every tenant. In the course of these visits, information on tenants' perceptions of, and satisfaction with, their home and neighbourhood will be obtained. The intention is that data will be augmented and its quality improved as the annual tenant visits are carried out. A survey will be completed during each visit to obtain this and other relevant information. The data will then be collated, analysed and acted upon as appropriate. The success of any resultant action will be measured against the results of future tenant satisfaction surveys and our strategy modified as required. In addition, the QL planned maintenance module is populated with data from the stock condition survey. This information will be constantly updated with new work carried out due to planned and reactive maintenance works. This process will help improve the detail of reporting in future and will enable changes, trends and the effectiveness of the AMS to be measured.

The strategy is designed to be an evolving process. It will be updated and augmented annually as the nature, content, accuracy and accessibility of the data improves.

## 6.0 Stock Overview and Condition

The company owns 2306 houses for social rent in West Lothian and Falkirk, our principal areas of operation, as well as a total of 41 properties on the periphery of these areas which were acquired through other means e.g. flexible tenure scheme, mortgage to rent scheme, empty homes initiative, auction and open market purchase. We also own 125 market or mid-market rented properties, which are managed on our behalf by Weslo Initiatives Ltd, a subsidiary of Weslo Housing Management, trading under the name of Weslo Property Management.

The properties in West Lothian were all built between 1939 and 2014, the most recent being the two blocks of 17 flats for social rent and 18 for mid-market completed by Westgate Developments Ltd at Westgate Towers, Bathgate in 2014/15. The vast majority of our houses were originally built by the Scottish Special Housing Association in the post war years to the late 70's. They are mainly of traditional brick construction although there is a range of other house types, including Canadian and Swedish timber (1940-1953), No-fines concrete (1952-1972) and Weir Phoenix (1948-1950). The Canadian and Swedish timber houses and Weir Phoenix type were comprehensively modernised by the SSHA between 1978 and 1988. There also remain 77 of the original 219 precast reinforced concrete houses that John Laing Construction built in Uphall in 1970. These benefitted from improved heating, roofing and external insulation works carried out by Scottish Homes in 1991 and are structurally sound. In line with the recommendation contained in the 1987 Building Research Establishment Report on Large Panel System dwellings however, we have carried out 10 year structural surveys of these properties. These surveys did not reveal any issues requiring attention and a date has been set to repeat this exercise in 2024. In addition, there are 37 and 25 Unitroy properties in Bathgate and Whitburn respectively (from originally 50 and 35). These were also comprehensively modernised by Scottish Homes in 1990 and are structurally sound. Notwithstanding these works, the Unitroy stock is classified as defective under the Housing Defects Act 1984.

The stock in West Lothian ranges in size from 1-5 apartments, predominantly cottage type with some 200 flats with common access. The overall condition of this stock varies with age but all are structurally sound. All of the properties have benefitted from a continuous cycle of planned maintenance and improvement works to install or renew various component parts, e.g. central heating systems, windows, external doors, roofs, insulation and kitchens. Since 1994, some £25M has been spent on these programmes.

The vast majority of our properties in Falkirk District lie in Bo'ness and were built by SSHA between 1947 and 1981. They are a mix of construction type consisting of traditional brick, No-fines, Swedish Timber and Atholl brick. The latter two types were comprehensively modernised by SSHA in 1986 and 1987. Similar to the West Lothian profile, there are a number of 4-in-a block and 3 storey flats (14 blocks) but the bulk of the stock is made up of terraced and semi-detached units of between 3 and 5 apartments. Since the transfer of stock to Weslo in 1997, some £5M has been spent on annual maintenance and improvements, typically on installation and renewal of central heating systems and renewal of external doors, windows and kitchens.

The company has reported that 95 properties do not comply with SHQS. Of the 95 properties; 14 properties listed at Appendix 2 have a bespoke action plan which currently is being implemented. Four of these 14 properties are also listed at Appendix 6 as properties that will be considered for future individual disposal as vacancies arise. Until such time as this occurs Weslo will, as part of our annual ARC submission, apply for an exemption/abeyance on required repair work where it is prohibitively expensive and meets the Regulator's criteria/guidance. More information on our strategy for the properties listed at Appendix 6 is given in section 10 under strategic disposals. The remaining 81 SHQS failures are flatted properties which require door entry systems and the addresses of the Weslo properties affected are listed at Appendix 3. These flats are in blocks where Weslo Housing Management is a minority landlord and reaching a consensus with other owners and landlords has proved problematic. We have made extensive efforts to persuade owners to voluntarily participate in these works. This has included individual contact with all owners affected, giving them the opportunity to view completed works and understand the benefits. We have also produced detailed costs and offered owners the opportunity to negotiate payment over an extended period. Despite this, owners in these flatted properties have steadfastly refused to agree to door entry systems being installed. We have currently exhausted all options for these properties and our strategy moving forward will be to revisit the issue every 2 years, and also raise the issue with new owners when properties are sold. Given these circumstances Weslo proposes to request that the Scottish Housing Regulator accept that these properties can be placed into abeyance, as part of our annual ARC submission. .

A major component replacement programme, covering the replacement of internal fixtures and fittings, including kitchens, bathrooms, windows and central heating boilers, has been in operation since 1994 and continues

annually. The projected Planned Maintenance Programme of works from 2018-19 – 2022-23 is shown at Appendix 4.

