

Local Authority Building Maintenance



2023 Round-up



- Social Housing Regulation
- Damp and mould
- RAAC
- Net Zero

Regulation

- **The Social Housing (Regulation) Act 2023** received Royal Assent on 20 July 2023.
- **Scottish Housing Regulator** – Introducing a new **Framework** on 1 April 2024
- **Welsh Housing Quality Standard 2023** – Expected to be finalised and launched – Autumn 2023

Damp and Mould



- UK Government - [Understanding and addressing the health risks of damp and mould in the home](#)
- Scottish Regulator - [Putting Safety First](#)
- Welsh Government - [Social housing conditions and disrepair](#)

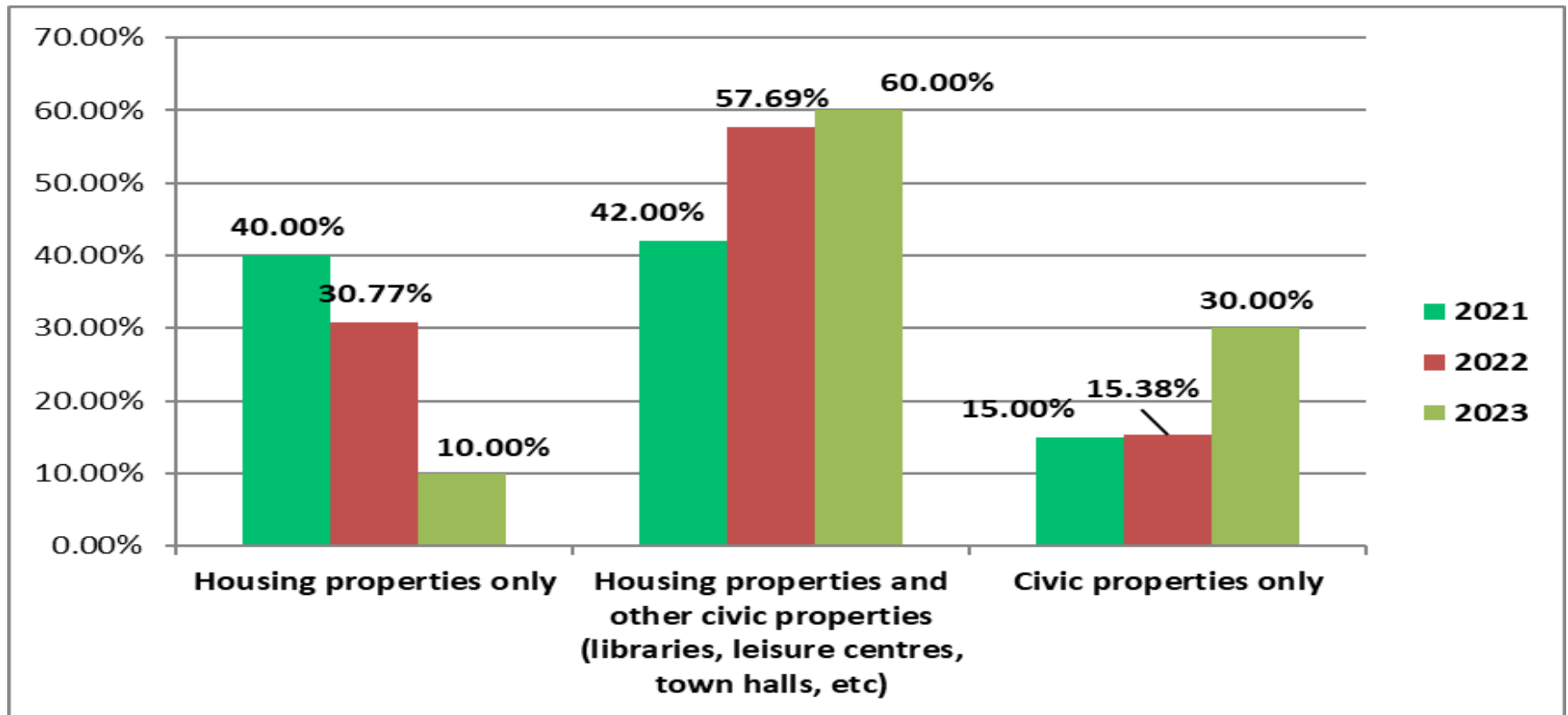
Reinforced Autoclaved Aerated Concrete (RAAC)

- 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
- 156 schools and 34 hospitals

