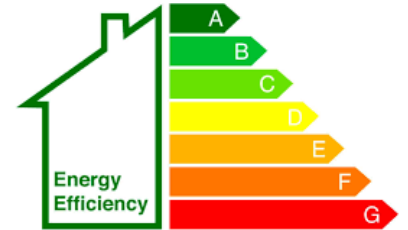


Local Authority Building Maintenance



Main issues and update round-up (1)

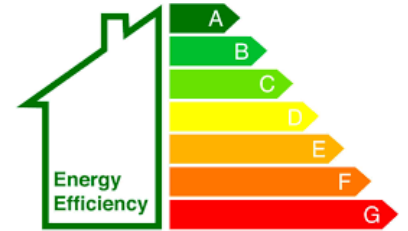


- **Social Housing Regulation**

- **Scottish Housing Regulator**

- New [Regulatory Framework and Statutory Guidance](#) published **13 February 2024**
 - The **Framework** went live on **1 April 2024**
 - Comprehensive review of the Annual Return on the Charter was undertaken with a consultation in autumn 2024.
 - The [outcomes from the consultation](#) on the indicators published **14 January 2025**
 - Information on the changes to the indicators and the new technical guidance can be [found here](#)
 - Social landlords will start collecting this data **1 April 2025**, with the first ARC using the new indicators due 31 May 2026

Main issues and update round-up (2)



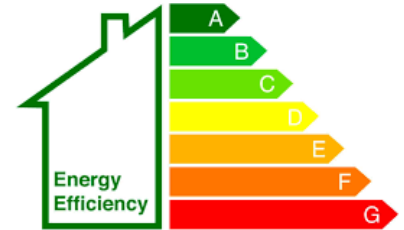
- **Damp and Mould**

- Scottish Regulator - [Putting Safety First](#)
- SHR new ARC indicators

- **RAAC**

- A safety alert was published in May 2019
- It was used the construction of some public buildings like schools and hospitals between the 1950s and 1990s.
- Has a life span of approximately 30 years
- Hit the headlines at the beginning of September 2023 when several schools were forced to partially or fully close

Main issues and update round-up (3)

