



5 Year Investment Projection 2019 - 2024

The Association is committed to delivering an Investment Programme that will ensure our properties are maintained to the highest standards. Over the next 5 years, the Association is projecting to spend nearly £38m to not only our properties, but the surrounding environment.

In order to make finding your property and the investment planned easy, the investment project planned to start in each financial year is separated, with the addresses listed in alphabetical order.

A range of investment elements is contained at the top of each page, with a tick included if these works are projected.

Work Elements →

Addresses / Work Elements	Work Elements														
	PROPERTY WORKS	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	COMMON WORKS	Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works
Ancroft St 60,66	✓							✓							
Ancroft St 4	✓					✓									
Benview St 9	✓	✓		✓				✓							
Benview St 9-65	✓												✓		
Braeside St 11-21,72-84	✓			✓											
Braeside St 50-84	✓												✓		
Braeside St 65,77	✓										✓				

↑ Addresses

↑ Indicates that 65 & 77 Braeside St are projected to have Roof Works undertaken.

The work elements are split into PROPERTY WORKS and COMMON WORKS elements.
 The potential works included are shown in the table below.

Work Type	Example of Potential Works
PROPERTY WORKS	
Rewire	Upgrade of consumer unit, full electrical installation, partial electrical upgrade
Central Heating Works	Boiler renewal, cylinder replacement, electric storage replacement, radiator renewal
Bathroom Works	Sanitaryware replacement, shower installation, fan installation
Kitchen Works	Kitchen unit replacement, sink replacement, extract fan installation
External Property Doors	House front / rear door replacement
Windows	Window replacement
COMMON WORKS	
Door Entry Installation	Door entry panel replacement, wiring/ handset replacement
Common Windows/Doors	Common windows, door, screen replacement
Gutters/Downpipes	Gutter replacement, Downpipe replacement
Roof Works	Roof replacement, skylight replacement, structural repairs
External Wall Repairs	Stone repairs, structural repairs, rot works
Environmental Works	Bin Store repairs, fence/gate replacement, hard and soft landscaping repairs
Internal Common Works	Floor, Wall & Ceiling repairs, flooring replacement, internal doors, electrical upgrade

The projected works are an indication of the works anticipated, the exact works will be established via surveys carried out by Queens Cross staff and Consultants as required. Consultation with tenants and factorerd owners will also be carried out where required.

Addresses / Work Elements	PROPERTY WORKS							COMMON WORKS							
	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works		
Ancroft St 60,66															
Ancroft St 4						✓									
Benview St 9			✓		✓										
Benview St 9-65														✓	
Braeside St 11-21,72-84			✓		✓										
Braeside St 50-84														✓	
Braeside St 65,77			✓								✓				
Braeside St 71			✓							✓					
Braeside St 83			✓		✓										
Cedar Ct 9															✓
Cedar St 65,104															✓
Clarendon Pl 14,24,36			✓		✓				✓	✓	✓	✓	✓		
Clarendon St 6			✓		✓				✓	✓	✓	✓			
Clarendon St 15		✓		✓											
Cromwell St 2-54		✓	✓	✓		✓			✓	✓					
Dalmally St 65			✓		✓										
Dunard St 60-72			✓		✓									✓	
Dunard St 73														✓	
Dunard St 78			✓		✓				✓	✓	✓		✓	✓	
Dundasvale Ct 2-20														✓	
Firhill Rd 101,107			✓		✓									✓	
Firhill Rd 113-129		✓	✓	✓		✓	✓								



5 Year Investment Projection

Year 1 2019/20

Addresses / Work Elements	PROPERTY WORKS			Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	COMMON WORKS						
	Rewire								Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works
Firhill Rd 185-207			✓		✓				✓					✓	
Firhill Rd 129														✓	
Firhill Rd 208			✓		✓				✓					✓	
Firhill St 6-40			✓		✓									✓	
Firhill St 17-45		✓	✓	✓			✓								
Hopehill Rd 99									✓						
Kirkland St 129			✓		✓				✓	✓	✓		✓		
Leny St 2,4			✓		✓				✓						
Lyndhurst Gd 8														✓	
Maryhill Rd 70,80,90			✓		✓				✓		✓	✓	✓		
Maryhill Rd 137-141		✓	✓	✓			✓		✓		✓				
Maryhill Rd 150-160					✓				✓						
Maryhill Rd 543-551			✓		✓				✓	✓	✓		✓	✓	
Maryhill Rd 569-611			✓		✓									✓	✓
Murano St 8-80														✓	
Northpark St 10			✓		✓				✓	✓					
Northpark St 23-28			✓		✓								✓		
Northpark St 29,38			✓						✓	✓	✓	✓	✓		
Northpark St 35-107			✓		✓	✓			✓	✓					
Northpark St 40,46		✓	✓			✓	✓								
Northpark St 48-70		✓	✓	✓		✓	✓								
Northwoodside Rd 135-139					✓				✓						