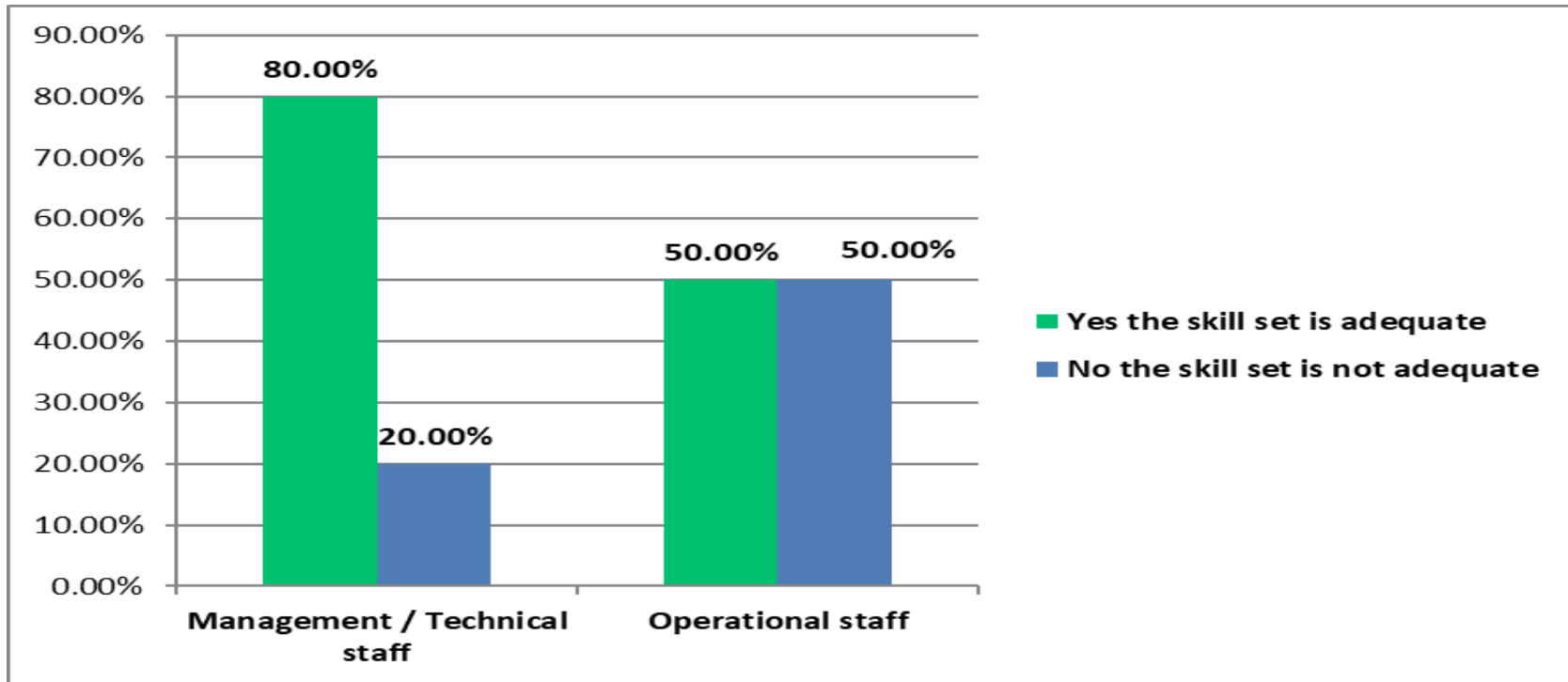
To boiler or not to boiler ?

- 20 September 2023 – the UK Prime Minister outlined changes to current climate policies
- Ban on the sale of oil, LPG and new heating for off-gas-grid homes pushed back from 2026 to 2035
- Other bans to fossil-fuel boilers, such as the ban on using in new homes and the wider 2035 ban remain in place