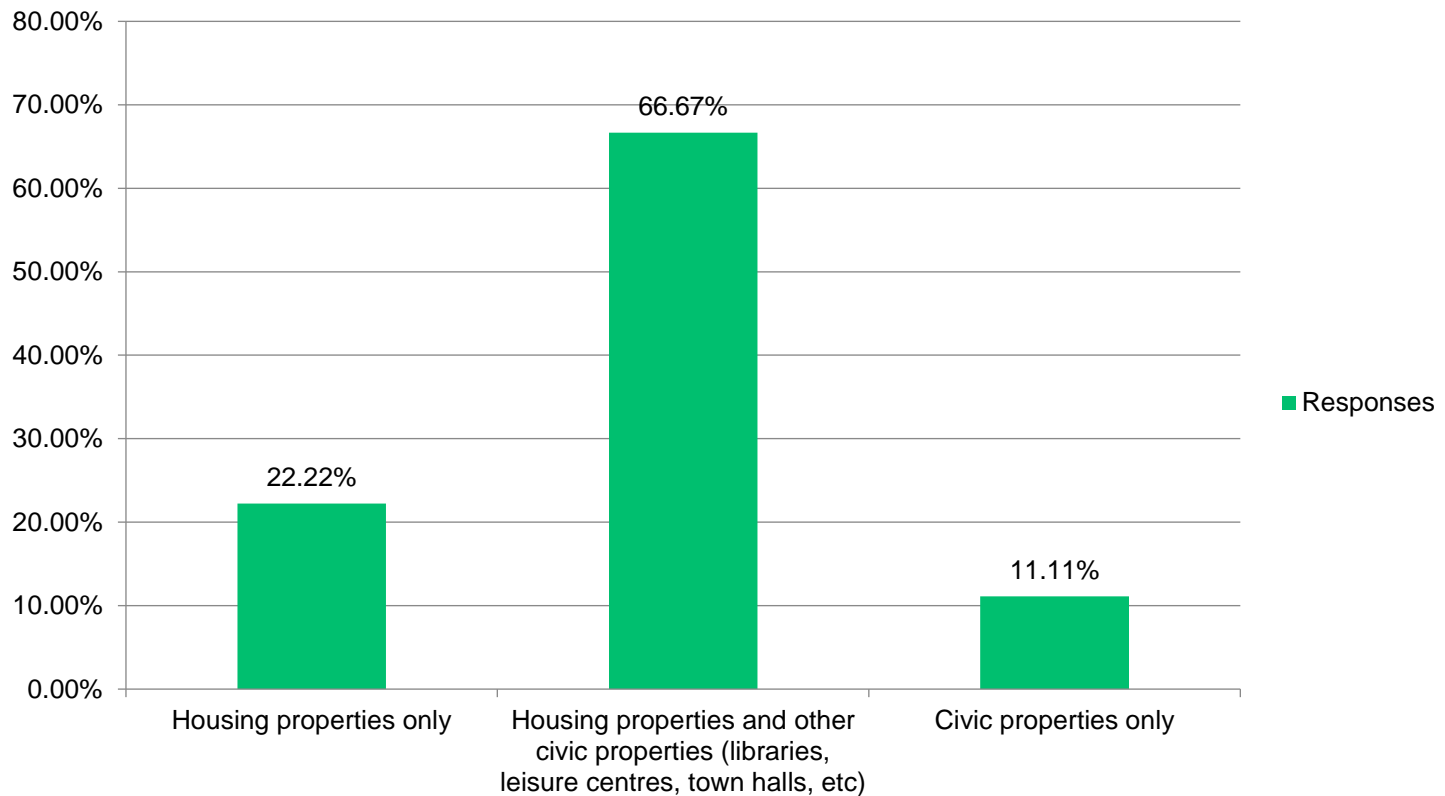


- **Net Zero**

- Scottish Government (SG) recently consulted on a [new Social Housing Net Zero Standard in Scotland](#)
- The proposal for the new standard has been co-developed as part of the review of the second Energy Efficiency Standard for Social Housing (ESSH2)
- This standard will replace the ESSH2
- Nine Principles of the New Standard
- ESSH2 review group meeting this month to review analysis and discuss final proposals
- Once published the SHR will engage with social landlords on the Charter indicators needed for reporting performance against the target

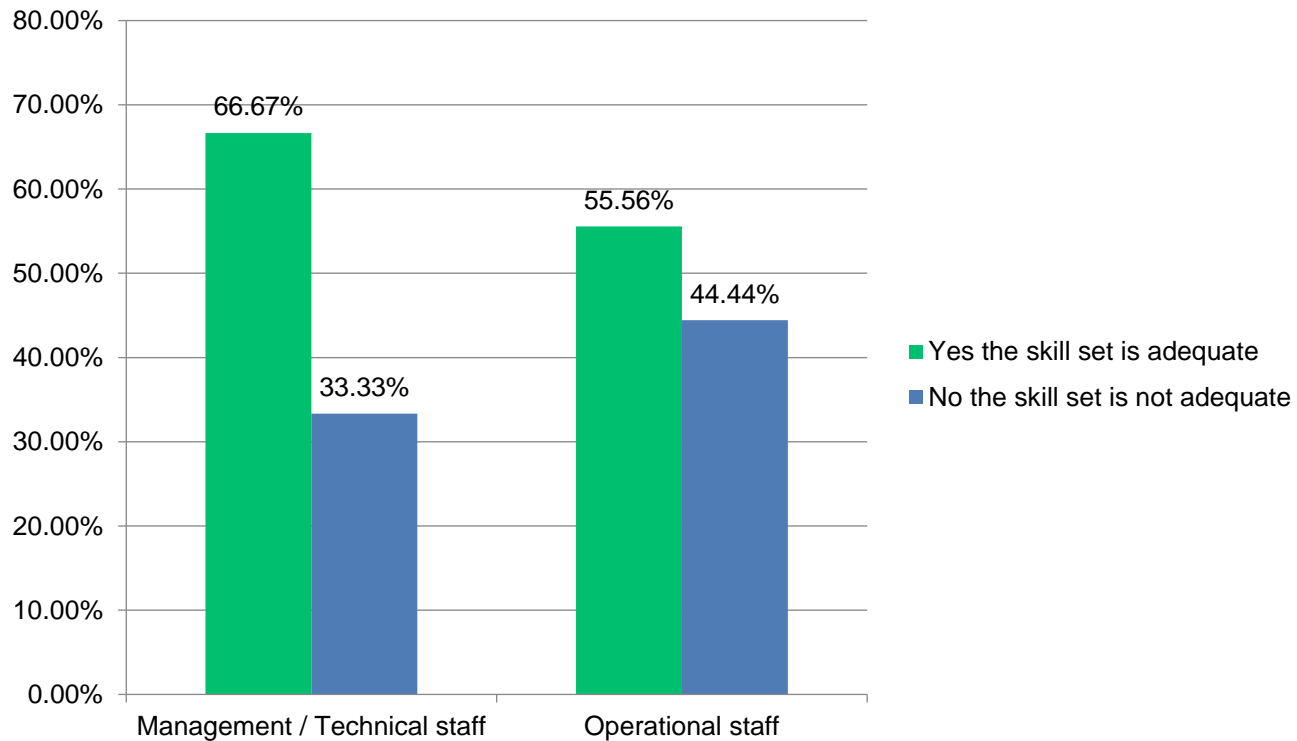
Service provided

Do you provide a service for any of the following ?