### Component Replacement Cycle

Components are replaced on the following cycle:

<b>Component</b>	<b>Cycle</b>
Kitchens	18 years
Boilers	17 years
Bathrooms	30 years
Windows	25 years
Doors	25 years
Wiring / Electrical	25 years
Roofs	50 years

In addition, to the cycles listed above some components are replaced, dependent on condition, when a property becomes void.

Weslo’s QL system holds the last installation date for each component and builds annual programmes based on which components are due for replacement in the forthcoming financial year. The components condition is reviewed, confirmed and replaced if required. If however the component is discovered to be in good condition the replacement cycle is extended.

There are no components which are currently beyond their life cycle replacement date.

The stock is assessed for compliance on an annual basis with the Energy Efficiency Standard for Social Housing (ESSH) as part of our Annual Report on Charter (ARC) to the Scottish Housing Regulator. Energy Performance Certificates (EPC’s) have been obtained for all but 20 properties. The information gathered from the EPC surveys will feed into our cyclical replacement programmes which will in turn ensure our compliance with the targets set out in ESSH by 2020, with the probable exception of our 197 Swedish and Canadian timber properties. An affordable, practical, and sustainable method of insulating these properties is currently being investigated as outlined below, however it may be a number of years before the full results of the pilot are known and it is therefore unlikely that these properties will all be ESSH compliant before 2020.

As part of our ESSH programme, all 281 of our solid wall constructed properties had External Wall Insulation (EWI) applied to them by September 2017. This will improve the thermal performance of the property and reduce the heating costs for our tenants. We are currently

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investigating the feasibility of applying EWI to our timber frame houses. We have carried out a pilot project on two properties in Law in South Lanarkshire and are now about to begin the process of collecting data on the performance of the EWI system. Although the insulation system has been successfully applied it will be necessary to monitor its durability and effectiveness in terms of energy performance improvement over a period of 2-4 years before deciding whether this is the best method of insulating the remainder of our timber properties. Dependent on the results, we will look to carry out EWI to the remaining 197 timber framed properties. Other than EWI, the next most frequent recommendation on our EPC's is the replacement of old or inefficient gas boilers. A programme of boiler replacements has therefore been developed to address this. In a typical year we would look to replace around 100 boilers.

## 7.0 Rents

The opening average rent figures shown below are taken from the 2018/19 business plan.

Opening Average Rent	2018/19 £
<b>LSVT / Acquired Properties</b>	4,123
<b>NHP</b>	4,081
<b>New Build</b>	4,824

The assumptions shown below for future year rent increases follow on from the Board meeting of 19 July 2017 where it was agreed that future year rent increases would be capped at a maximum of RPI+0.5%. This would be subject to review when the Board sets the annual rent increase in February each year.

Annual Rent Increase	2017/18–2046/47
<b>LSVT / Acquired Properties</b>	RPI + 0.5%
<b>NHP</b>	RPI only
<b>New Build</b>	RPI + 0.5%

RPI for all assumptions is forecast at 2.5% from 2018/19 – 2046/47

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## 8.0 Repairs Spend

The average repairs spend per unit across the whole stock for 2017-2018 is £725.03 (£1,701,648 divided by number of houses 2347 = £725.03) per annum. This includes reactive repairs, common repairs, void repairs and the cost of major component improvements.

Our analysis of average repair costs shows that in West Lothian and Falkirk areas there are no particular areas of stock which seem liable to incur higher than average costs. However, it is the case that the 41 properties owned in North and South Lanarkshire and Edinburgh incur a disproportionately high level of repair and servicing costs due to the additional time and cost of travelling to these areas. This issue will be addressed under our strategy for strategic disposals (see section 10) as properties become vacant over time. Stock which has components that require significant repair has been identified in the Capital Programme.



## 9.0 Turnover

Turnover has averaged 160 re-lets over the past five years and the figures for individual years are shown below along with the tenancy sustainability figures over the same period. Weslo currently holds its own transfer list which is designed to give our own tenants first priority to transfer to another Weslo house when it becomes vacant. This well established policy has helped create mixed, balanced and sustainable communities by satisfying local demand first, help us to make the best use of our housing stock through our local knowledge and give us the ability to respond directly to the local needs. It has given us greater flexibility to offer our tenants the chance to secure accommodation more suited to their circumstances. This policy has, however, resulted in a higher turnover than might normally be expected and will be subject to review as a result of the Housing (Scotland) Act 2014.

Year	No of re-lets
<b>2012/13</b>	205
<b>2013/14</b>	173
<b>2014/15</b>	149
<b>2015/16</b>	144
<b>2016/17</b>	132
<b>Average</b>	<b>160</b>

Year	% of tenancies sustained for more than 1 year
<b>2012/13</b>	Not available
<b>2013/14</b>	73.97%
<b>2014/15</b>	89.29%
<b>2015/16</b>	87.42%
<b>2016/17</b>	84.17%
<b>Average</b>	<b>83.71%</b>

## 10.0 Potential Acquisitions and Disposals

The mixed tenure nature of the stock sometimes presents asset management challenges, especially where Weslo owns a minority of flats within a block. This can lead to a situation where we are unable to carry out common repairs because the majority of owners are opposed to the work being carried out.

Among the areas factored by Weslo there are 60 flats in common stairs where Weslo has the majority and 30 in stairs where it holds 50% or less.

### Strategic Acquisitions

Weslo is often approached by owners who wish to sell their properties and the company will also consider targeted strategic acquisitions in the context of the common repair issues outlined above. Acquisitions are considered further where it would turn the close from one in which Weslo is in the minority, to one in which it is in the majority.

