



2015-2017 PLANNED MODERNISATION



FEBRUARY 2016

MODERNISATION PROGRAMME

April 2015 - March 2017

In line with the Property Asset Management Strategy, the Association continues to invest in its housing stock and the table below provides details of the accelerated Planned Modernisation Programme for the period April 2015 to March 2017.

The original 3-year programme has been accelerated to condense the works into a two-year period, bringing a continuous work programme and cost savings to the Association, while maintaining a high quality of work.

Over the two year period we will replace kitchens, bathrooms and heating.

The work to kitchens will involve the renewal of kitchen units. The work to bathrooms will involve the renewal of sanitary appliances. Where no shower exists an over bath shower will be installed. In ground floor flats which currently have a bath it is proposed, where the tenant agrees, that a step in shower be installed. Redecoration and provision of new floor coverings to kitchens and bathrooms will also be carried out. Where an extract fan is installed this will be replaced. Additionally the electrical consumer unit (the 'fuse box') will also be replaced.

Where heating systems are being replaced we will in certain locations (where a gas supply exists in the settlement) and where practical, replace existing electrical systems with gas. In some locations we will replace your electric heating with a more modern efficient electric heating system. In some locations, mainly rural settlements, we will replace electrical systems with Air Source Heat Pumps.

The work will take between 6-10 days depending on extent of works being carried out and is inevitably disruptive to tenants. The contractor will always leave you with services connected overnight and at weekends and will ensure that the job is completed as quickly and efficiently as possible.

Tenants affected will be formally notified well in advance of when the work is programmed to take place in their home. The contractor will also contact each tenant before any work commences to arrange for surveys and where applicable obtain tenants choices. The contractor will also give you at least two weeks' notice before work commences.

Tenant's choices are as follows:

Kitchens

- Worktop colour
- Door/Drawer front colour
- Vinyl flooring

Bathrooms

- Wall panelling colour
- Vinyl flooring

The table below details where it is proposed work will be undertaken, what will be carried out and the year proposed when work will be carried out. This is subject to agreement with the contractor.

TOWN	ADDRESS	No of Properties	Kitchens	Bathrooms	Central Heating - Gas	Central Heating - ASHP*	Central Heating - Elect
Year One – 2015/2016							
Duns	Gourlays Court	12		✓			
Duns	McLaren Court	6	✓				✓
Galashiels	Sanderson Court	12		✓			
Hawick	Borthwick Court	14	✓		✓		
Hawick	Elm Court	30	✓				✓
Hawick	McLagan Drive	14	✓		✓		
Hawick	Teviot Court (where tenants have requested work only)	19		✓			
Hawick	The Village	5	✓		✓		
Innerleithen	Plora Crescent	14		✓			
Innerleithen	Plora Terrace	15		✓			
Innerleithen	St Ronans Road	3		✓			
Kelso	Eschie Court	24		✓			
Lauder	The Orchard	21	✓		✓		
West Linton	St Andrews Close - even Nos 18-32 and 37	9	✓				✓
Peebles	Old Town, Young Street	26		✓			
Tweedbank	Craw Wood - even Nos 2-12, 64 and 88-98	10	✓		✓		
Tweedbank	Craw Wood - even Nos 34-62 and 86	17	✓				

* ASHP - AIR SOURCE HEAT PUMP

*All above works have been or will be completed by end March 2016.

TOWN	ADDRESS	No of Properties	Kitchens	Bathrooms	Central Heating - Gas	Central Heating - ASHP*	Central Heating - Elect
Year Two – 2016/2017							
Bonchester Bridge	Forest Court/Road	6	✓			✓(2)	✓(4)
Bowden	Quarry Green	3	✓				✓
Coldstream	Douglas Court	12	✓		✓		
Denholm	Ruberslaw Drive	5	✓			✓	
Earlston	Rhymer's Court	15		✓			
Eddleston	The Glebe	8	✓				
Ettrickbridge	Woodend Road	2	✓				✓
Eyemouth	Stebbing's Rise	23	✓		✓**		
Kelso	Edenside Court	19		✓			
Kelso	Hendersyde Drive	1	✓		✓**		
Melrose	Millar House	9	✓				✓
Melrose	Scott's Place	4		✓			
Melrose	Teac Failte	1	✓				
Newtown St Boswells	Old Station Court	8	✓				✓
Oxnam	Oxnam Green	4	✓			✓	
Peebles	1-5 Dovecot Road	5	✓		✓		
Peebles	Buchan Gardens	3	✓		✓		
Peebles	Crookston Court	14		✓			
Peebles	Forest View	6	✓		✓		
Peebles	Glensax Road	1		✓			
Peebles	Riverside House	22		✓			
Peebles	St Michaels Bank	36	✓				✓
Peebles	The Meadows	1		✓			
Selkirk	Fletcher Court	22	✓		✓**		
St Boswells	Jenny Moores Court	10	✓		✓(1)		✓(9)
Stow	Galashiels Road	1	✓			✓	
Town Yetholm	Deanfield Place	8	✓			✓	

* ASHP - AIR SOURCE HEAT PUMP

**BOILERS AND CONTROLS ONLY

EILDON HOUSING ASSOCIATION – HOW TO CONTACT US



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