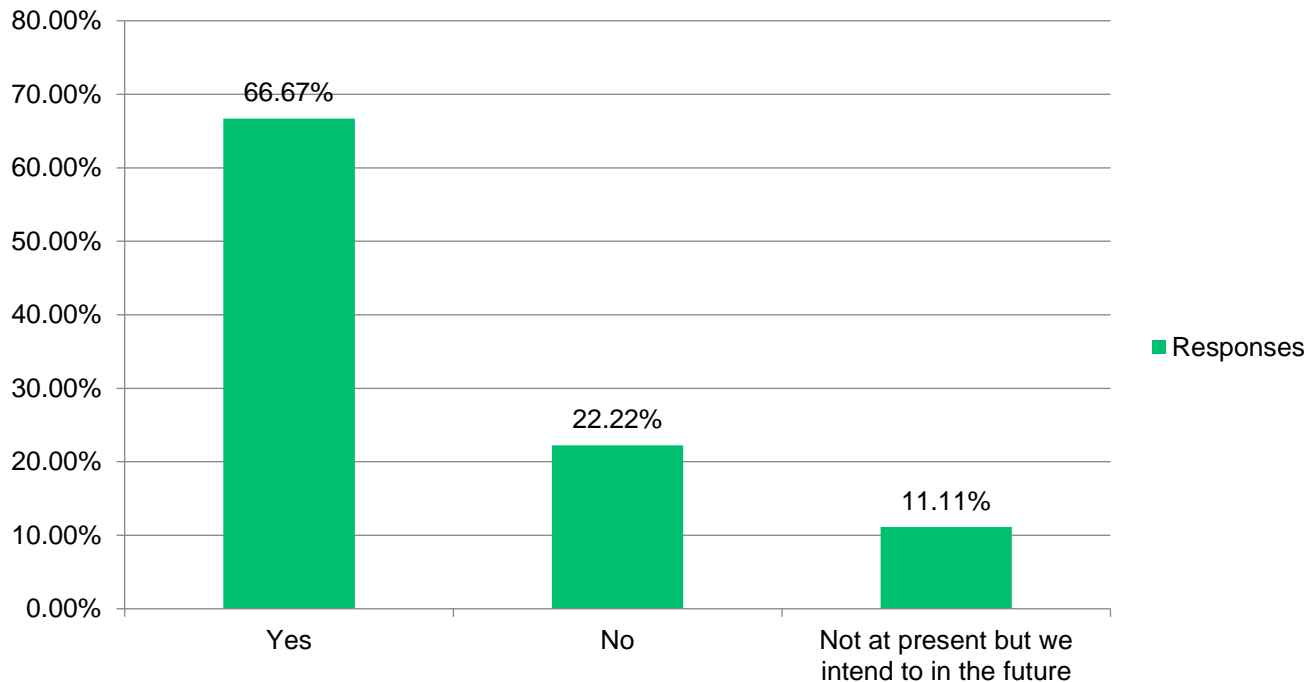
Skill set

Is the skill set in your organisation adequate for your needs?