Weslo will consider individual or bulk acquisitions suitable for leasing to its subsidiary, Weslo Initiatives Ltd (WIL) for let at mid-market or market rent. At the time of setting up WIL in 2009, Weslo Housing Management (WHM) had extensive input from both our legal advisors (HBJ Gateley) and our external auditors (Baker Tilly) to ensure compliance with the then Scottish Homes guidance for parent and subsidiary companies. This took the form of a Service Level Agreement and Independence Agreement. Our auditors confirmed at the time, and in subsequent audits, that the business relationship between WHM and WIL has no impact on WHM's charitable status. We continue to engage with both legal advisors and auditors as the business activities of WIL develop. Our two funders, Nationwide Building Society and Royal Bank of Scotland (RBS), are aware and supportive of our plans to develop WIL, with RBS agreeing to provide funding for future mid-market and market rent acquisitions. In agreeing this strategy for acquisition/disposal Weslo's Board has also taken appropriate advice from its Executive Directors on the benefits and risks of acquisitions/disposals.

It is not possible to detail the exact numbers for mid-market or market rent respectively that will be disposed to WIL until an individual or block of properties become available for acquisition. Weslo's development/acquisition programme is shown at Appendix 7. The numbers shown for acquisition are estimates and may vary marginally depending on opportunities which arise.

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Any application for general consent will cover approximately 20 acquisitions for WIL per year. We do not know where these will be or indeed who the tenants will be until the opportunity to acquire arises. There are over 8000 applicants on the CHR in West Lothian, as detailed in the AMS and a similar number in the Falkirk area so we regard the situation on housing demand and supply as fairly self-evident.

For each acquisition a business case should be made, taking into account the following:

- The need for common repairs
- The property's condition and cost of bringing it up to a tenantable condition
- The age of the property's fixture and fittings
- Its compliance with SHQS & EESSH standards
- Any outstanding repairs required
- The likely rent achievable
- Market demand

### Strategic Disposals

The company owns and manages 40 properties in Edinburgh, South and North Lanarkshire (see appendix 6). Given their spread and location these properties incur higher than average management and maintenance costs. They were originally purchased to establish a presence in these areas to support future potential development and reinforce our commitment to the Mortgage to Rent Scheme in areas where no other RSL's were participating. With the apparent demise of MTR and little opportunities for development given the present level of activity in Falkirk and West Lothian, the company will seek to run down its presence in these areas by considering disposal of these properties on an individual basis when the present tenancies are given up. In these circumstances Weslo will have initial discussions with local RSL's, and the local authority, to establish any interest in acquiring the property at market value before deciding on the best method of disposal taking into account value for money and maximisation of the receipt. If we decide to proceed with a disposal in these cases, consent will be sought from the Regulator on an individual basis.

It is estimated that the sale of these properties would yield up to £4M over the period 2018-2028, £1.76M of which is grant received from the Scottish Government to assist with the original purchases. Discussions have taken place with the Scottish Government and an agreement is in place to administer repayment of this grant.

## **11.0 Appendices**

Appendix 1 – Ten Strands of Strategic Asset Management

Appendix 2 – EESSH / SHQS Failures

Appendix 3 – Common Repair Failures

Appendix 4 – Five Year Planned Maintenance Programme 2018-2023

Appendix 5 – Average length of tenancy by scheme

Appendix 6 - Properties to be considered for future disposal

Appendix 7 – Development/Acquisition Programme 2018-2023

## Appendix 1 – Ten Strands of Strategic Asset Management

The following table outlines the recommended practice contained within the Scottish Housing Regulator’s Ten Strands of Strategic Asset Management guide.

SHR Std.	Description of SHR Recommended Standard	Weslo Comment
<b>5.3</b>	<b>A Whole organisation approach</b>	
5.3.1	Do people across the organisation see the importance of asset management and understand they all have a part to play?	Yes
5.3.2	Does the governing body also understand it, see it as part of core business strategy and take responsibility for its quality	Yes
<b>6.5</b>	<b>Understanding Customers</b>	
6.5.1	Are you actively involved with the housing markets in which you operate and well informed about related aspects such as socio economic and demographic change?	Yes
6.5.2	Do you have information on the changing profile of your existing customers, and their needs and aspirations? Does this take account of the full range of customers, including, for example, people with particular needs, and factored owners	No, however we have commenced a programme of visiting each tenant to address this.
6.5.3	Are consultation and customer feedback methods used to ensure a good flow of information from existing customers, including “hard to reach” groups?	Yes, however we are currently investigating other ways of trying to reach those “hard to reach” groups.
<b>7.4</b>	<b>Risk Based and Proportionate</b>	
7.4.1	Is the effort being put into strategic review proportionate to the issues being addressed and focussed on the aspects that really matter to the business?	Yes
7.4.3	Within the strategic asset management thinking, is there an awareness of the asset related risks and the role asset-based solutions have to managing risks in the business?	Yes

