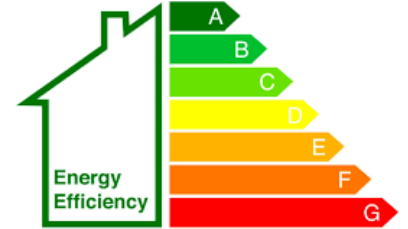


Local Authority Building Maintenance



Main issues and update round-up (1)

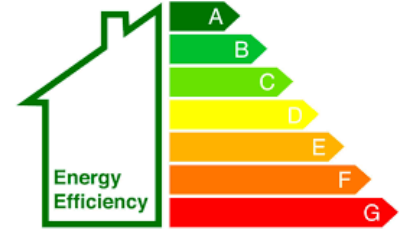


- **Social Housing Regulation**

- **Scottish Housing Regulator**

- New [Regulatory Framework and Statutory Guidance](#) published **13 February 2024**
 - The **Framework** will go live on **1 April 2024**
 - It has strengthened the emphasis on social landlords listening to tenants and service users
 - Made it clearer when a social landlord is non-compliant
 - The SHR has committed to a comprehensive review of the Annual Return on the Charter which it will consult on later this year.

Main issues and update round-up (2)



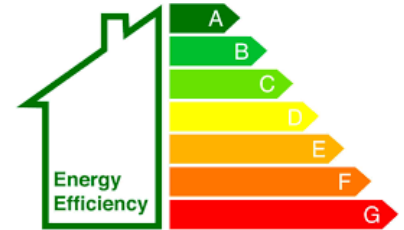
- **Damp and Mould**

- Scottish Regulator - [Putting Safety First](#)
- SHR New Framework and Statutory Guidance

- **RAAC**

- A safety alert was published in May 2019
- It was used 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 when several schools were forced to partially or fully close

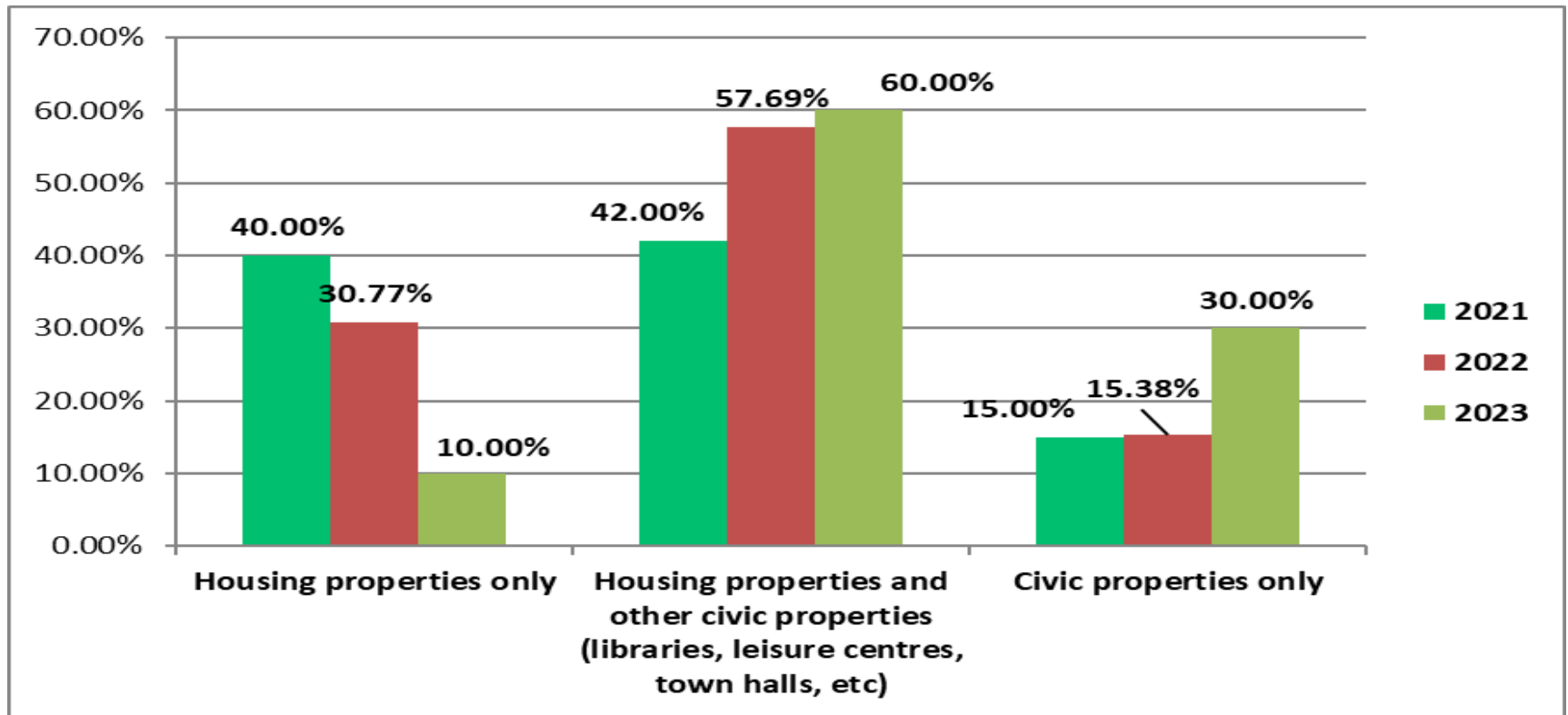
Main issues and update round-up (3)