5 Year Investment Projection

Year 1 2019/20

Addresses / Work Elements	PROPERTY WORKS														COMMON WORKS														
	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works																
Raeberry St 118,150							✓																						
Springbank St 7			✓																										
Springbank St 17-19																													
Springbank St 21-53	✓	✓				✓	✓																						
St Georges Rd 281		✓																											
Trossachs Ct 6,10																													
Trossachs St 1																													
Trossachs St 4																													
Westercommon Dr 1-43	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Westercommon Rd 4-42	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Windsor St 3-17																													



5 Year Investment Projection

Year 1 2019/20

Addresses / Work Elements	PROPERTY WORKS			COMMON WORKS									
	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works
Auckland St 3-203		✓		✓							✓		
Bardowie St 233-281		✓		✓							✓		
Braid Sq 2-39											✓	✓	
Braid St 6-16											✓	✓	
Cedar Ct 9											✓		
Cedar St 4-8,37-53,65,104											✓		
Clouston Ct 2-8							✓				✓	✓	
Derwent St 20-44		✓		✓							✓		
Ellesmere St 136-368		✓		✓							✓		
Fergus Ct 4-8							✓				✓	✓	
Northwoodside Rd 91-111											✓	✓	
Oban Ct 3-9							✓				✓	✓	
Queen Margaret Ct 4-10							✓				✓	✓	
Raglan St 10-46											✓	✓	
Salmona St 3-29		✓		✓							✓		
St Georges Rd 434-460											✓	✓	
St Georges Rd 509	✓	✓	✓	✓			✓	✓	✓				
St Georges Rd 517-533											✓		
St Peters Pt 2-14											✓	✓	
Stonyhurst St 237-308		✓		✓							✓		
Viewmount Dr 2,4		✓		✓			✓						
Wilton Ct 2,4							✓				✓	✓	



5 Year Investment Projection

Year 2 2020/21

Addresses / Work Elements	PROPERTY WORKS															
	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	COMMON WORKS									
							Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works			
Ancroft St 12-24							✓		✓	✓	✓	✓	✓			
Benview St 13-29			✓	✓			✓									
Garscube Rd 645-685							✓		✓	✓	✓	✓	✓			
Hinshaw St 17-35		✓														
Maryhill Rd 352-422		✓														
Murano St 8-24				✓			✓									
Murano St 28-80			✓	✓			✓									
Nansen St 8-29							✓		✓	✓	✓	✓	✓			
Panmure Cl 1-37		✓		✓		✓										
Panmure Pl 1-19		✓		✓												
Panmure St 76-94		✓		✓		✓	✓									
Panmure St 160-196		✓		✓												
Panmure St/Cl - Playpark												✓				
Trossachs St 32-44		✓														
Westercommon Dr - Playpark												✓				
Westercommon Rd - Playpark												✓				
Westercommon Rd 34-44		✓		✓			✓									



5 Year Investment Projection

Year 3 2021/22

Addresses / Work Elements	PROPERTY WORKS														
	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	COMMON WORKS	Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works	
Bonawe St 6-18	✓	✓	✓												
Braid Sq 2-39								✓	✓					✓	
Braid Sq 51-59			✓		✓										
Braid St 6-16								✓	✓					✓	
Cedar St 4-8,37-53,65,104								✓							
Clarendon St 30			✓		✓										
Dunard St 75			✓		✓										
Garscube Rd 261			✓		✓										
Garscube Rd 901-905	✓	✓	✓												
Glenfarg St 2-6			✓		✓										
Grovepark Ct 2								✓							
Hamilton Rd 87			✓		✓										
Henderson St 40-54								✓							
Karol Pt 4-10			✓		✓										
Kirkland St 108-120	✓	✓	✓												
Maryhill Rd 289 a&b			✓		✓					✓	✓				
Maryhill Rd 430-480	✓	✓	✓												
Maryhill Rd 471-531	✓	✓	✓					✓	✓						
Maryhill Rd 568								✓	✓						
Maryhill Rd 568-598			✓					✓	✓	✓		✓			
Maryhill Rd 588											✓				
Napiershall St 102-128			✓		✓										