<b>SHR Std.</b>	<b>Description of SHR Recommended Standard</b>	<b>Weslo Comment</b>
<b>8.7</b>	<b>Good information</b>	
8.7.1	Do you have good quality management information on service performance and cost, and the social housing value being generated for the business plan by different groups of stock?	This is currently limited to specific areas of repairs and planned maintenance performance. However this will improve with the development of QL reporting and increased in visits to tenants.
8.7.2	Do you have a reasonably up-to-date and reliable picture of the condition of the stock and are you keeping that up-to-date?	Yes
8.7.3	Has that been turned into a long-term investment programme that takes account of all probably types of investment requirements, including the SHQS?	Yes
8.7.4	Do you have the information needed to understand future demands?	Yes
<b>9.3</b>	<b>Joined up Planning</b>	
9.3.1	Do you have a robust 30-year plan that takes account of the strategic asset management approach	Yes
9.3.2	Do your plans consider the external environment, such as Scottish Government Strategies and the impact of welfare reform?	Yes
<b>10.9</b>	<b>Looking after the core stock</b>	
10.9.1	Are plans in place to keep the stock in good condition as economically as possible over the life of a 30 year business plan and meet changing and rising standards as far as they can be foreseen?	Yes
10.9.2	Do you have an efficient and customer conscious responsive repairs service?	Yes
10.9.3	Do you try to ensure that your homes and neighbourhoods appear well cared for?	Yes
10.9.4	Do you try to make your homes as cheap to heat as possible?	Yes
10.9.5	Do you provide effective services to factored owners that meet their requirements and assist your interests as a property owner within the blocks?	Yes

<b>SHR Std.</b>	<b>Description of SHR Recommended Standard</b>	<b>Weslo Comment</b>
<b>11.2</b>	<b>Compliance with standards</b>	
11.2.1	Do you have a comprehensive cyclical testing and maintenance programme that covers all items requiring regular testing or maintenance for any reason?	Yes
11.2.2	For higher risk areas, do you use targeted external accreditation to verify safety standards	Yes – e.g. verification of gas work by MFH and membership of SELECT for electrical work.
11.2.3	For higher risk areas, how do you deal with no access situations?	We have a process in place for gaining access, by force if necessary, when required.
<b>12.4</b>	<b>Dealing with 'cause for concern'</b>	
	Do you have stock that for any reason is causing concern now or is felt likely to cause concern in the future?	No
	Do you adopt a systematic approach to identifying such homes and considering the options for them?	Yes
	Does your asset management approach contain the full range of options from 'wait and see' to radical intervention?	Yes
<b>13.4</b>	<b>New Development</b>	
13.4.1	Does your Corporate strategy include for growth through new development or acquisition?	Yes
13.4.1	How is it to be funded?	By grant or self-funded
13.4.1	What is the housing market you are aiming at, and how will the new homes meet that aim?	Social housing to meet demand on common housing register or via choice based letting
13.4.1	Is your experience as a landlord being translated into the design and specification of your new stock?	Yes
<b>14.5</b>	<b>Value for Money</b>	
14.5.1	Is everyone who is making spending decisions aware of the cost and thinking about how to get the most from it?	Yes
14.5.2	Are you able to demonstrate to tenants and to yourselves that work is done at the best possible balance between cost and quality?	Yes

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<b>SHR Std.</b>	<b>Description of SHR Recommended Standard</b>	<b>Weslo Comment</b>
14.5.3	Do you have a procurement strategy that makes the most of modern methods of procurement?	Under review to ensure compliance with new procurement legislation
14.5.4	Are your arrangements for programme and contract management low cost and efficient?	Yes



## Appendix 2 – EESSH / SHQS Failures

C33.3 Number of self-contained properties in scope of the EESSH

	Gas	Electric	Other fuels	Total
Flats	350	5	0	<b>355</b>
Four-in-a-block	236	2	1	<b>239</b>
Houses (other than detached)	1,718	19	0	<b>1,737</b>
Detached houses	16	0	0	<b>16</b>
<b>Total</b>	<b>2,320</b>	<b>26</b>	<b>1</b>	<b>2,347</b>

C33.4.1 Number of properties in scope of the EESSH where compliance is unknown

	Gas	Electric	Other fuels	Total
Flats	1	0	0	<b>1</b>
Four-in-a-block	0	0	0	<b>0</b>
Houses (other than detached)	19	0	0	<b>19</b>
Detached houses	0	0	0	<b>0</b>
<b>Total</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>20</b>

C33.5 Number of properties in scope of the EESSH that do not meet the standard

	Gas	Electric	Other fuels	Total
Flats	74	2	0	<b>76</b>
Four-in-a-block	6	1	1	<b>8</b>
Houses (other than detached)	430	5	0	<b>435</b>
Detached houses	0	0	0	<b>0</b>
<b>Total</b>	<b>510</b>	<b>8</b>	<b>1</b>	<b>519</b>

C33.6 Number of properties in scope of the EESSH that are exempt the standard

	Gas	Electric	Other fuels	Total
Flats	0	0	0	<b>0</b>
Four-in-a-block	0	0	0	<b>0</b>
Houses (other than detached)	216	5	0	<b>221</b>
Detached houses	0	0	0	<b>0</b>
<b>Total</b>	<b>216</b>	<b>5</b>	<b>0</b>	<b>221</b>

C33.7 Number of properties in scope of the EESSH that meet the standard

	Gas	Electric	Other fuels	Total
Flats	275	3	0	<b>278</b>
Four-in-a-block	230	1	0	<b>231</b>
Houses (other than detached)	1,053	9	0	<b>1,062</b>
Detached houses	16	0	0	<b>16</b>
<b>Total</b>	<b>1,574</b>	<b>13</b>	<b>0</b>	<b>1,587</b>

## ARC 2017/2018 – SHQS Failures

The 14 properties listed below fail the SHQS. The reasons for failure are detailed, as are the measures we propose to take to ensure future compliance.