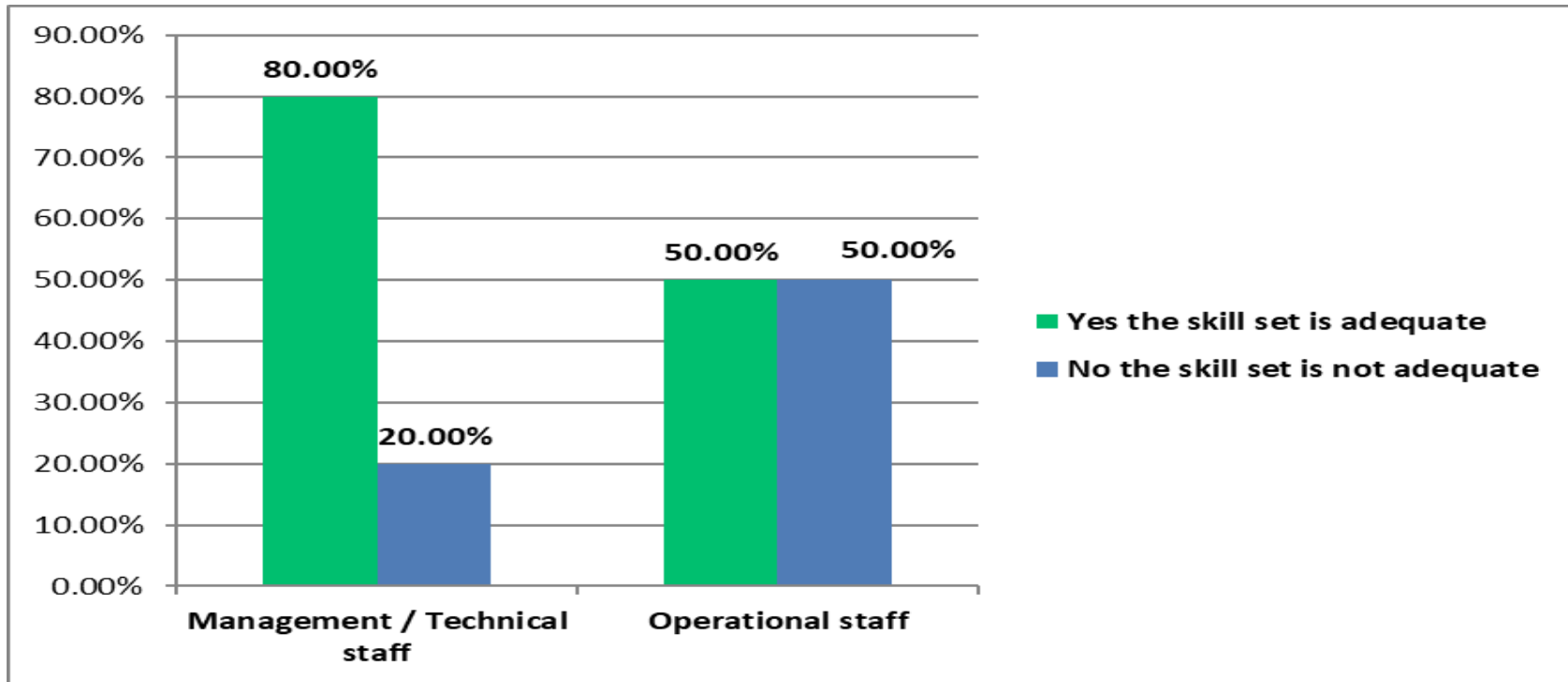
• Net Zero

- Scottish Government (SG) are currently seeking views 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 asked to review final design for new standard ahead of SG publishing its final response
- Once published the SHR will engage with social landlords on the Charter indicators needed for reporting performance against the target
- Based on anticipated timeline SG would expect that the new SHNZS is introduced in 2025 at the earliest