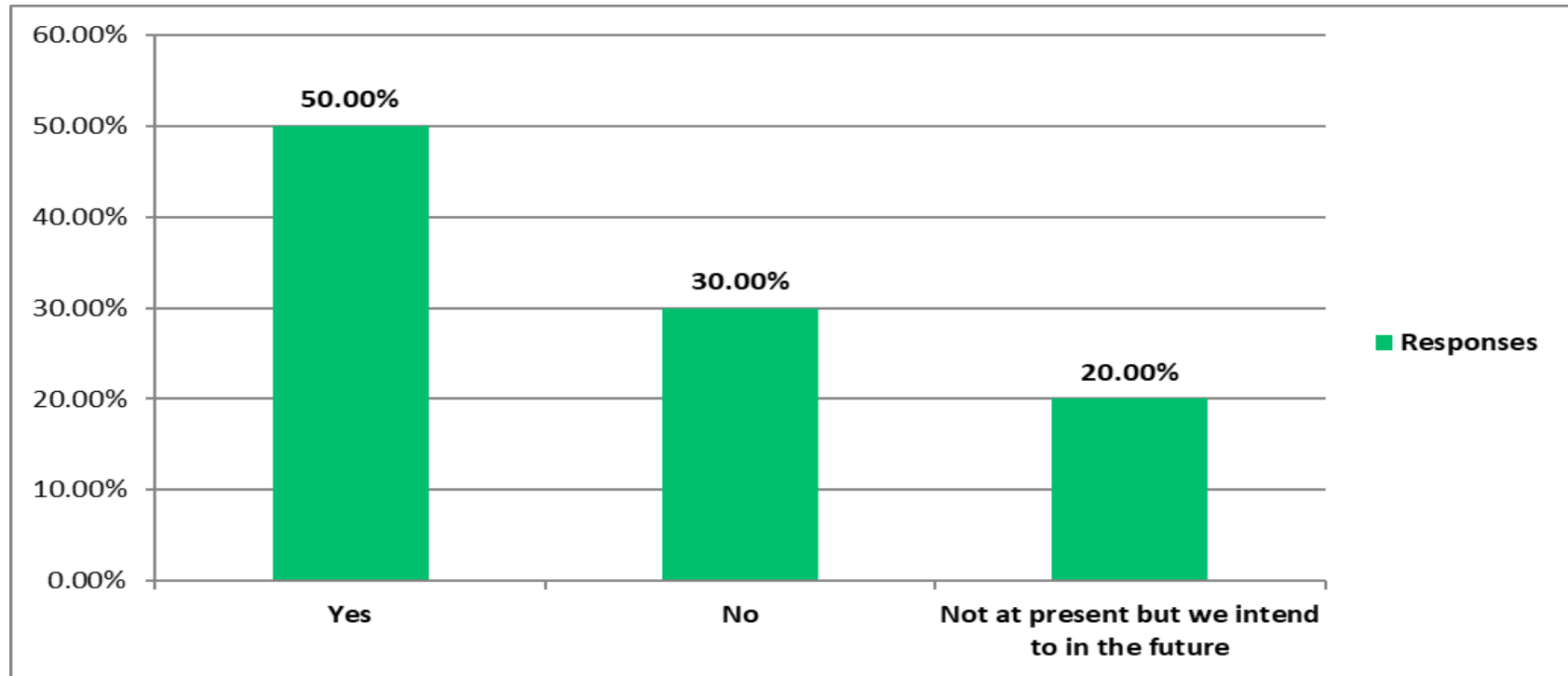
Service provided



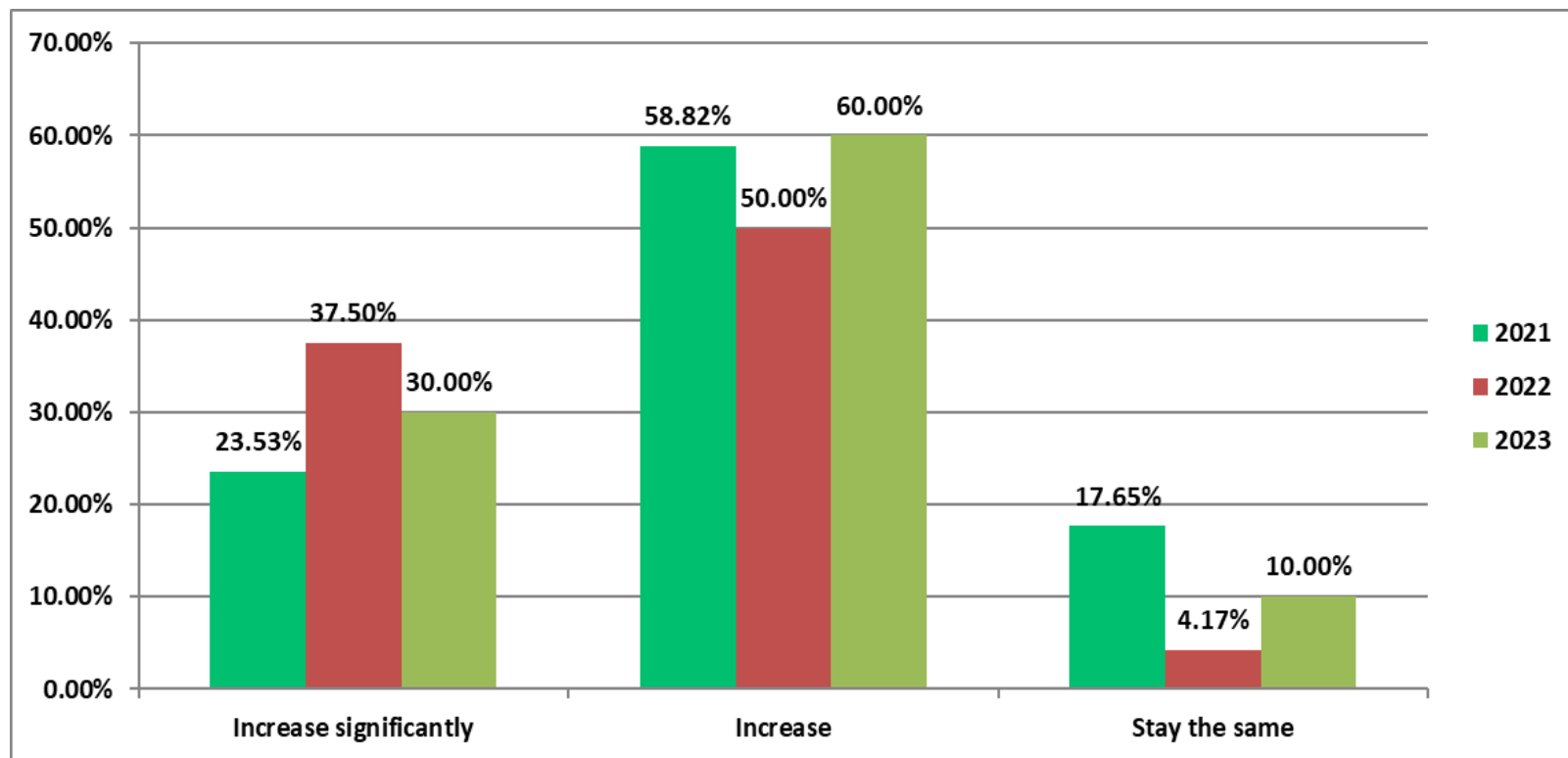
Skill set