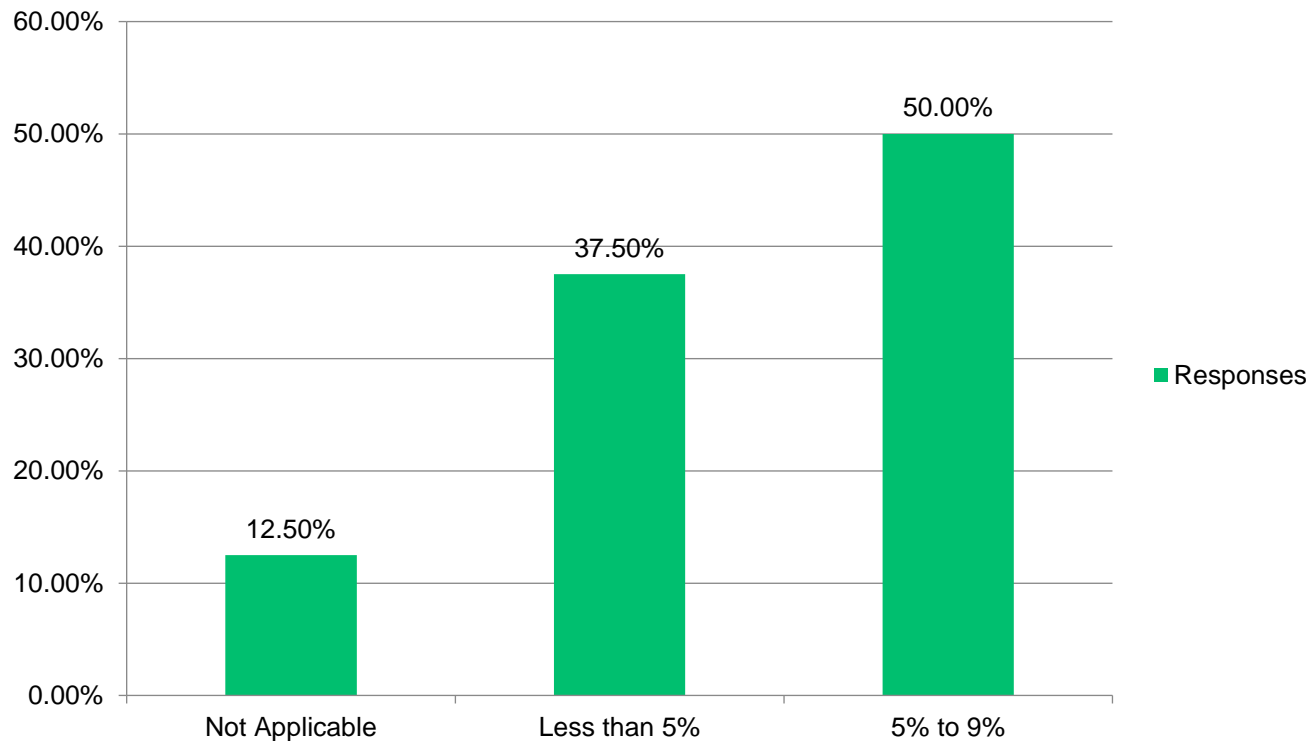
Plans to upskill your workforce with green skills

Do you have plans to upskill your workforce to deal with issues relating to green energy? (e.g. maintaining solar panels)



