

BIELD

HOUSING & CARE

**DEVELOPMENT
& INVESTMENT
TEAM**

QUARTER 1 UPDATE

JUNE 2025



Kitchen Replacements

In the last few months works have either started and finished or are on the way to being complete at 3 developments for new kitchen upgrades. The process involves surveying the existing kitchens with our contractor (Response) and designer/supplier (Howdens), holding pre-start meetings with the tenants and development managers, and then the contractor start on site. At the pre start meetings the tenants find out more about the process, get to see samples of the colour choice options and ask any questions regarding the works. Once on site, our contractor Response usually do 4/5 kitchens per week. I have introduced some different worktop colour choices earlier this year as some products have been discontinued by our supplier. Wheatley Gardens in Saltcoats is the next development scheduled for new kitchens in July/August.

The Butts; *before, during & after*



We're delighted to share that tenant feedback has been very positive so far. Many residents are particularly happy with their new extract fans, as they didn't have these before.

"Installers were very quick and obliging"

"Every part of the installation of my kitchen was amazing"

"Made the kitchen beautiful, made me very happy. Nice colour. Great job."

Lighting Replacement

During the past few months, we have been working on the lighting replacement contract - the specification and contract has been drawn up, procured, tendered and a contractor appointed for the new lighting for the communal areas and emergency communal lighting areas in five developments, as well as the replacement of the existing external lighting in communal areas. By installing LED light fittings, Bield will make an immediate saving on running costs through lower energy use and longer product lifetimes, which significantly reduces maintenance bills over time when compared to traditional lighting solutions. The current florescent tube and halogen fittings still located in some of these developments are at the end of their design life, and maintenance costs are increasing due to levels of failure. Lighting surveys have taken place, designs and calculations for the new fittings are in progress, and works are due to start on the sites imminently.



Lift Upgrades

We have identified a number of lift upgrades required across our properties. These projects are currently in the tender process, and we will provide an update shortly on the developments scheduled for modernisation.

Roof Works

We have been undertaking roof works across several developments to ensure our properties are wind and watertight and compliant with the Scottish Housing Quality Standards. Works at Stirling Court in Dundee have recently been completed. We are now progressing with a procurement exercise for roof replacements at a number of other developments. Roof surveys have been carried out, and we are in the process of engaging with suppliers. We aim to commence works as soon as a suitable contractor is appointed.



Stirling Court, Dundee

Windows & Doors

The conservatory at Waverley Court, Helensburgh, has been replaced as part of our ongoing improvement programme, with the original timber structure upgraded to a high-quality UPVC installation. The works were brought forward following storm damage to the existing conservatory just prior to the planned replacement. The project was carried out by our contractor, Sidey, and was successfully completed on 4 April 2025.



We are pleased to report that the main door entrance and all windows and doors at Blackfaulds Court, Fauldhouse, have been successfully upgraded. The works, carried out by our contractor Sidey, involved replacing the existing timber units with high-quality UPVC, enhancing energy efficiency and security for residents. All works were completed on 5 May 2025.



Warden Call

The warden call system at Inchkeith Court has been replaced and upgraded to full digital connectivity. The work, carried out by contractor Legrand, was completed on 13 June 2025. This upgrade has been delivered in preparation for the full digital switchover later this year.

"Very pleasant workers, cheery, helpful"

"Everything done very well and workmen very nice and polite"

"Good clean workmen"

Speech Unit Re-sited at Key Safe



New Control Rack Being Installed



Speech Unit Re-sited at Fire Panel



New Manager's Panel

Bathroom Replacement

We have also been making progress with bathroom replacements in several developments in the last few months. Works have either started and finished or are on the way to being complete at 2 developments for new bathrooms. The process involves surveying the existing bathrooms with our contractor (Response), holding pre-start meetings with the tenants and development managers, and then the contractor starts on site. At the pre start meetings the tenants find out more about the process, get to see samples of the colour choice options and ask any questions regarding the works. Once on site, our contractor Response usually have 2 crews at each development fitting on average 4 bathrooms per week. Feedback from the tenants has been really positive at this development too, they were very complimentary of our contractors, their work rate and professionalism.



