




APSE Scottish Building & Housing Seminar 2022

Gregor Morrison

The Journey So Far

- 1993 Mains wired alarms in new build housing.
 - 2004 Scottish Housing Quality Standard.
 - 2006 Repairing standard.
 - 2010 Higher standard introduced for new build housing.
 - 2013 Repairing standard revised.
 - 2014 Carbon monoxide detectors added to repairing standard.
 - 2018 Consultation of new fire alarm standard
 - 2022 New cross-tenure Scottish Standard
- 

The Challenges of Mixed Tenure

- 62% of houses are owner-occupied and 19% of these are flats
- We need to help owners to understand the costs associated with keeping homes in good condition and the long-term benefits such investment brings
- A new housing standard represents a shift towards greater partnership between Government and homeowners (and landlords), still rooted in the responsibilities homeowners have for the repair and maintenance of their properties

<https://scotland.shinyapps.io/sg-scottish-household-survey-data-explorer/>

New Fire Standard

- Applies to all homes from February 2022
- Based on existing PRS and new build standards
- One alarm in every hall and the living room, a heat alarm in the kitchen
- All interlinked
- Either mains powered or sealed battery
- Targeted support through Care & Repair

New Carbon Monoxide Standard

- “Silent killer”
- United Against CO estimate that less than 25% of homes have detectors
- Will be required in any household room with a carbon fuelled appliance (or a flue)
- Sealed battery or long-life
- Do not need to be interlinked with fire alarms

Case Study: Clydebank Housing Association



Introduction

- Established 1984
- Currently have just over 1200 tenanted properties and factor just over 600 properties.
- Varied property types; pre-1919 tenements, multi storey flats, new build properties and non-traditional housing.
- Mixture of electric, gas, and community heating systems.

Case Study: Clydebank Housing Association



Background

- Systems in place pre-Grenfell
- Training and relationship with Aico
- Decision to install a hybrid system
- Procurement

Case Study: Clydebank Housing Association



Challenges

- Costs
- Local Knowledge
- Access to properties
- COVID-19
- Evidencing Compliance

Case Study: Clydebank Housing Association



Innovation & Improved Efficiencies

- Landlord Obligations
- Financial Benefits
- Anticipated challenges due to change in working methods and how we heat our homes
- Tenancy Sustainment – Raising red flags
- Creating a proactive maintenance service
- Big Brother – How do we ensure tenants privacy is respected