Item No	Address	Remarks
( a )	( b )	( c )
<b>1</b>	4 Carledubs Avenue	<p>This property is constructed from pre-cast concrete frame and panels with a flat roof. The current EPC rating is 44. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of flat roof insulation, installation of floor insulation, insulation to the HW Cylinder, installation of low energy lights, high heat retention storage heaters and immersion heater. The cost of this work is £9,975 approximately.</p> <p>Installing an externally insulated flat roof system on this property type is difficult as they are terraced houses with a high percentage of owner occupation. Internal insulation is possible but at a greater cost and considerable disruption to the tenant. We plan to carry out these works after 2021/22.</p>
<b>2</b>	7 Crossgreen Place	<p>This property is constructed from pre-cast concrete frame and panels with a flat roof. The current EPC rating is 53. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of flat roof insulation, installation of floor insulation, and the installation of low energy lights, high heat retention storage heaters. The cost of this work is £9,945 approximately.</p> <p>Installing an externally insulated flat roof system on this property type is difficult as they are terraced houses with a high percentage of owner occupation. Internal insulation is possible but at a greater cost and considerable disruption to the tenant. We plan to carry out these works after 2021/22.</p>

Item No	Address	Remarks
( a )	( b )	( c )
3	10 Crossgreen Place	<p>This property is constructed from pre-cast concrete frame and panels with a flat roof. The current EPC rating is 53. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of flat roof insulation, installation of floor insulation, and the installation of low energy lights, high heat retention storage heaters. The cost of this work is £9,950 approximately.</p> <p>Installing an externally insulated flat roof system on this property type is difficult as they are terraced houses with a high percentage of owner occupation. Internal insulation is possible but at a greater cost and considerable disruption to the tenant. We plan to carry out these works after 2021/22.</p>
4	11 Crossgreen Place	<p>This property is constructed from pre-cast concrete frame and panels with a flat roof. The current EPC rating is 55. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of flat roof insulation, installation of floor insulation, installation of high heat retention storage heaters. The cost of this work is £9,900 approximately.</p> <p>Installing an externally insulated flat roof system on this property type is difficult as they are terraced houses with a high percentage of owner occupation. Internal insulation is possible but at a greater cost and considerable disruption to the tenant. We plan to carry out these works after 2021/22.</p>

Item No	Address	Remarks
( a )	( b )	( c )
5	35 Dargai Place	<p>This property is constructed from pre-cast concrete frame and panels with a flat roof. The current EPC rating is 55. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of flat roof insulation, installation of floor insulation, installation of high heat retention storage heaters. The cost of this work is £9,900 approximately.</p> <p>Installing an externally insulated flat roof system on this property type is difficult as they are terraced houses with a high percentage of owner occupation. Internal insulation is possible but at a greater cost and considerable disruption to the tenant. We plan to carry out these works after 2021/22.</p>
6	68 Carnwath Road	<p>This is a traditionally constructed sandstone property. The current EPC rating is 13. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; Internal or external wall insulation, floor insulation, installation of HW Cylinder jacket, installation of low energy lights, high heat retention storage heaters and immersion heater. The cost of this work is £18,285 approximately.</p> <p>The current tenant is particularly frail and elderly and given the invasive nature of the works we have agreed to hold these works for the time being. Even after carrying out this work the likely EPC will be 43.</p>

Item No	Address	Remarks
( a )	( b )	( c )
7	17 The Neuk	<p>This property is constructed from timber panel frame and is render clad. The current EPC rating is 46. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of floor insulation, installation of HW Cylinder jacket, installation of low energy lights, installation of solar water heating, installation of PV cells and the installation of a wind turbine. The cost of this work is £41,070 approximately.</p> <p>This property has a new electric wet central heating system installed which has been allowed for in the current EPC.</p>
8	168 Greengairs Road	<p>This property is constructed from a brick cavity wall and timber clad. The current EPC rating is 49. The required pass rate for a property of this type is 60. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of floor insulation, installation of low energy lights, installation of a wood pellet biomass boiler with radiators. The cost of this work is £14,215 approximately.</p> <p>The current tenant's preferred heating choice is solid fuel.</p>
9	7 Braehead Avenue*	<p>This property is constructed from timber panel frame and is timber clad. The current EPC rating is 46. The required pass rate for a property of this type is 48. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; room and roof insulation, installation of floor insulation, installation of low energy lights, installation of solar water heating, installation of PV cells. The cost of this work is £17,920 approximately.</p> <p>As this property only requires to move 2 points in order to pass SHQS we plan to fit low energy lights, check the internal insulation levels and resurvey the property.</p>

Item No	Address	Remarks
( a )	( b )	( c )
<b>10</b>	35 Murrayfield Terrace	<p>This property is constructed from steel panel frame and is brick and render clad. The current EPC rating is 47. The required pass rate for a property of this type is 48. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are; installation of floor insulation, installation of low energy lights, installation of new gas condensing boiler, installation of solar water heating, installation of PV cells. The cost of this work is £23,050 approximately. A new condensing boiler was planned to be installed at this property in 2017/18.</p> <p>The current tenant is particularly frail and elderly and was consulted in 2017 regarding the works. Given the invasive nature of the works we have agreed to hold these works for the time being</p>
<b>11</b>	59 Ewart Grove*	<p>This is a no fines solid wall construction property. The current EPC rating is 61. The required pass rate for a property of this type is 63. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are installation of floor insulation, installation of low energy lights.</p> <p>This property had EWI works carried out in 2014 but still fails SHQS as it has electric storage heaters. Installing a gas supply and a new central heating system is expensive and may not be the heating system of choice for the tenant.</p> <p>As this property only requires to move 2 points in order to pass SHQS we plan to fit low energy lights, check the internal insulation levels and resurvey the property.</p>

