

## **APSE Building and Housing Advisory Group Meeting**

**Friday 29 November 2013**

### **Alloa**

#### **1. Welcome & Introduction**

As Cllr Les Sharp was unable to attend the above meeting Cllr Jim Docherty, Scottish Chair of APSE welcomed everyone to Clackmannanshire in his absence and thanked all for attending.

#### **2. Attendance & Apologies**

See attached.

#### **3. Minutes of meeting 13 September 2013**

The group approved the minutes as a correct record from the day.

#### **4. Matters arising from pervious minutes**

There were no matters arising from the minutes.

Before the rest of the agenda items were taken Robert Kilpatrick from Geason completed a short presentation on the current work being carried out by the company.

#### **5. Scotland's Resource Efficient House**

Colin Machin from Tigh Grian & Allan Sandilands from Zero Waste Scotland provided the group with a detailed presentation on this ground-breaking project which aims to promote and encourage the construction of sustainable and affordable family homes across the country. Colin provided some background on the project before the group watched a short presentation on the project itself from initial design to completion.

This included highlighting the many sustainable and recycled products used for building materials within the house including the kitchen worktop being made of recycled plastic cups, recycled paint used throughout and locally sourced steel & timber staircase.

The group were also informed that Clackmannanshire would see 48 of these units built with Islay looking to have 18 built in the near future.

Finally, Colin & Allan highlighted some key lessons which had been learnt during the project which included allowing ideas to be taken to the next level and that the waste from a 3 bed home had been reduced to just 5tonnes.

A discussion then followed with questions from the floor including how user friendly was all of the IT equipment contained within the home and confirmation that the drainage etc was already all on site.

## **6. Condensation & fuel poverty: causes & cures**

Bill Watson from Aberdeen City Council provided a comprehensive presentation on the above issue including what causes condensation and factors affecting surface temperatures. It was highlighted that the most effective way to reduce condensation was to maintain a constant heat throughout the day. Bill also highlighted that energy costs have risen by approximately 37% since 2010.

Bill then went on to explain some of the ways Aberdeen City Council were trying to combat the issues of condensation and fuel poverty. These included trying to move completely away from electric heating, where possible changing to gas central heating and within high rises going to district heating systems.

A group discussion then followed with other local authorities highlighting some of their main issues including tenants sealing ventilation outlets and windows as well as the issue of educating tenants to allow them the knowledge to make the correct decisions to prevent condensation from occurring.

## **7. Scottish Social Housing Charter: Repairs**

John Jenkins & Sylvia Ward from the Scottish Housing Regulator carried out a round table discussion with all of those in attendance on the issue of repairs. One of the big issues highlighted was 1<sup>st</sup> time fix and the differences between Councils as to what is classified as a "1<sup>st</sup> time fix". John & Sylvia highlighted that 1<sup>st</sup> time fix definitions should be agreed locally between tenants and the Council itself.

It was also highlighted that the first return on the Charter was due at the end of May 2014.

## **8. APSE Update**

Louise McMillan provided a comprehensive update on the work of the Association. This included an update on the research projects which APSE would be working on over 2014 as well as the recent briefing papers.

The group were also informed that APSE had meetings scheduled with Cosla to provide a response to their commission on strengthening local democracy, SOCOEHS on the Protective services PN pilot currently under way in Scotland and the SHBVN to develop relationships between all organisations.

Louise also updated the group on APSE Solutions, APSE Training, Performance Networks and the upcoming seminars. In particular the upcoming Building & Housing seminar taking place at the Peebles Hydro on 19/20 February 2014.

## **9. Items for discussion at future advisory group meetings**

The group agreed to contact Louise with any topics/ or speakers they would like to hear at future meetings and also the upcoming seminar in February 2014.

## **10. AOCB**

There was no other competent business raised at the meeting.

## **11. Date/Time and venue for next meeting – Joint Building & Housing / Renewables & Energy Efficiency seminar, 19-20 February 2014, Peebles Hydro Hotel**

The group noted the date and venue for the upcoming seminar.

## **Building & Housing Services Meeting**

**29-Nov-13**

### **Attendee List**

<b>Name</b>	<b>Council</b>
Bill Watson	Aberdeen City Council
Louise McMillan	APSE
Margo Blair	APSE Solutions
Donald Balsillie	Clackmannanshire Council
Bruce Patrick	Dundee City Council
Tony Dolan	Dundee City Council
Martin Wallace	Dundee City Council
Willie Frame	East Dunbartonshire Council
Colin McInnes	East Dunbartonshire Council
Paul Grant	East Lothian Council
Moira Fitzsimmons	Falkirk Council
Robert Fotheringham	Falkirk Council
Kenny Gillespie	Falkirk Council
Jim Thomson	Midlothian Council
Mike Rollo	Moray Council
Evander Morrison	Moray Council
Elaine Scott	Renfrewshire Council
Stewart Muir	Renfrewshire Council
Sylvia Ward	Scottish Housing Regulation Analyst
John Jenkins	Scottish Housing Regulation Manager
Cllr Jim Docherty	South Lanarkshire Council
Gillian Simpson	South Lanarkshire Council
Dougie McMillan	South Lanarkshire Council
Colin Machin	Tigh Grian
John Drake	West Dunbartonshire Council
Martin Feeney	West Dunbartonshire Council
Grant Taylor	West Lothian Council
Allan Sandilands	Zero Waste Scotland

### **Apologies**

Willie McLaughlin	Clackmannanshire Council
Lesley Kerr	Scottish Housing Regulator
Susan Wilson	Fife Council

Ross Grieve

Fife Council