St Andrews Court



"Survey a great idea. It saved me a stamp as I intended writing a letter congratulating the whole team"

"The whole team were so pleasant, can't fault them at all"

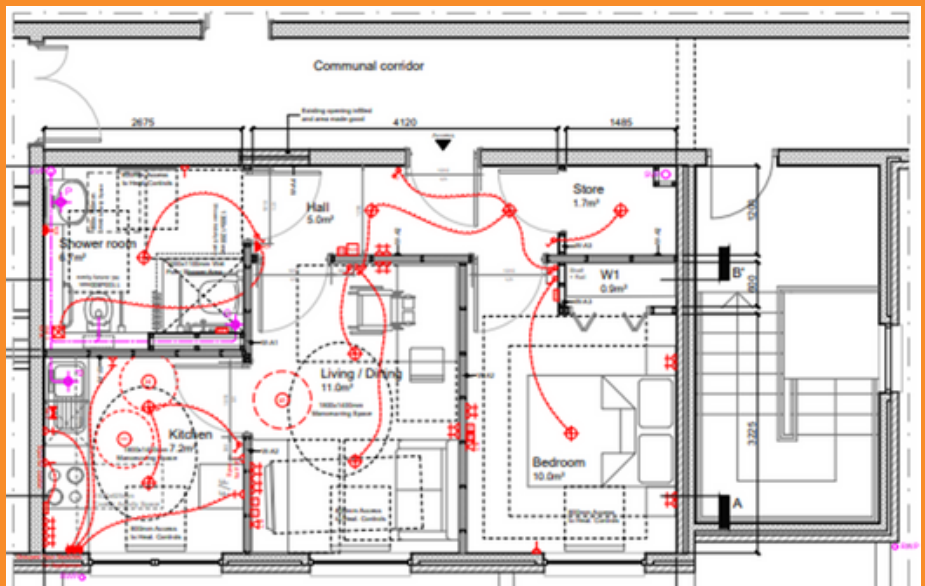
"Don't tell my wife how easy it is to do DIY"

"Kept to a timetable, left bathroom clean & tidy"

Closed asset conversion of former care flatlets into 1 bedroom flat

The closed flatlets formed the upper level of the manager flat at Grants Bank and were previously converted to create a one-bedroom on the first floor and two care flatlets on the second floor. The proposals are to convert the two flatlets back into a one-bedroom flat.

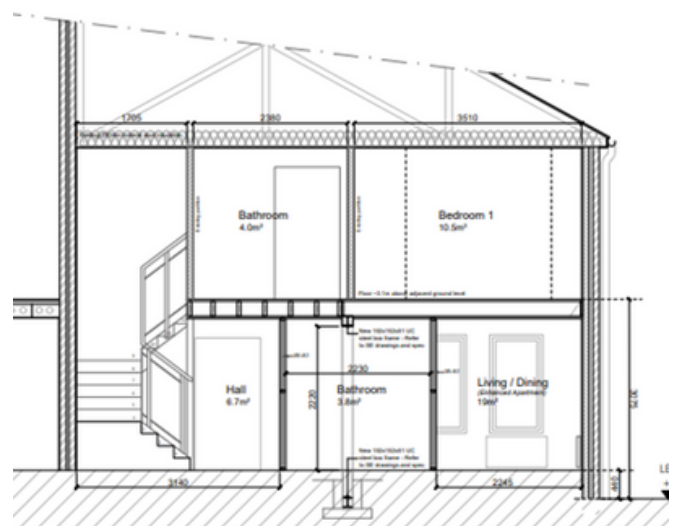
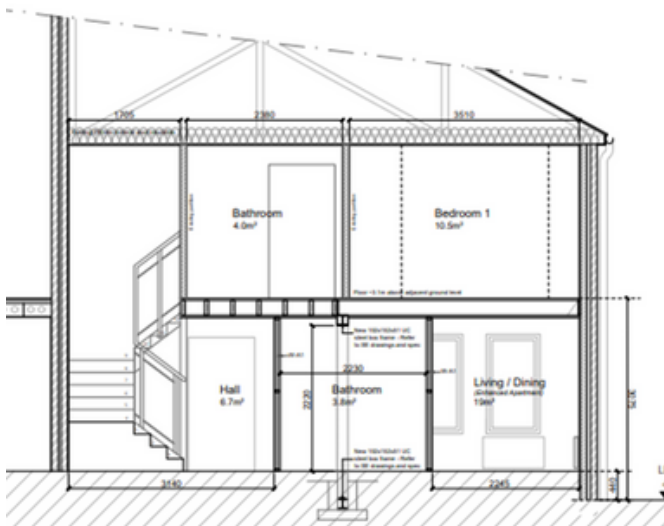
The project is currently at 30% completion. The returned tender, submitted through a direct award under the SPA Framework, was higher than anticipated.