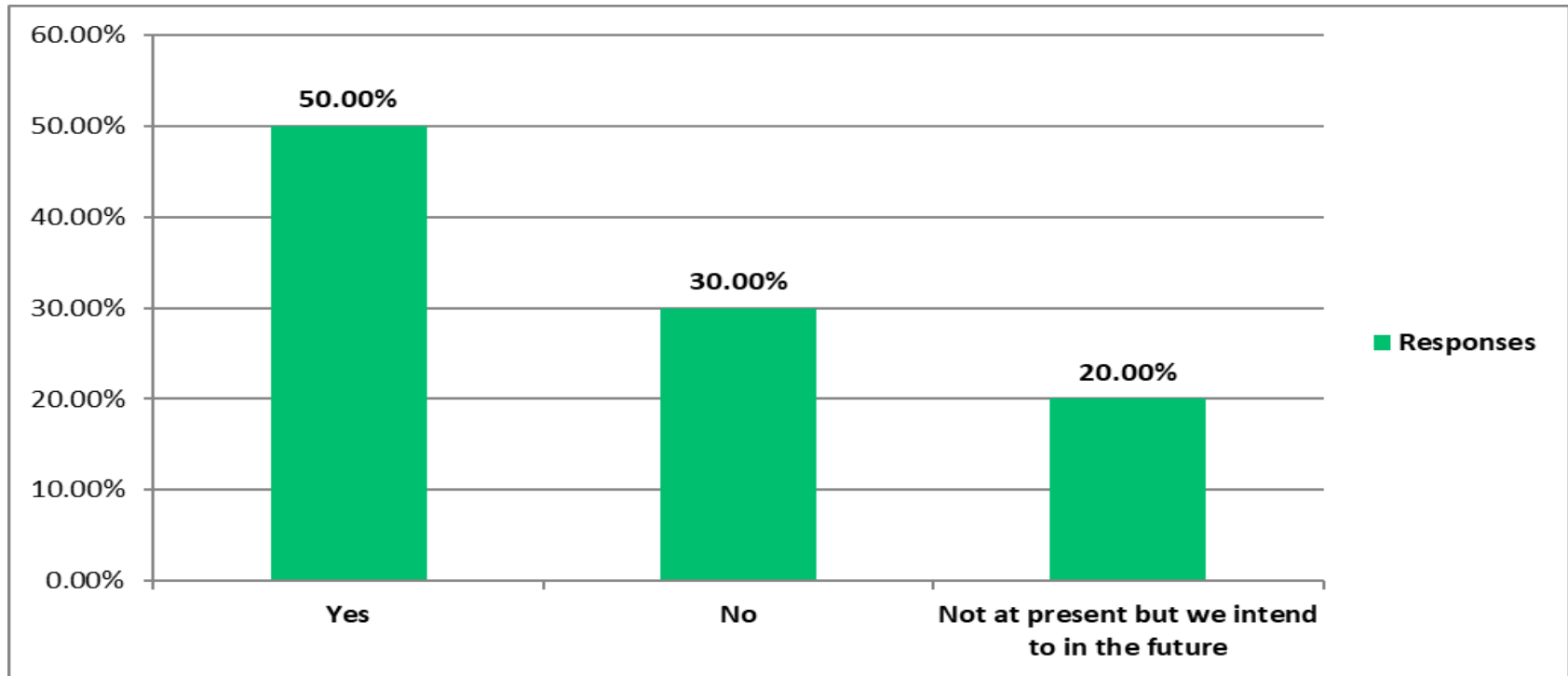
Service provided



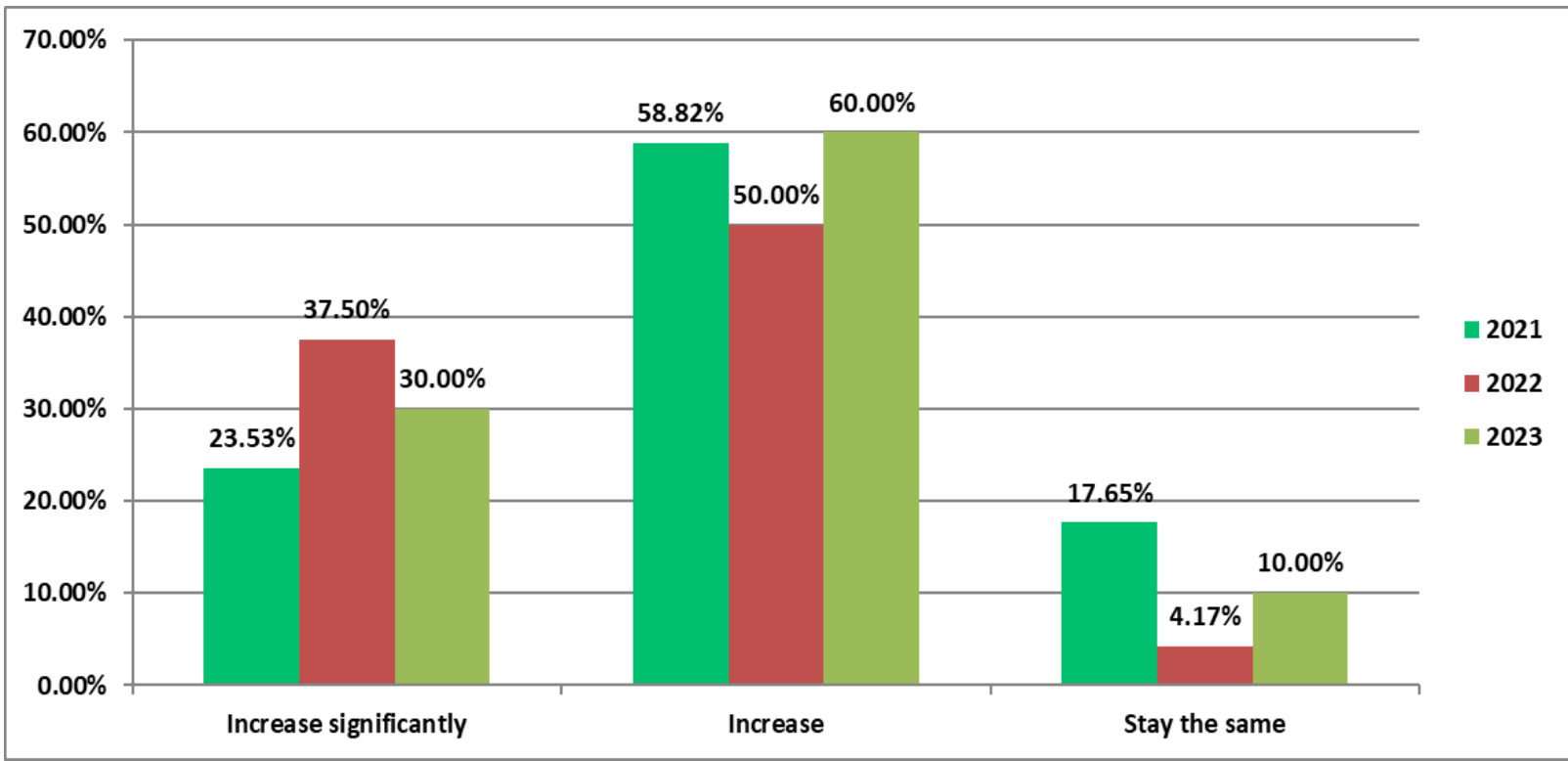