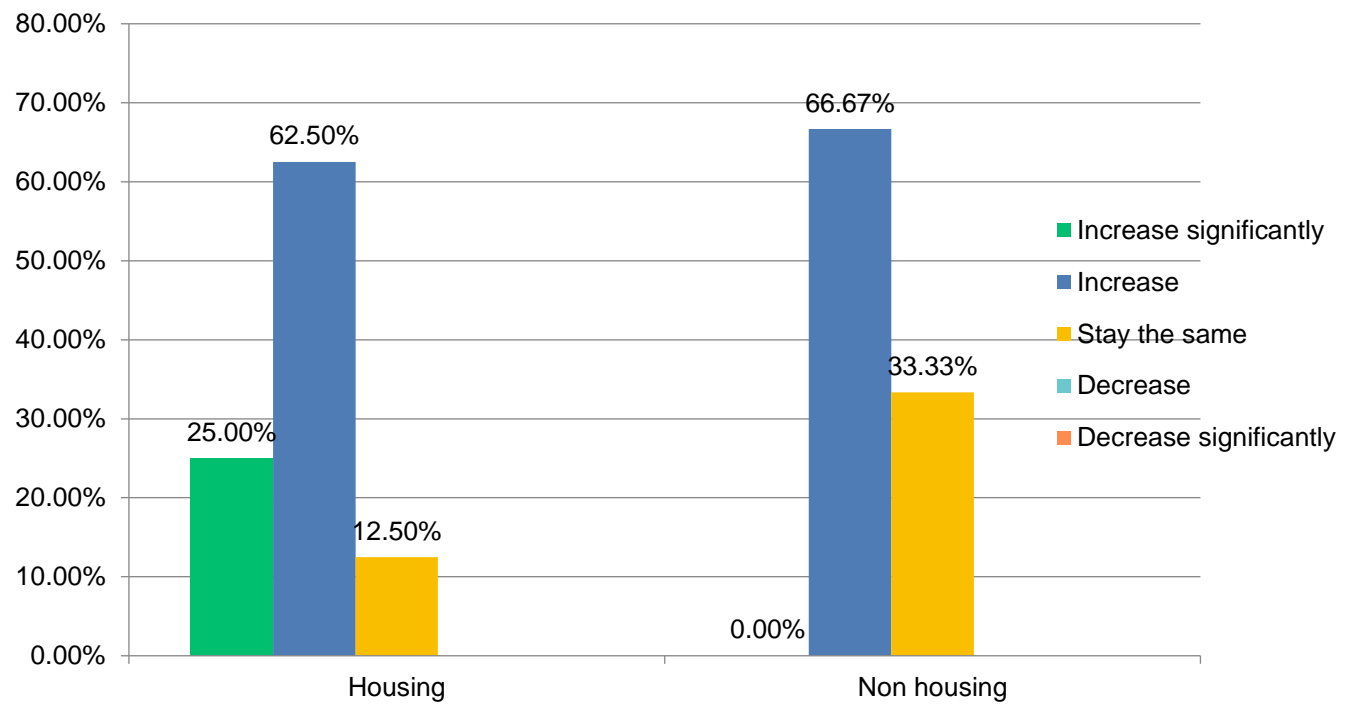
Apprentices within the workforce

What percentage of the workforce is made up of apprentices



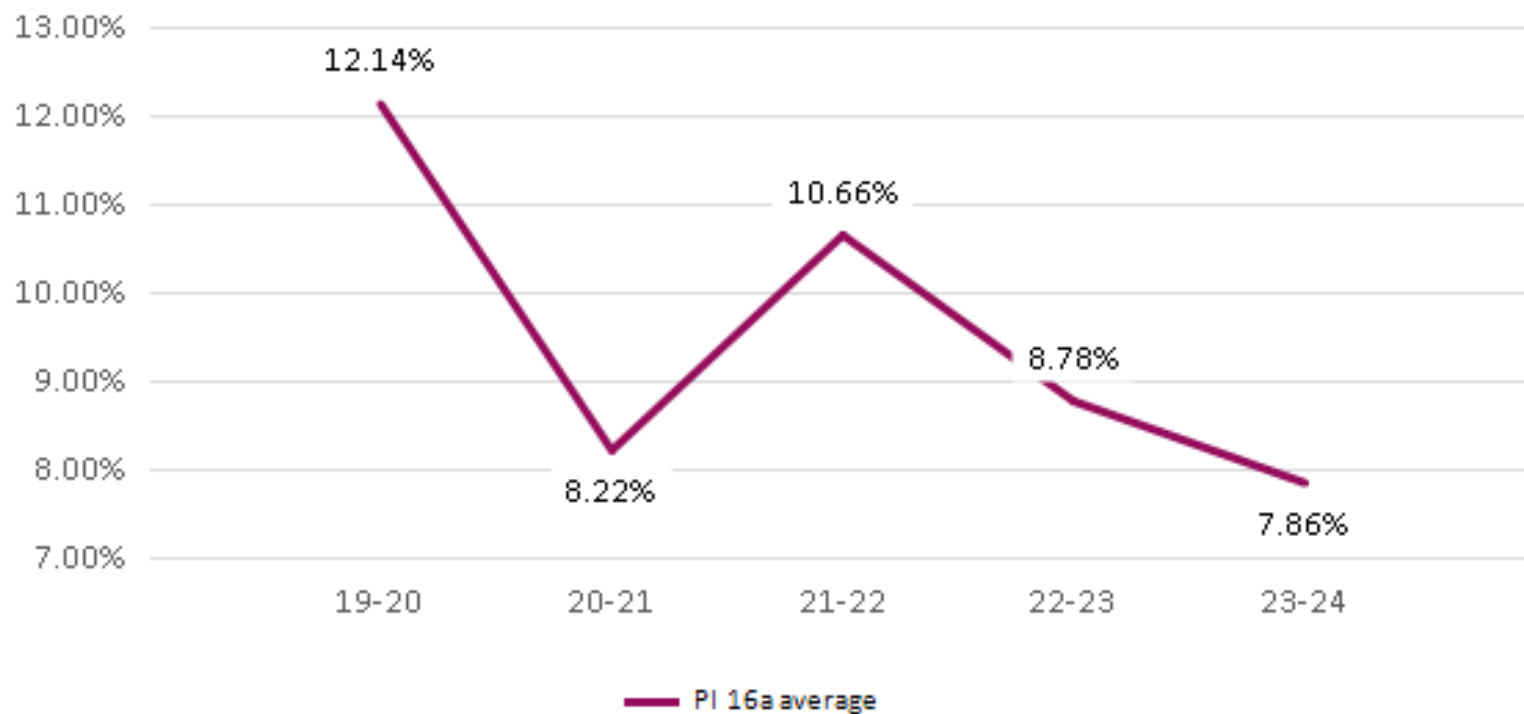
Workload within service

How do you expect the level of workload of the building repair and maintenance service to change over the next 2 or 3 years?