A value engineering (VE) meeting has been held with the contractor to explore cost-saving measures. To support this, the contractor has carried out additional site visits to identify potential areas for further savings. Additionally, the installation of a new EDF meter has been scheduled. Statutory consents have been obtained, and programme will be agreed with contractor of award of project.

Closed asset conversion of flexi-care offices to 3 bedroom property

The proposal at Coxton gardens is to convert the existing closed day care and manager flat to a 3-bedroom house self-contained unit. The project is currently at 30% completion. The returned tender, submitted as a direct award under the SPA Framework, was initially too high. A value engineering (VE) meeting has been held with the contractor to identify opportunities for cost reduction and resubmission of tender awaited. It is anticipated works will be awarded by end July with an intention of completion October 2025. This is dependant on final consents being obtained.

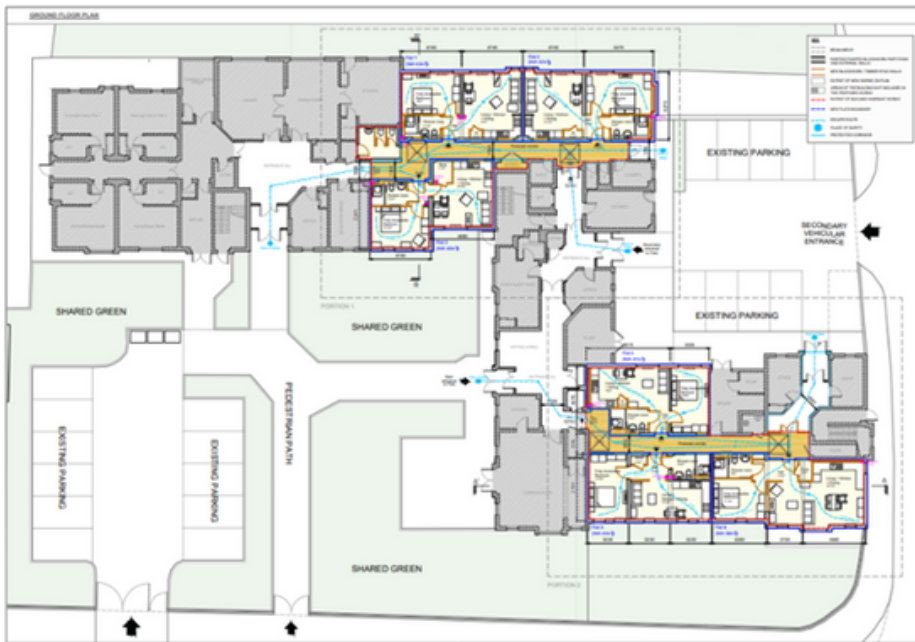


West Port



Closed Asset conversion to 6 flats

The proposal for the conversion of a closed care unit at West Port, Linlithgow, into six new one-bedroom independent living flats, alongside strategic investment works to enhance the existing development is a key priority over the coming months to support the closure of Dean Court and the relocation of tenants.



