

ASPE Housing, Construction and Building Maintenance Advisory Group

Developing a future programme

Past Topics

Strategic

- Partnership working with a house builder
- Embedding an insourced service back inhouse
- Are social landlords starting to embrace offsite construction
- Gas compliance, enhancing assurance through innovation
- Post installation of cavity wall and external insulation

Past Topics

Case Studies

- Durham's building maintenance service
- Voids turnkey model
- The journey to Unitas
- Rochdale's building maintenance service
- On the catwalk – a stores model

Past Topics

Research and Briefings

- State of the Market
- Performance Networks Trend Analysis
- APSE / TCPA Research



Network Queries - 2018

HBM0426 - Fitting CO Alarms

HBM0425 - Electrical Installation

HBM0424 - Use of B&B Hotels as emergency temporary accommodation

HBM0422 - Examples of GDPR complaint privacy notice

HBM0421 - Purchasing arrangements for construction related materials

HBM0420 - De-Pooled service charges for tenants living in blocks and sheltered schemes

HBM0418 - Undertaking Property maintenance commercially

HBM0417 - Calculating sums to be provided by developers for improving existing off site open space

HBM0415 - Management of mixed tenure blocks

HBM0414 - Options for the use of tablets/handheld devices to assist officers in completing site inspections

HBM0413 - CCTV Provision

HBM0405 - Acceptable levels of service failure in Building Maintenance



Network Queries - 2019

HBM0443 - Biomass Boilers

HBM0444 - Placement of fire extinguishers in the communal areas / flat corridors from sheltered accommodation schemes

HBM0445 - Hydrotherapy facilities

HBM0446 - The management and administration of Statutory maintenance and compliances

HBM0447 - Annual Gas Services and Safety Checks

On the horizon



Social Housing Green Paper, a 'new deal for social housing.'

- ensuring homes are safe and decent
- effective resolution of complaints
- empowering residents and strengthening the regulator
- tackling stigma and celebrating thriving communities
- expanding supply and supporting home ownership.

A new deal for
social housing

Independent review of building regulations





In the press

- ❖ Housing association fined £1m over death of five-year-old girl
- ❖ Council has been fined £133,333 after a boundary wall that it part-owned collapsed and injured a six-year-old girl, who had to be placed in an induced coma in intensive care due to serious injuries.
- ❖ Council breached Home Standard on fire, asbestos and electrical safety



Human Habitation Act 2018

“The Act came into force on 20 March 2019. The aim of the Act is to help drive up standards in rented homes in both the social and private sectors and provide an alternative means for tenants to seek redress from their landlord if their rented property presents a risk of harm to the health and safety of the occupiers. It does this by empowering tenants to hold their landlord, including registered providers such as housing associations, to account without having to rely on their local authority to do so.”

Guidance: [Homes \(Fitness for Habitation\) Act 2018](#)

Please give us your views



NEW MUNICIPALISM

Delivering for local people and local economies



membership resources

Contact details

Vickie Hacking, Principal Advisor, APSE

Email: vhacking@apse.org.uk



GB 11409



GB 11132



GB 14074

Association for Public Service Excellence

3rd floor, Trafford House, Chester Road,
Old Trafford, Manchester M32 0RS.

telephone: 0161 772 1810

web: www.apse.org.uk