Skill set



Plans to upskill your workforce with green skills

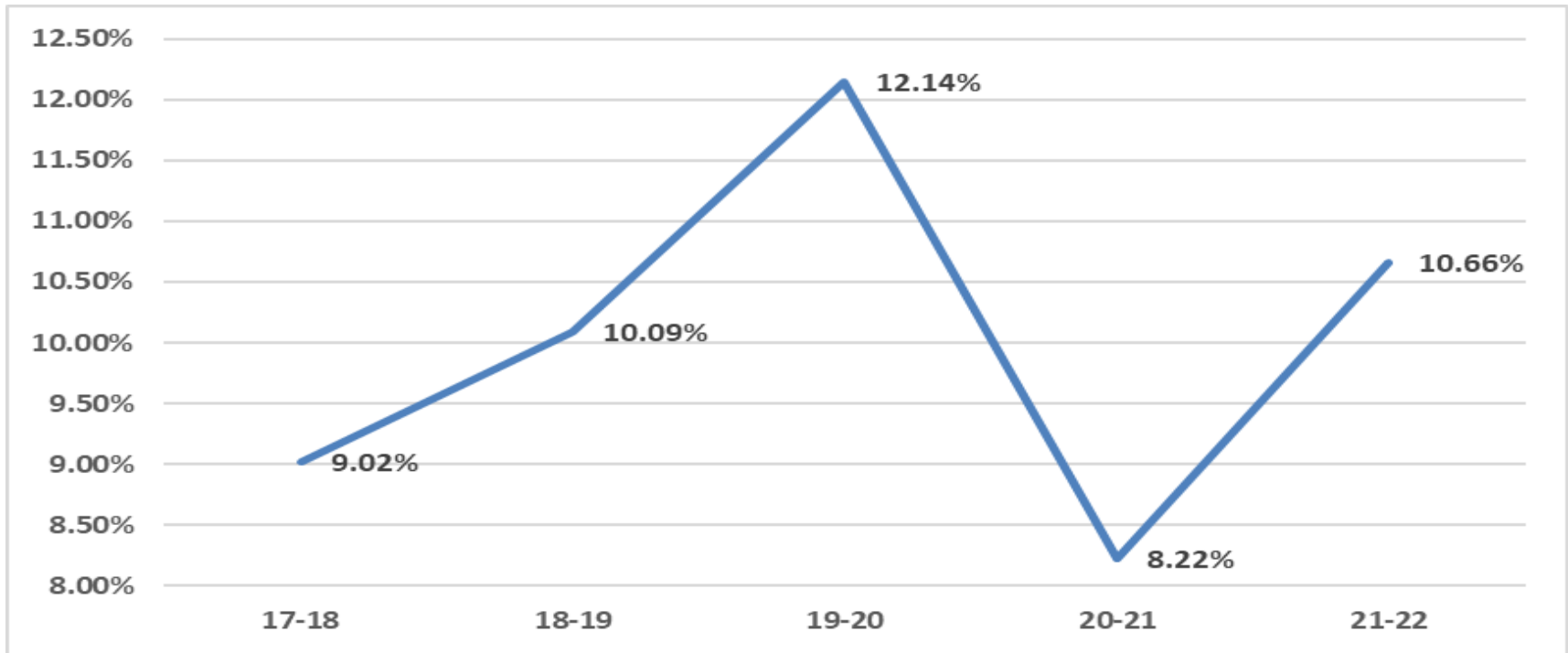