It is anticipated from award works will be complete within 18 weeks of commencement end August/ early September. Commencement is subject to obtaining final statutory approvals.

The first tenant engagement meeting has been completed, with a second meeting scheduled to take place in August.

Electric Vehicle Charging

As of this reporting period, 90% of the project at West Port has been completed. The installation of the EV charging totem, including all associated cabling and groundworks, has been successfully finished. Additional works were carried out to facilitate the movement of bins from the chute room to the designated collection point. Final agreement on charging costs, including rates for staff and tenants, is still pending. The ownership and management responsibilities of the cloud system also remain to be determined.

Replacement window programme

The project is currently 95% completion at West Port. Confirmation is awaited regarding the installation of the final windows that were mismeasured during the original survey.

Guest flat conversion to flat at St Andrews Court

Progress has been made in the last couple of months regarding the conversion of the second guest flat at St Andrews Court. The planning application for change of use was successfully applied for with approval granted in April. The Building Warrant was also granted in March. An application for fitting a new electrical supply cable was made, and subsequently fitted along with a new smart meter. The bathroom has also been replaced as part of the general capital investment programme. We are currently awaiting coordination of the existing fire alarm panel, detection system and new water mist system, before our local contractor can begin the works to include minor internal changes and decoration. The flat will hopefully be ready for a new tenant later this year.



New supply cable and meter

EWI/Solar PV

The project at Carntyne Gardens is currently 25% complete. The tender process has been finalised, and a preferred bidder has been selected. Site visits are currently being conducted to confirm technical details with the contractor. Applications for Planning Permission and Building Warrant will be submitted by the contractor on completion. Commencement of works will be dependent upon receipt of statutory consents and is estimated will take 16 weeks to complete. A tenants meeting will be arranged once a programme has been confirmed.

Ex-wardens house conversion to flat at Inchkeith Court

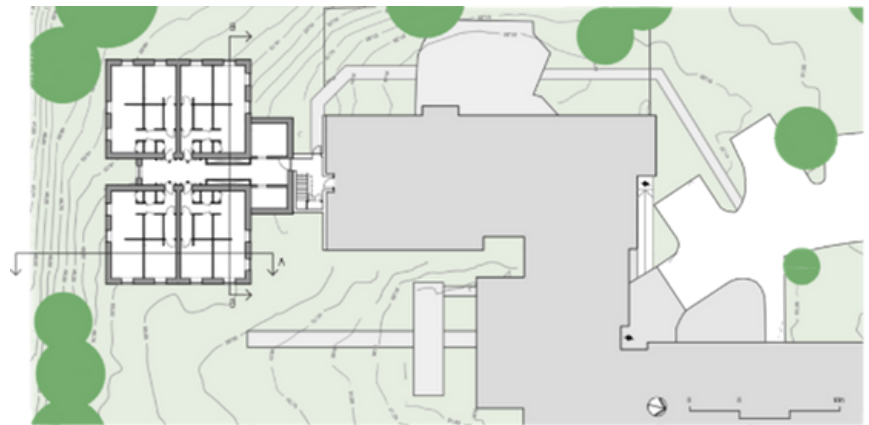
Progress has been made in the last few months regarding the conversion of the ex-warden's house into a flat to let to tenants at first floor, and improved staff facilities at ground floor. The Building Warrant application is progressing, we are awaiting final designs from the structural engineer for the changes needed. We are in discussion with Scottish Power Energy Networks as to how best to move the existing electrical supply cable, and to fit a new meter. Further upgrading of the existing system may be needed as part of these works. Currently the specification is being written ready to issue to local contractors for pricing.