5 Year Investment Projection

Year 4 2022/23

Addresses / Work Elements	PROPERTY WORKS			Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	COMMON WORKS						
	Rewire								Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works
Northpark St 20			✓						✓	✓	✓	✓	✓		
Northwoodside Rd 1-13			✓		✓										
Northwoodside Rd 91-111									✓	✓					✓
Raglan St 10-46									✓	✓					✓
St Georges Rd 350-426			✓		✓										
St Georges Rd 517-533									✓						
St Peters Pt 2-14									✓	✓					✓
St Peters St 40-44,63			✓		✓										
Trossachs Ct 2,6,10									✓						
Unity PI 15-27			✓		✓										
Westercommon Rd 109		✓		✓	✓										
Windsor St 6,8,32									✓	✓	✓	✓		✓	✓
Wilton St 171		✓	✓	✓			✓								
Windsor Tr 3-9			✓		✓										
Windsor Tr 31									✓	✓	✓	✓		✓	✓
Windsor Tr 33-51			✓						✓			✓		✓	✓



5 Year Investment Projection

Year 4 2022/23

Addresses / Work Elements	PROPERTY WORKS			COMMON WORKS									
	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works
Benview St 33-65		✓		✓			✓						
Braeside St 35, 41, 47		✓					✓						
Burnbank Tr 23,26												✓	
Clarendon St 16,22		✓		✓			✓	✓					
Clarendon St 46, 52		✓		✓			✓		✓		✓		
Clarendon St 7							✓		✓	✓	✓	✓	✓
Cromwell St 9-37		✓					✓	✓	✓				✓
Dundasvale Ct 2,6,22		✓		✓			✓						
Garscube Rd 693		✓		✓									
Garscube Rd 840		✓											
Glenfarg St 57,61		✓		✓			✓	✓					
Herbert St 2,6		✓		✓		✓	✓		✓				
Jardine St 5,11		✓		✓			✓	✓					
Kirkland St 21,27		✓					✓	✓					
Kirkland St 33							✓	✓					
Kirkland St 51				✓									
Lyndhurst Gd 14		✓		✓			✓	✓			✓		
Lyndhurst Gd 5,9							✓	✓			✓		
Lyndhurst Gd 8							✓	✓			✓		
Maryhill Rd 107		✓					✓	✓	✓				✓
Maryhill Rd 114-134							✓		✓	✓	✓	✓	✓
Maryhill Rd 247		✓		✓			✓	✓	✓	✓			



5 Year Investment Projection

Year 5 2023/24

Addresses / Work Elements	PROPERTY WORKS			COMMON WORKS										
	Rewire	Central Heating Works	Bathroom Works	Kitchen Works	External Property Doors	Windows	Door Entry Installation	Common Windows/Doors	Gutters/Downpipes	Roof Works	External Wall Repairs	Environmental Works	Internal Common Works	
Maryhill Rd 253,263,273		✓		✓			✓	✓	✓					
Maryhill Rd 60,209		✓		✓			✓	✓	✓					
Murano PI 19,21		✓												
Murano St 45		✓												
Napiershall St 12												✓		
North Woodside Rd 224,230		✓		✓			✓	✓	✓	✓				
North Woodside Rd 317,319	✓		✓		✓		✓		✓					
Raeberry St 108		✓					✓	✓						
Raeberry St 129		✓												
Raeberry St 158,168							✓	✓			✓			
Seamore St 9		✓		✓										
Springbank St 26		✓												
Tillie St 36		✓		✓			✓	✓						
Westercommon Rd 151,187,231	✓		✓	✓										
Wilton Dr 10							✓	✓						
Wilton Dr 22,28							✓	✓			✓			
Wilton Dr 6,14,18				✓			✓	✓	✓		✓			
Wilton St 47,66							✓	✓						



5 Year Investment Projection

Year 5 2023/24