Expectation of personal workload in the next 2 or 3 years

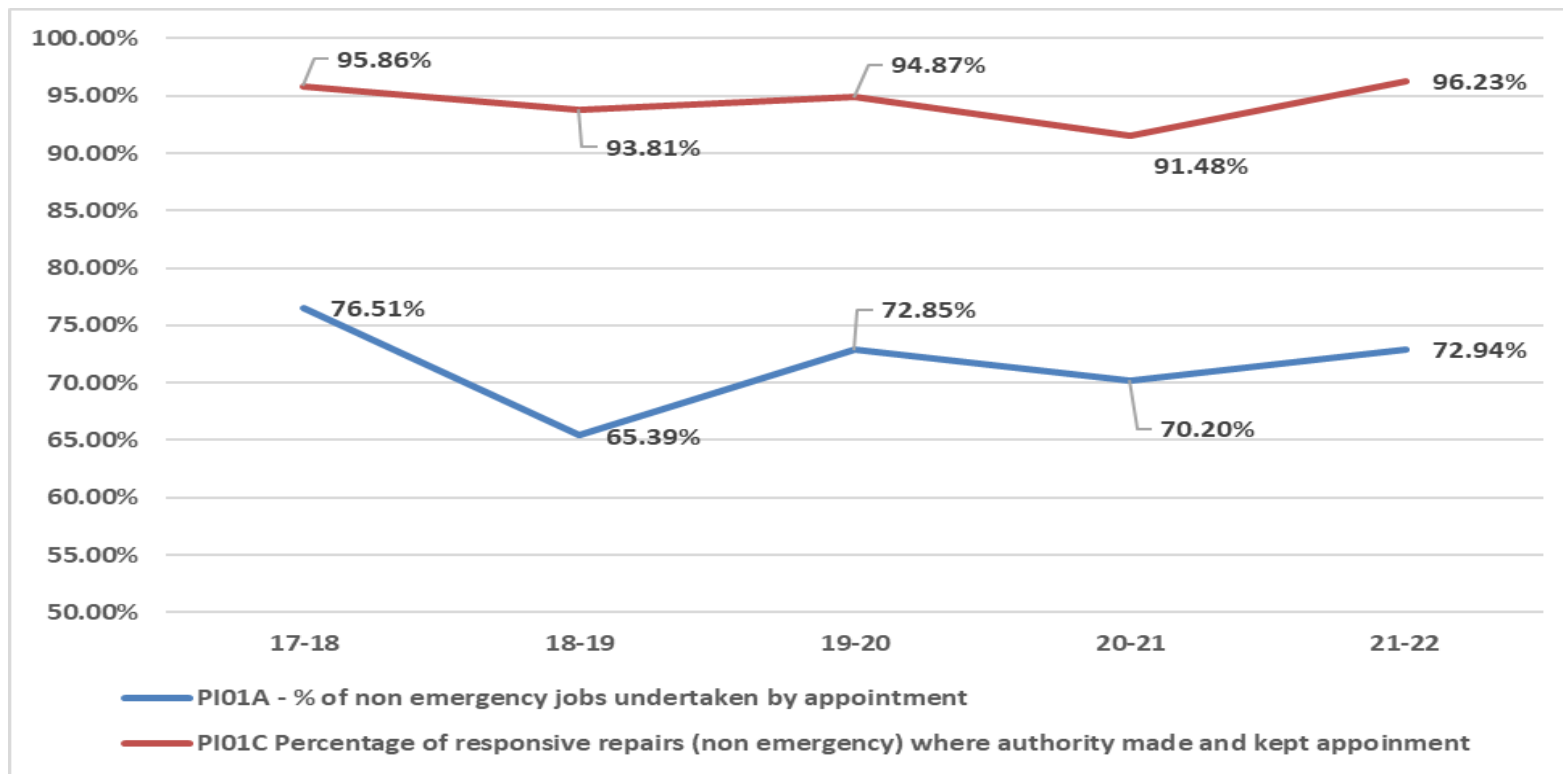