Closed asset conversion of 5 flats and extension including 8 additional flats

The proposed conversion of the closed asset at Carntyne Gardens focusses to maximise the existing space within the area by converting the eight flatlets to five one bedroom flats with new staff rooms and associated reconfiguration of the communal lounge and reception enhancements.



Additionally, it is proposed that a two-storey extension containing eight flats would be incorporated into the existing development. The proposal would increase the number of units at Carntyne Gardens by utilising currently underused garden areas.



The project is currently at 10% completion. A full design team has been appointed, and the planning package is nearing completion to obtain necessary statutory consents. A funding agreement in principal has been established with Glasgow City Council and final funding mechanisms being agreed with Scottish Government. It is anticipated procurement will commence August 2025 with award December 2025. It is anticipated from award works will be complete within 30 weeks of commencement early January 2026. Commencement is subject to obtaining final statutory approvals and grant funding award. Tenants meetings will be scheduled once programmes have been finalised.

Demolition and Redevelopment of Site

Since the Board approved the closure of Dean Court in November 2024, we have been working closely with Customer Experience colleagues to support the relocation of tenants. As of the end of June, four households have been successfully relocated, with a further twelve in progress. Tenant meetings are ongoing to provide regular updates to tenants and families.

In the meantime, preparation works remain ongoing for the future demolition and redevelopment of the site. Initial frameworks have been explored to appoint a demolition contractor, and we will begin to liaise with Procurement team to progress.

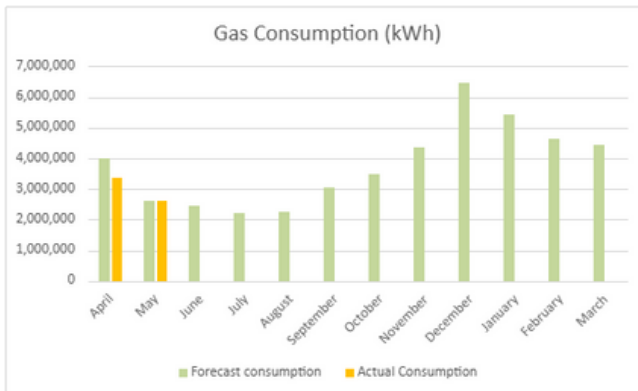
An initial architectural feasibility study has outlined a proposed redevelopment of the Dean Court site to include 57 self-contained flats, two guest rooms, a communal lounge, staff office, and plant room. This redevelopment offers a strategic opportunity to deliver energy-efficient, affordable homes in a popular location, supporting Bield's vision for Independent Living. Discussions are ongoing with Falkirk Council to align the project with future investment programmes.

It is anticipated the demolition of the building will be complete within current financial year however this is very much dependant on relocation of tenants and statutory consents. Redevelopment of the site will not commence until 2027/28 at the earliest.



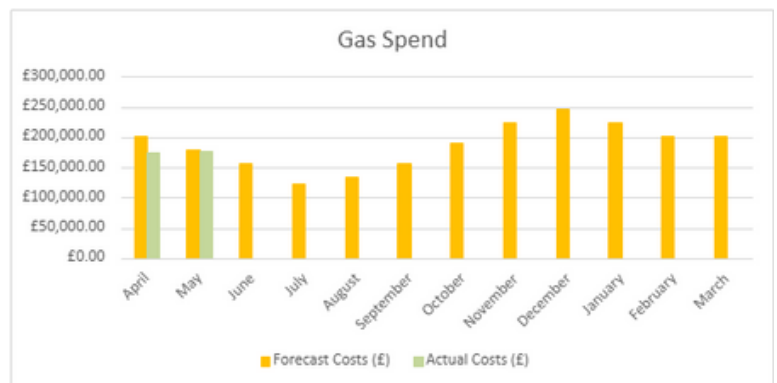
Energy Management

The Radio Teleswitch Service (RTS) began a phased shutdown on Monday 30 June 2025, starting in specific local areas. While there will be no disruption to heating or hot water for tenants with RTS meters, it's important that staff are informed and prepared. A leaflet containing useful information has been sent to Area Manager's to help support staff and tenants through the transition.