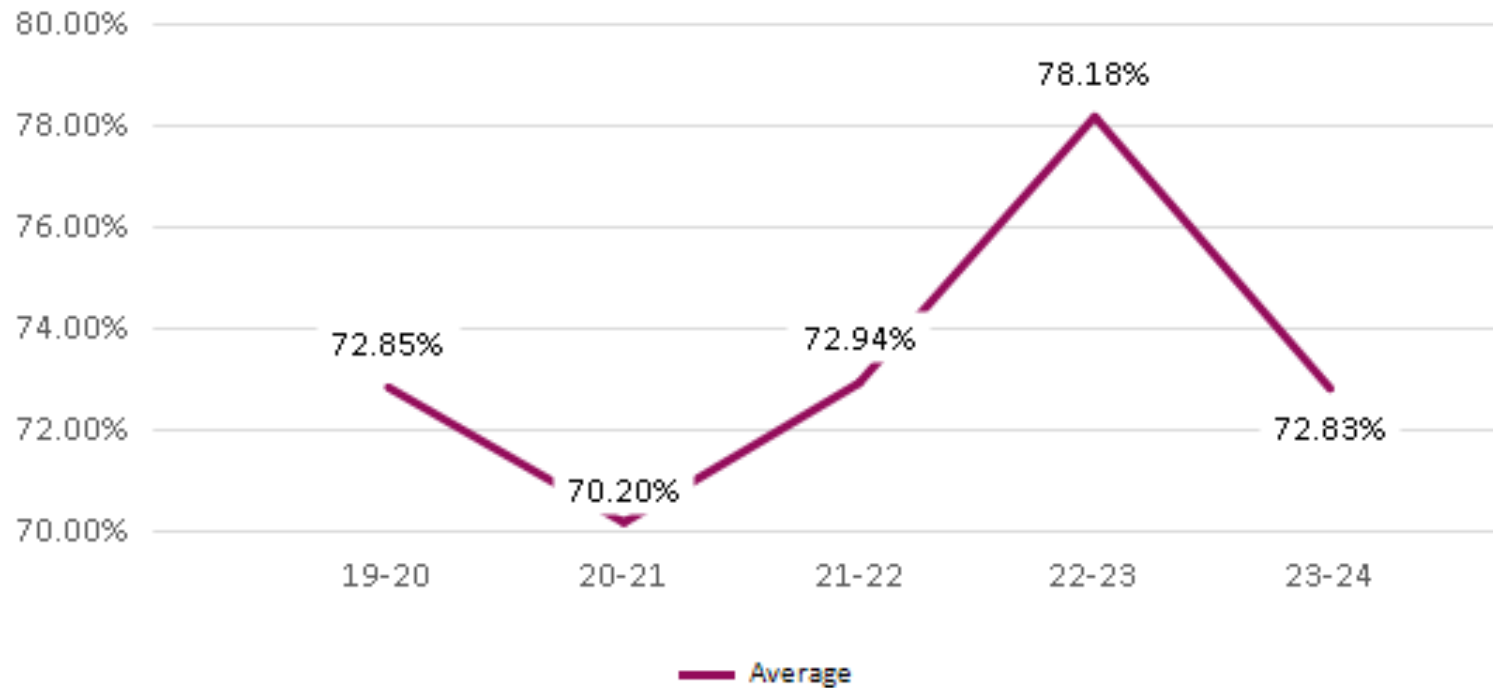
Staff Absence

PI 16a Percentage staff absence (operational staff)