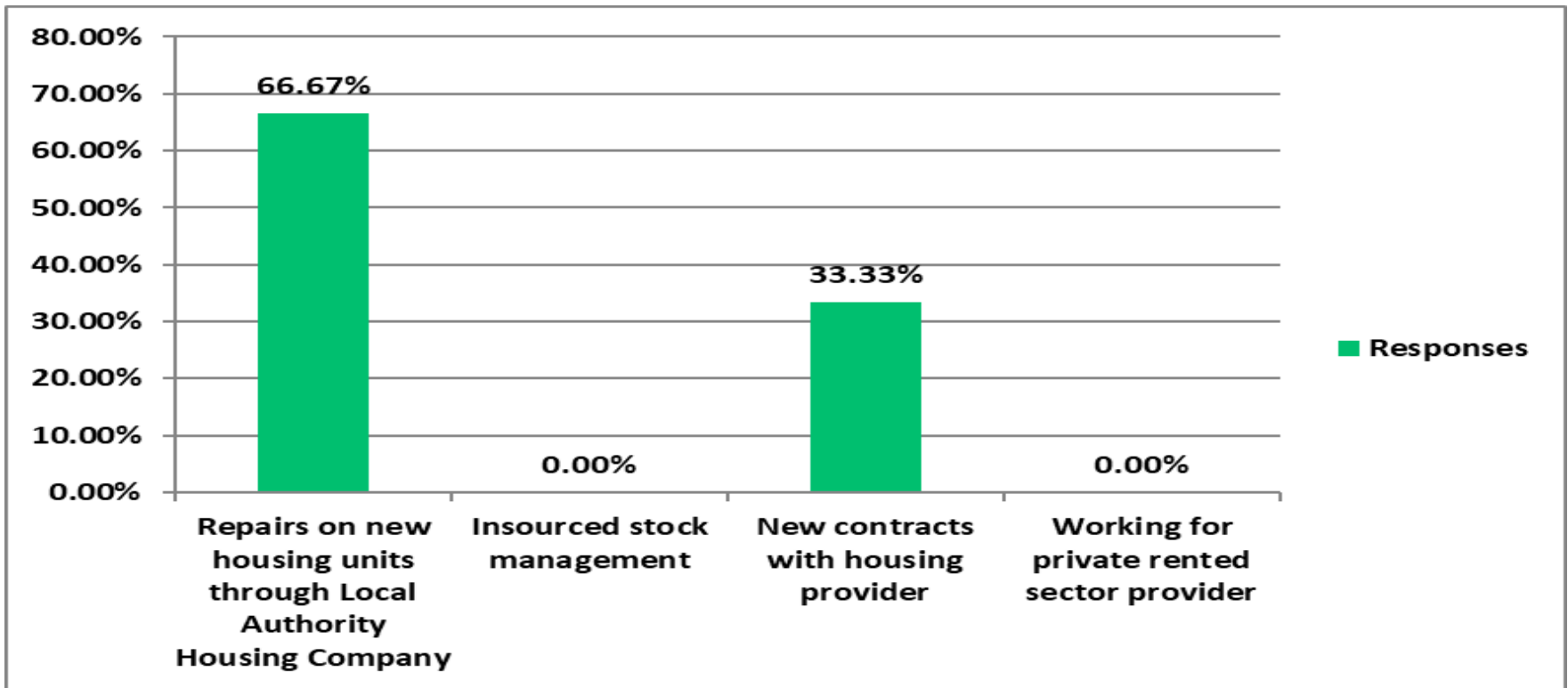
Staff Absence



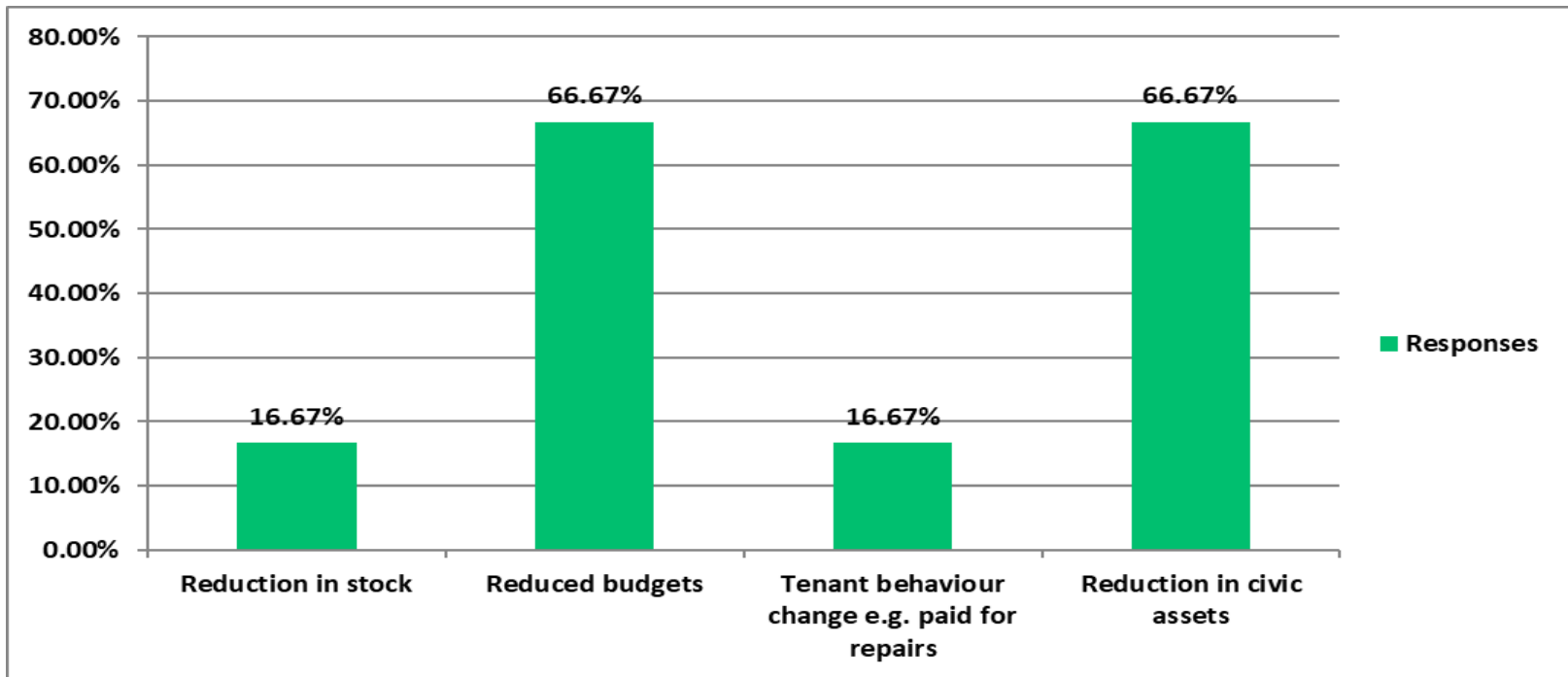
Repairs



Growth areas in the next 2 or 3 years



Areas of decrease over the next 2 or 3 years



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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