Item No	Address	Remarks
( a )	( b )	( c )
<b>12</b>	31G South Street	<p>This property is constructed from a brick cavity wall. The current EPC rating is 27. The required pass rate for a property of this type is 63. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are installation of internal or external wall insulation, installation of low energy lights and installation of electric storage heaters.</p> <p>New storage heaters are planned to be installed at this property. Given the construction of this property this measure alone is unlikely to ensure the property passes. The cost of insulating this property is likely to be around £14,000 as it is in a tenement block and will require other owners to consent to the works.</p>
<b>13</b>	80b South Street	<p>This property is constructed from a brick cavity wall. The current EPC rating is 49. The required pass rate for a property of this type is 61. The EPC minimum recommendations for this property which would make it likely to pass an EPC survey are installation of internal or external wall insulation, installation of low energy lights and installation of electric storage heaters.</p> <p>New storage heaters are planned to be installed at this property. Given the construction of this property this measure along is unlikely to ensure the property passes. The cost of insulating this property is likely to be around £15,000 as it is in a tenement block and will require other owners to consent to the works.</p>
<b>14</b>	8 Gardner Crescent	<p>This property is constructed from a brick cavity wall and render clad. The current EPC rating is 44. The required pass rate for a property of this type is 48.</p> <p>A new condensing boiler was planned to be installed at this property in 2017/18. Due to social conditions within the household the gas supply has been capped therefore no works are planned.</p>

*\*Denotes works included in 2018-2019 Capital Programme*

### Appendix 3 – Common Repair Failures

A small number of our properties do not pass SHQS as they do not have a door entry system. The reason for this is due to Weslo Housing Management being a minority landlord in the block and where we cannot reach a consensus with other owners and landlords.

Block Address	WHM Properties
<b>1-7 Burnbrae Terrace</b>	1 Burnbrae Terrace 3 Burnbrae Terrace 5 Burnbrae Terrace
<b>1-7 Eppiestane Road</b>	1 Eppiestane Road 5 Eppiestane Road 7 Eppiestane Road
<b>2-8 Eppiestane Road</b>	4 Eppiestane Road 8 Eppiestane Road
<b>10-16 Eppiestane Road</b>	14 Eppiestane Road
<b>11-17 Burnhouse Drive</b>	11 Burnhouse Drive 13 Burnhouse Drive 17 Burnhouse Drive
<b>13-19 Birkenshaw Way</b>	13 Birkenshaw Way
<b>61-67 Birkenshaw Way</b>	61 Birkenshaw Way 63 Birkenshaw Way 67 Birkenshaw Way
<b>81-87 Birkenshaw Way</b>	81 Birkenshaw Way 85 Birkenshaw Way 87 Birkenshaw Way
<b>153-155 Birkenshaw Way</b>	153 Birkenshaw Way
<b>34-40 Woodend Walk</b>	34 Woodend Walk 36 Woodend Walk 40 Woodend Walk
<b>45-51 Woodend Walk</b>	45 Woodend Walk 47 Woodend Walk 51 Woodend Walk
<b>54-60 Woodend Walk</b>	56 Woodend Walk
<b>57-63 Woodend Walk</b>	57 Woodend Walk 61 Woodend Walk
<b>93-99 Woodend Walk</b>	93 Woodend Walk
<b>173-179 Woodend Walk</b>	179 Woodend Walk



<b>Block Address</b>	<b>WHM Properties</b>
<b>18-24 Denholm Grove</b>	18 Denholm Grove
<b>30-36 Denholm Grove</b>	36 Denholm Grove
<b>22-28 Gardner Crescent</b>	24 Gardner Crescent 26 Gardner Crescent 28 Gardner Crescent
<b>46-52 Gardner Crescent</b>	50 Gardner Crescent 52 Gardner Crescent
<b>49-55 Gardner Crescent</b>	51 Gardner Crescent 55 Gardner Crescent
<b>63-69 Gardner Crescent</b>	65 Gardner Crescent 67 Gardner Crescent 69 Gardner Crescent
<b>75-81 Gardner Crescent</b>	75 Gardner Crescent 77 Gardner Crescent 79 Gardner Crescent
<b>90-96 Gardner Crescent</b>	90 Gardner Crescent 92 Gardner Crescent 96 Gardner Crescent
<b>99-105 Gardner Crescent</b>	99 Gardner Crescent 101 Gardner Crescent 105 Gardner Crescent
<b>253-259 West Main Street</b>	253 West Main Street 257 West Main Street
<b>7-27 Bomar Avenue</b>	7 Bomar Avenue 9 Bomar Avenue 11 Bomar Avenue 13 Bomar Avenue 17 Bomar Avenue 19 Bomar Avenue 21 Bomar Avenue 23 Bomar Avenue
<b>29-49 Bomar Avenue</b>	29 Bomar Avenue 31 Bomar Avenue 33 Bomar Avenue 35 Bomar Avenue 39 Bomar Avenue 45 Bomar Avenue 47 Bomar Avenue
<b>3-9 Whitedalehead Road</b>	3 Whitedalehead Road 5 Whitedalehead Road 9 Whitedalehead Road

Block Address	WHM Properties
<b>85A-F Drumpark Avenue</b>	85a Drumpark Avenue 85b Drumpark Avenue 85c Drumpark Avenue 85e Drumpark Avenue 85f Drumpark Avenue
<b>91-93 Liddle Drive</b>	91 Liddle Drive
<b>103-117 Tippetknowes Park</b>	107 Tippetknowes Park
<b>63-77 Tippetknowes Park</b>	63 Tippetknowes Park 77 Tippetknowes Park