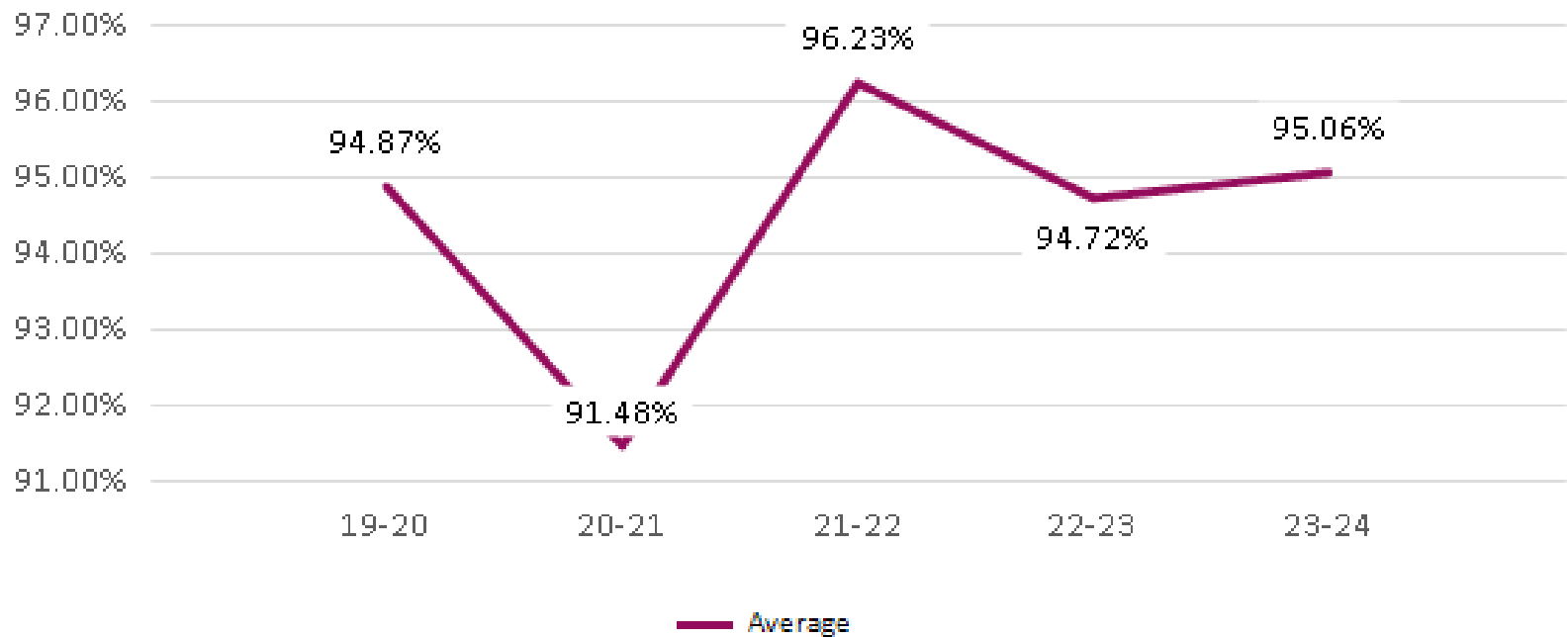
Repairs Productivity (1)

PI 01a Percentage of non emergency jobs undertaken by appointment



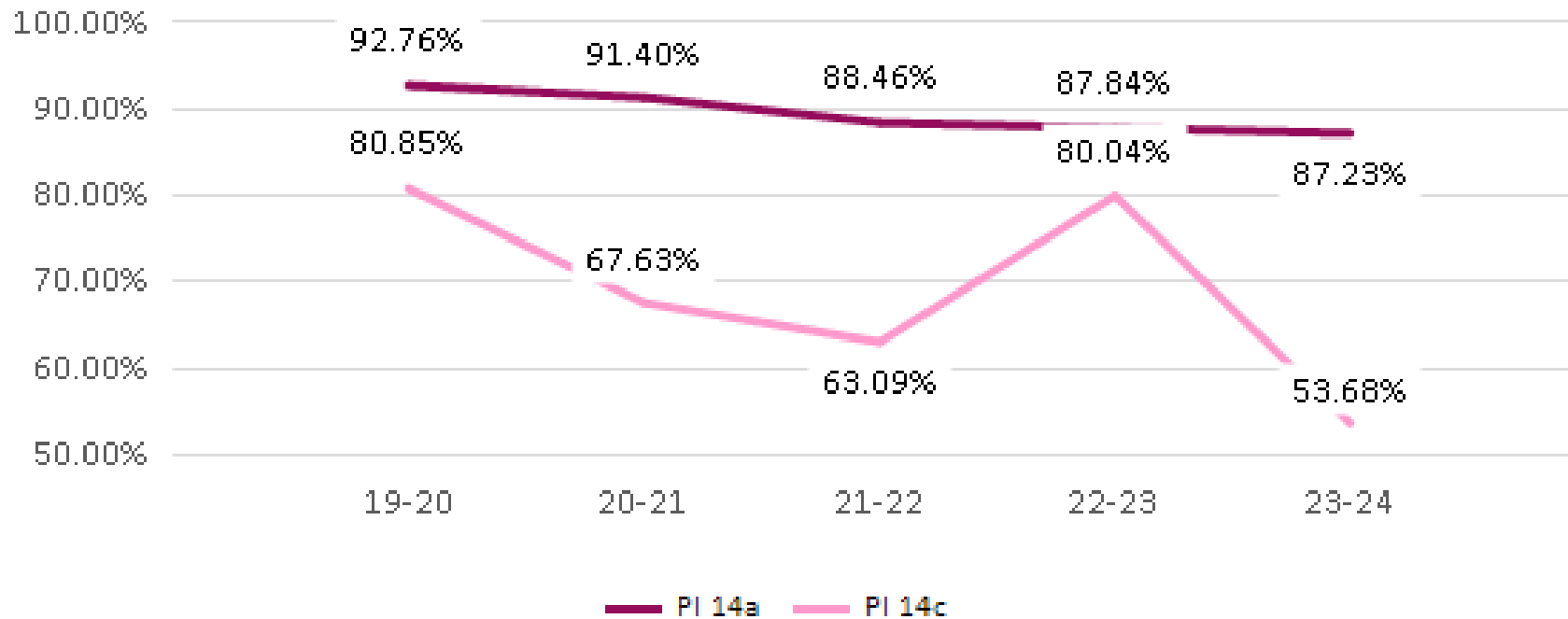
Repairs Productivity (2)