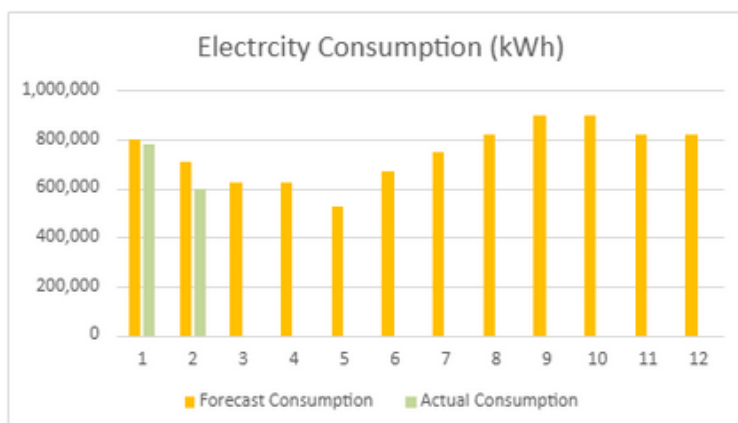
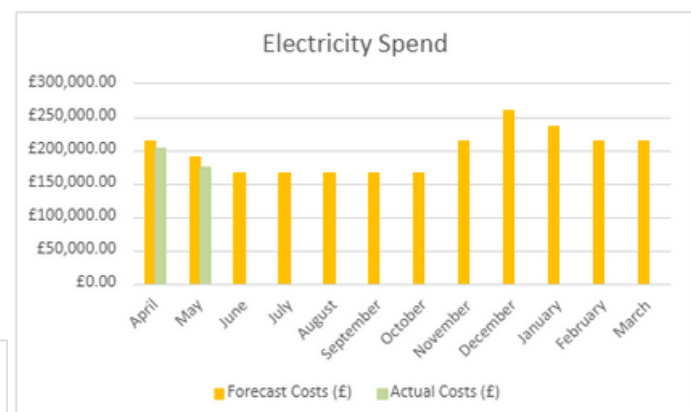


Gas Consumption & Cost Comparison

- Gas consumption to end May 2025 was 3% lower than forecast for year to date. This amounts to a reduction of 1,458,024 kWh
- The spend on gas to end May 2025 was 1% lower than forecast for the year to date. This amounts to a cost saving of £26,510



Electricity Consumption & Cost Annual Comparison



- Electricity consumption to end May 2025 was 1% lower than forecast for year to date. This amounts to a reduction of 132,420 kWh
- The spend on gas to end May 2025 was 1% lower than forecast for the year to date. This amounts to a cost saving of £23,995

Net Zero

Following on from deep retrofit studies we are now progressing with improvements on the energy performance of two of our buildings. At Torosay Court in Oban we will be putting external wall insulation onto the building, installing solar panels and considering the communal lighting. At Craigengar in Livingston we will be doing the external wall insulation, solar panels and upgrading the heating systems. We have made a submission to the Scottish Government's Net Zero Fund for the works at Craigengar and if we are successful all of the works will proceed this financial year. Without the external funding we will have to reconsider the elements of the project we deliver. We are proceeding with the building warrant consent from the local authorities for both sites in the meantime. As part of the project a series of infrared images of the buildings were taken to identify any issues such as potential water ingress or cavity fill fails.