## Appendix 4 – Five Year Planned Maintenance Programme 2018-2023

Projects	2018	2018/19			2019/20			2020/21			2021/22			2022/23			Totals		
	Base Cost	No of Houses	Cost/ Unit	Cost (inc VAT)	No of Houses	Cost/ Unit	Cost (inc VAT)	No of Houses	Cost/ Unit	Cost (inc VAT)	No of Houses	Cost/ Unit	Cost (inc VAT)	No of Houses	Cost/ Unit	Cost (inc VAT)	No of Houses	Av' Cost/ Unit	Total Cost (inc VAT)
Bathroom Refurbishment	2,570	220	2,570	678,480	200	2,699	647,640	176	2,833	598,419	204	2,975	728,304	247	3,124	925,909	1,047	2,840	3,578,752
EESH Compliance Works	2,800	60	2,800	201,600	80	2,940	282,240	115	3,087	426,006	20	3,241	77,792	0	0	0	275	2,414	987,638
Heating Replacement	2,100	100	2,100	252,000	100	2,205	264,600	100	2,315	277,830	100	2,431	291,722	100	2,553	306,308	500	2,321	1,392,459
Smoke Detector Replacement	360	150	360	64,800	200	378	90,720	200	397	95,256	200	417	100,019	150	438	78,765	900	398	429,560
<b>Totals</b>				<b>1,196,880</b>			<b>1,285,200</b>			<b>1,397,511</b>			<b>1,197,836</b>			<b>1,310,982</b>			<b>6,388,409</b>

## Appendix 5 – Average length of tenancy by Estate

Scheme	No of Houses	Average Years
Academy View	14	4.18
Addiebrownhill	18	15.64
Addiewell	14	12.86
Avondale	59	13.35
Barbauchlaw	67	11.81
Bathville Court	19	2.62
Belvedere Wood	63	13.55
Blaeberryhill	50	8.21
Bo'mains East	12	11
Bo'mains North	24	12.96
Bo'mains South	46	8.86
Bo'ness non LSVT	8	8.8
Boghall	14	3.61
Braehead	46	14.38
Carledubs	79	12.57
Chapelton	33	8.28
Crofthead	48	12.12
Crossgreen	17	9.9
Dalling Road	30	10.85
Deanfield, Bo'ness	7	14.91
Dedridge	105	8.57
Edinburgh	8	4.55
Falkirk	39	3.81
Falside	106	13.13
Fivestanks	28	14.67
Grahamsdyke	57	7.74
Kinneil	16	12.42
Kirkhill	65	8.9
Kirkhill, Greenfield	15	11.24
Kirknewton	14	13.01
Kirkton	71	7.75
Ladywell	24	4.64
Livingston Station	56	8.22
Loaninghill	9	9.91
Maidenpark	161	9.46
Manse Avenue	110	10.52
Mansefield	30	11.66
Mid Calder	10	9.83

Scheme		Average Years
Murraysgate	125	8.61
Newtown	38	9.42
North Lanarkshire	15	3.93
Polbeth	43	13.15
Pumpherston	7	19
Race Road	73	11.54
Riddochhill, Blackburn	98	12.91
Sheephousehill	5	3.97
South Lanarkshire	18	3.61
Stoneyburn, Burnlea	26	11.16
Stoneyburn, Sunnyside	15	18.32
Tamfourhill	20	0.48
Thornbridge	5	4.11
Town Centre	23	6.95
West Calder	35	9.47
West End	34	10.95
Westgate Towers	17	1.86
Westway Apartments	16	3.69
Whitedalehead	32	8.11
Whiteside	29	15.95
Winchburgh	26	12.1
Wyndford	55	6.77

## Appendix 6 - Properties to be considered for future disposal as vacancies occur – by property and location

Property Address	Local Authority	Property Origin	Date Acquired	Purchase Subsidy £	Valuation total £
62 Riverside, Newbridge	Edinburgh	Edinburgh Council	13/01/14	38,496.25	62,500.00
120 Main Street, Ratho	Edinburgh	Unknown	17/08/09	104,703.63	153,000.00
38 Craigpark Avenue, Edinburgh	Edinburgh	Local Authority	13/05/10	76,328.45	120,000.00
32 Riverside, Newbridge	Edinburgh	Local Authority	31/03/11	74,479.57	115,000.00
93 Hillview Cottages, Ratho	Edinburgh	Private Sector	28/04/11	83,413.01	135,000.00
12/4 Firrhill Loan, Edinburgh	Edinburgh	Local Authority	10/02/15	40,766.49	95,000.00
62 Hillview Cottages, Ratho	Edinburgh	Local Authority	06/04/17	68,833.00	115,000.00
27 Gillburn St., Overtown, Wishaw	North Lanarkshire	Local Authority	17/09/10	12,070.53	55,000.00
168 Greengairs Road, Airdrie	North Lanarkshire	Local Authority	16/11/10	11,623.46	56,000.00
31 Calder Street, Coatbridge	North Lanarkshire	Local Authority	13/12/10	4,008.54	57,000.00
31 Ellismuir Street, Coatbridge	North Lanarkshire	Local Authority	11/02/11	31,044.46	81,000.00
167 Muirhall Terrace, Salsburgh	North Lanarkshire	Local Authority	28/04/11	4,353.26	48,000.00
29 Blackcroft Terrace, Salsburgh	North Lanarkshire	Local Authority	12/12/11	796.67	66,500.00
26 Forge Road, Airdrie	North Lanarkshire	Local Authority	02/05/12	23,066.56	73,000.00