PI 01c Percentage of responsive repairs (non emergency) where authority made and kept appointment (formerly BVPI 185, England Housing only)



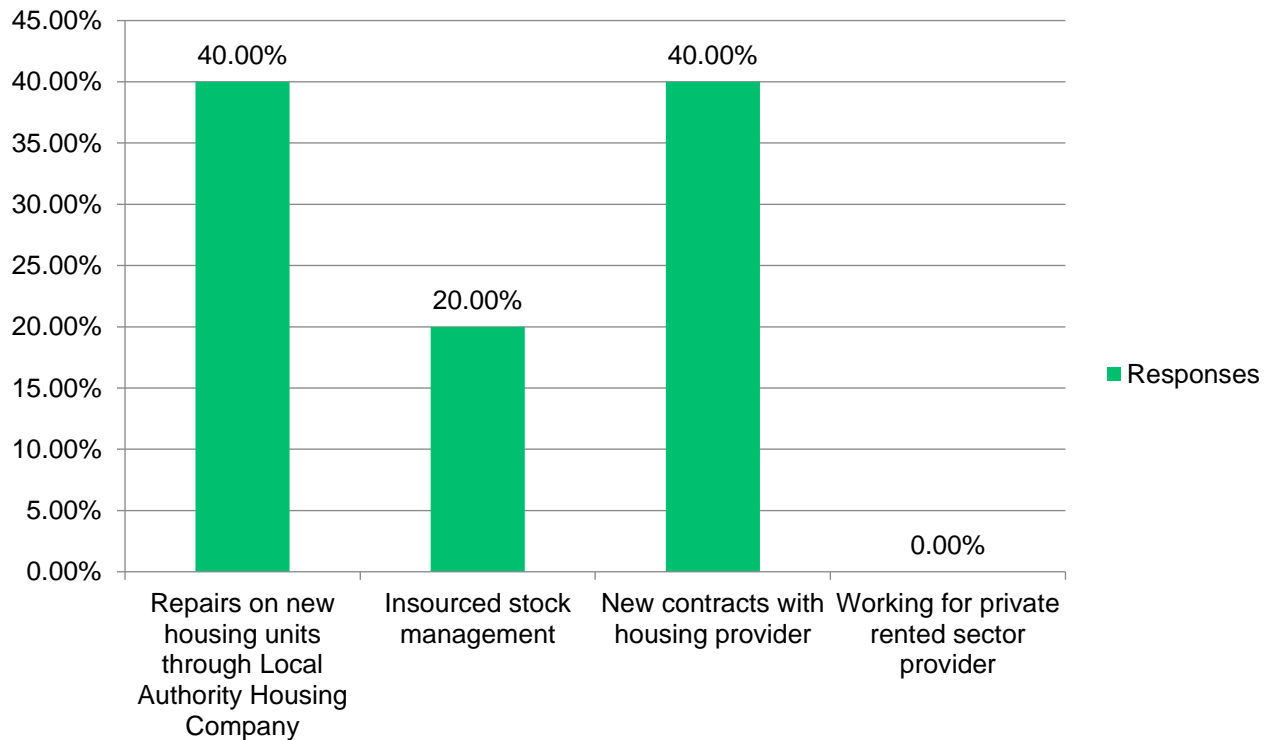
Quality

PI 14a Percentage day to day jobs completed on time
PI 14c Percentage void jobs completed on time



Growth areas in the next 2 or 3 years

Where do you see growth areas for the service over the next 2 or 3 years?



What are the main challenges facing the service?

Main challenges facing the service	% response
Recruiting skilled operatives	85.71%
Complying with new legislation	71.43%
Skilled operatives leaving the council	71.43%
Skilled specialists leaving the council	71.43%
Condition of the housing stock	71.43%
Cost of materials	71.43%
Competing priorities	57.14%
Recruiting skilled specialists e.g. project managers and surveyors etc	57.14%
Funding deficits	42.86%
Tenant behaviour	42.86%

Conclusions

- Legislation and Regulation are placing a greater emphasis on tenants voice
- Social housing providers are being placed under greater scrutiny
- Regulation Regime placing additional costs on the service
- Knowing your assets is more important than ever
- Changes in focus impacting on the delivery of planned projects
- Cost of living and climate change



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