Stock Condition Surveys

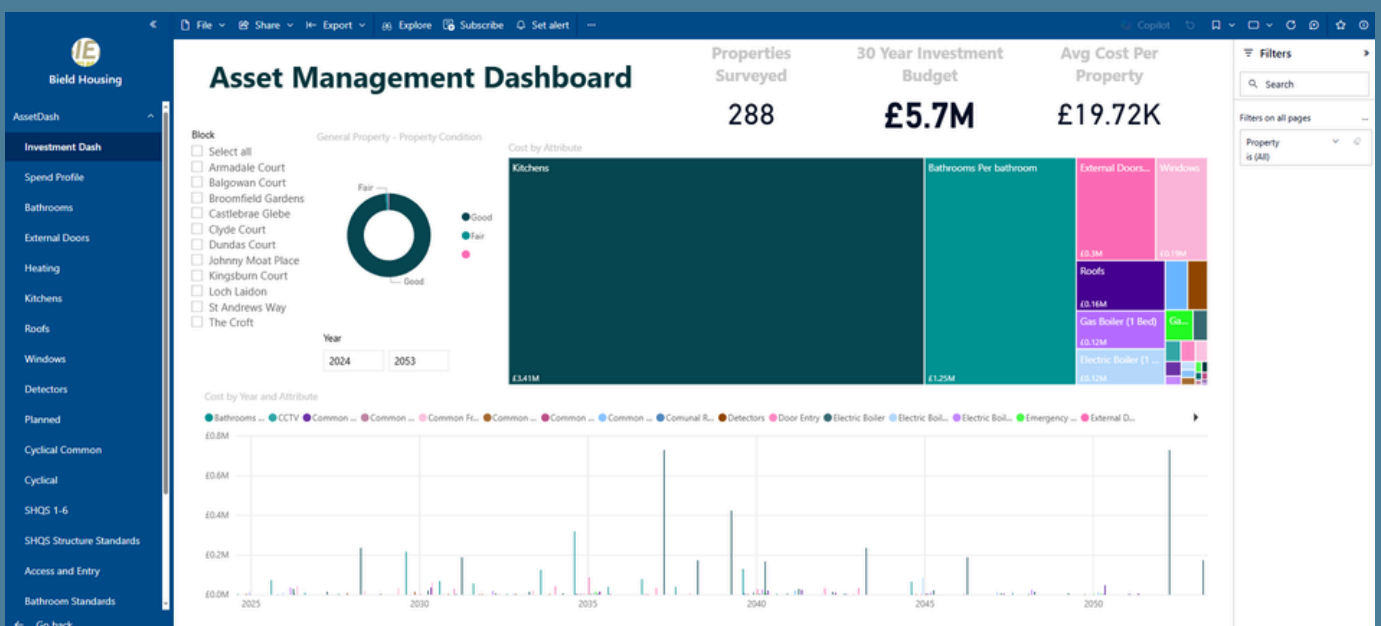
To date, a total of over 1,267 stock condition surveys have been programmed, with our contractor, M-Four, on site since 19th May. This quarter, they have successfully completed 254 surveys, which will be uploaded to our new asset management dashboard in due course. This process will enhance the accuracy of our asset data and support more informed decision-making for future investment planning and maintenance programmes.

New Dashboard Now Live

Bield has replaced its outdated Keystone system with a modern asset and energy efficiency dashboard to better support compliance, investment planning, and the transition to Net Zero standards. The new system addresses previous limitations such as poor reporting, lack of transparency, and inability to manage stock and energy data.

M-Four, who conduct Bield's stock condition surveys and EPCs, provide a flexible Microsoft-based platform that supports lifetime investment planning and can evolve with future needs, including financial performance tracking.

The new dashboard is now live, with 2024/25 stock condition data being uploaded. Demonstrations will be offered to teams in the coming weeks.