Property Address	Local Authority	Property Origin	Date Acquired	Purchase Subsidy £	Valuation total £
67 Howletnest Road, Airdrie	North Lanarkshire	Local Authority	14/06/12	12,871.25	65,500.00
25 Burns Place, Shotts	North Lanarkshire	Prison Service	14/11/12	18,869.78	79,000.00
28 Murdochstoun Crescent, Harthill	North Lanarkshire	Ex Council	29/11/12	33,966.82	84,000.00
13 Northfield Av, Shotts	North Lanarkshire	Local Authority	30/11/12	16,438.05	74,000.00
90 Behar Road, Shotts	North Lanarkshire	Public Sector	09/04/13	105,258.00	175,000.00
34 Coltness Av, Shotts	North Lanarkshire	Local Authority	06/08/13	9,632.65	66,000.00
12 Betram Place, Shotts	North Lanarkshire	Local Authority	15/11/13	3,956.00	55,000.00
1 Etive Walk, Shotts	North Lanarkshire	Public Sector	01/05/15	22,874.75	73,000.00
3 Abbey Place, Forth	South Lanarkshire	Local Authority	11/02/10	21,812.57	72,000.00
10 Woodside Walk, Hamilton	South Lanarkshire	Private Sector	29/06/10	33,667.14	68,000.00
68 Carnwath Road, Carluke	South Lanarkshire	Private Sector	27/08/10	58,413.01	110,000.00
21 Kirkgreen, Forth	South Lanarkshire	Local Authority	10/11/10	22,032.49	73,000.00
29 Moorside Street, Carluke	South Lanarkshire	Scottish Homes	15/09/11	26,848.87	81,000.00
13 St Nicholas Road, Lanark	South Lanarkshire	Local Authority	09/02/12	21,727.93	76,000.00
28 Ashfield Road, Law, Carluke	South Lanarkshire	Local Authority	01/03/12	17,941.00	68,000.00
4 Tarbert Place, Carluke	South Lanarkshire	Local Authority	28/05/12	16,307.57	67,000.00
40 Milton	South	Local	13/06/12	23,066.56	73,000.00

Property Address	Local Authority	Property Origin	Date Acquired	Purchase Subsidy £	Valuation total £
Crescent, Carluke	Lanarkshire	Authority			
141 Cloglands, Forth	South Lanarkshire	Local Authority	12/07/12	17,222.08	75,000.00
40 Woodlands Avenue, Carluke	South Lanarkshire	Public Sector	20/09/12	13,241.45	67,000.00
140 Lea Rig, Forth	South Lanarkshire	Local Authority	30/05/13	13,575.39	69,500.00
8 Tarbert Place, Carluke	South Lanarkshire	Local Authority	18/06/13	7,379.65	64,000.00
138 Lea Rig, Forth	South Lanarkshire	Local Authority	22/11/13	14,816.71	67,000.00
51 Honeybank Crescent, Carluke	South Lanarkshire	Local Authority	30/05/14	9,626.72	68,000.00
17 Kenilworth Court, Carluke	South Lanarkshire	Private Sector	05/02/15	19,616.97	66,500.00
17 The Neuk, Forth	South Lanarkshire	Public Sector	06/03/15	5,845.09	64,000.00
17 Glenburn Terrace, Carluke	South Lanarkshire	Local Authority	01/12/15	35,483.67	65,000.00
				<b>1,176,476.05</b>	<b>3,197,500.00</b>

## Appendix



**Development/Acquisition Programme 2018/19 - 2021/22**

<b>Site</b>	<b>Number of Units</b>	<b>Funding Requirement</b>	<b>Site Start Date</b>	<b>Site Completion Date</b>
		<b>£</b>		
Main Street, Bo'ness	25	1,875,000	2018/19	2019/20
Corbiehall, Bo'ness	6	480,000	2018/19	2019/20
Linlithgow Road, Bo'ness	14	1,050,000	2018/19	2019/20
Grahamsdyke, Bo'ness	25	1,875,000	2019/20	2020/21
King Street, Falkirk	27	2,025,000	2018/19	2019/20
Elliott Terrace, Falkirk	13	910,000	2018/20	2018/19
Southdale, Armadale	65	4,875,000	2019/20	2021/22
Main Street, Bathgate	12	840,000	2018/19	2019/20
Waverley Garage, Bathgate	27	2,160,000	2018/19	2020/21
Waverley Street Depot, Bathgate	30	2,250,000	2019/20	2021/22
Burnside Yard , Bathgate	15	1,125,000	2019/20	2020/21
Scotmid site, Bathgate	12	960,000	2018/19	2018/19
<b>Development Programme</b>	<b>271</b>	<b>20,425,000</b>		

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Silk House, Falkirk (Mid Market)	17	1,084,000	2018/19
WPM Acquisitions 2018/19	10	800,000	2018/19
WPM Acquisitions 2019/20	15	1,200,000	2019/20
WPM Acquisitions 2020/21	0	-	
WPM Acquisitions 2021/22	0	-	
<b>Acquisition Programme</b>	<b>42</b>	<b>3,084,000</b>	
<b>Total Programme</b>	<b>313</b>	<b>23,509,000</b>	

## 12.0 Document Control

<b>MONITORING FORM</b>	
Department	Technical Services
Department Director	Operations Director
This policy is applicable to	All
Author	Technical Manager
Original Version approved by & date	March 2018
Date of last review	
Version number	V1 draft
Date of minor modification	
Period of Review	Three years
Date of next review	March 2021
Internal /external consultees (if required).	



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