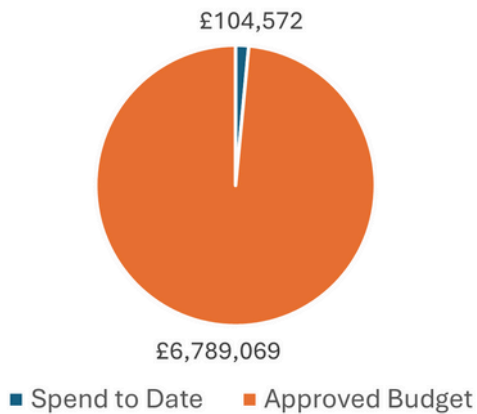


DEVELOPMENT & INVESTMENT QUARTER 1 SPEND



Spend to Date vs Approved Budget

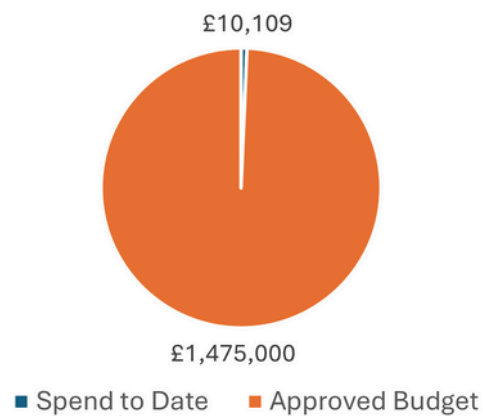
Capital Works Budget - Development



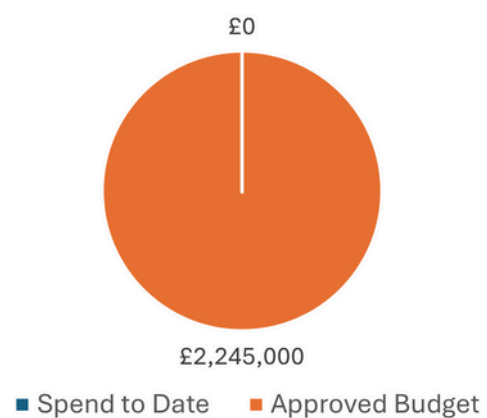
Capital Works Budget - Investment



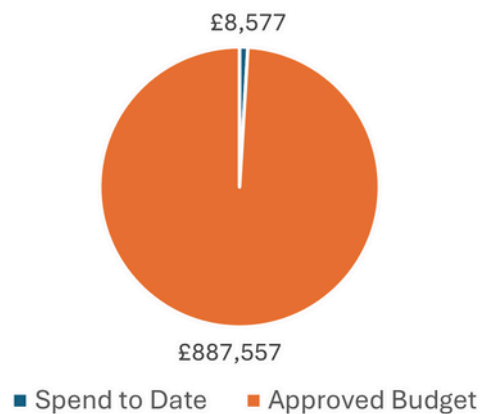
Capital Works Budget - Net Zero/Sustainability



Capital Works Budget - Other



Revenue Works Budget



Design Guide

Bield Housing & Care's Design Principles serve as a framework for both new build and refurbishment projects. Our principles aim to support independent living for older adults in Scotland by delivering attractive, innovative, flexible, sustainable, and affordable homes that support tenants to live independently for as long as possible.

The Design Principles aim to ensure that the needs and expectations of older people are embedded in the design process. This supports Bield's Independent Living Approach by enabling people to age in place, incorporating relevant technologies, and creating environments that promote independence and wellbeing.

The guide highlights the importance of creating adaptable, energy-efficient, and digitally-enabled homes while ensuring tenant involvement in the design process to assist with creating the spaces they live in.

Furthermore, it covers technical specifications for various building elements and layouts, with a focus on accessibility and environmental responsibility, aligning with the organisation's goal of providing high quality, supportive housing.

At the core of the Design Principles are five key values:

1. Independent Living
2. Value for Money
3. Co-Production
4. Health, Safety & Regulatory Compliance
5. Sustainability

Together, these principles reflect Bield's ongoing commitment to creating homes and communities where older people can maintain independence, with design strategies that anticipate and accommodate evolving needs.

In the coming weeks, we'll be sharing more details about the Design Principles and how they may relate to your role. We welcome your feedback and input at this time.

<https://pg.aflip.in/9f7140d8f2.html>