Plans to upskill your workforce with green skills

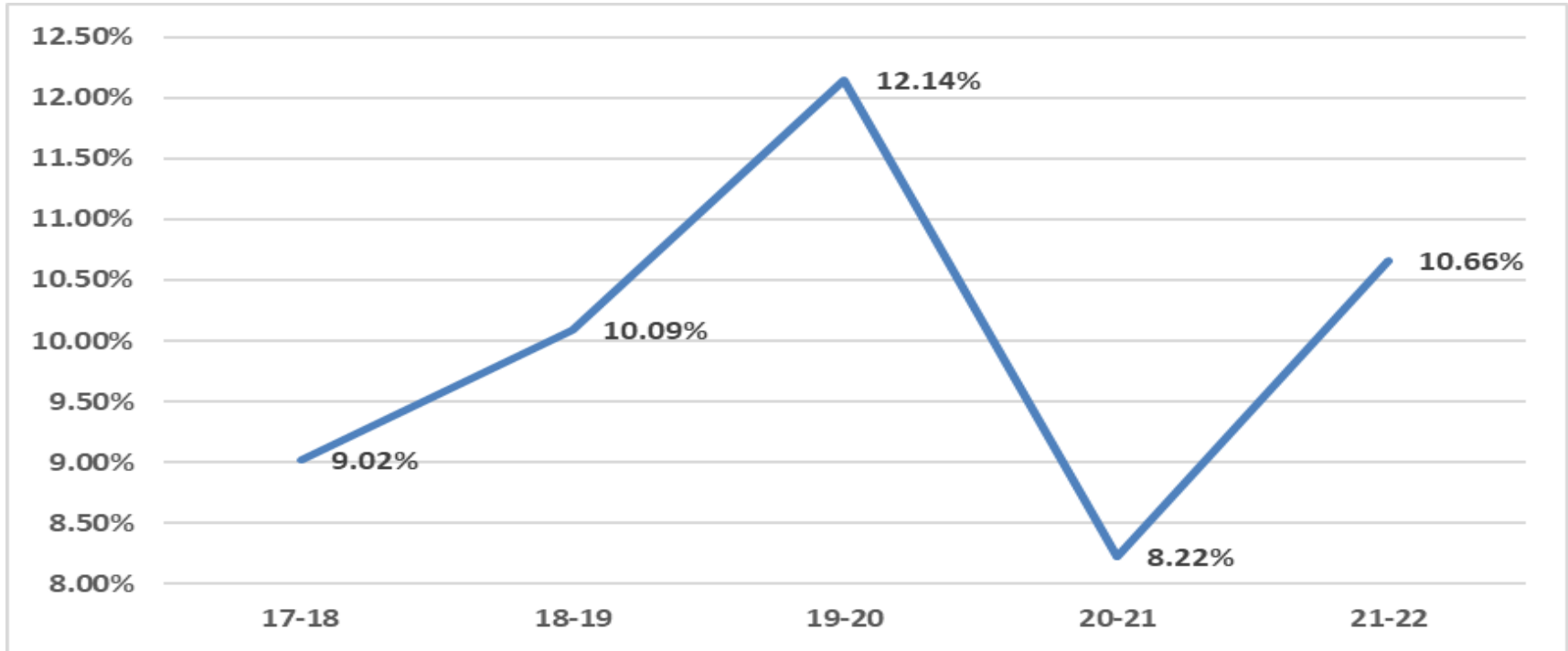


Expectation of personal workload in the next 2 or 3 years

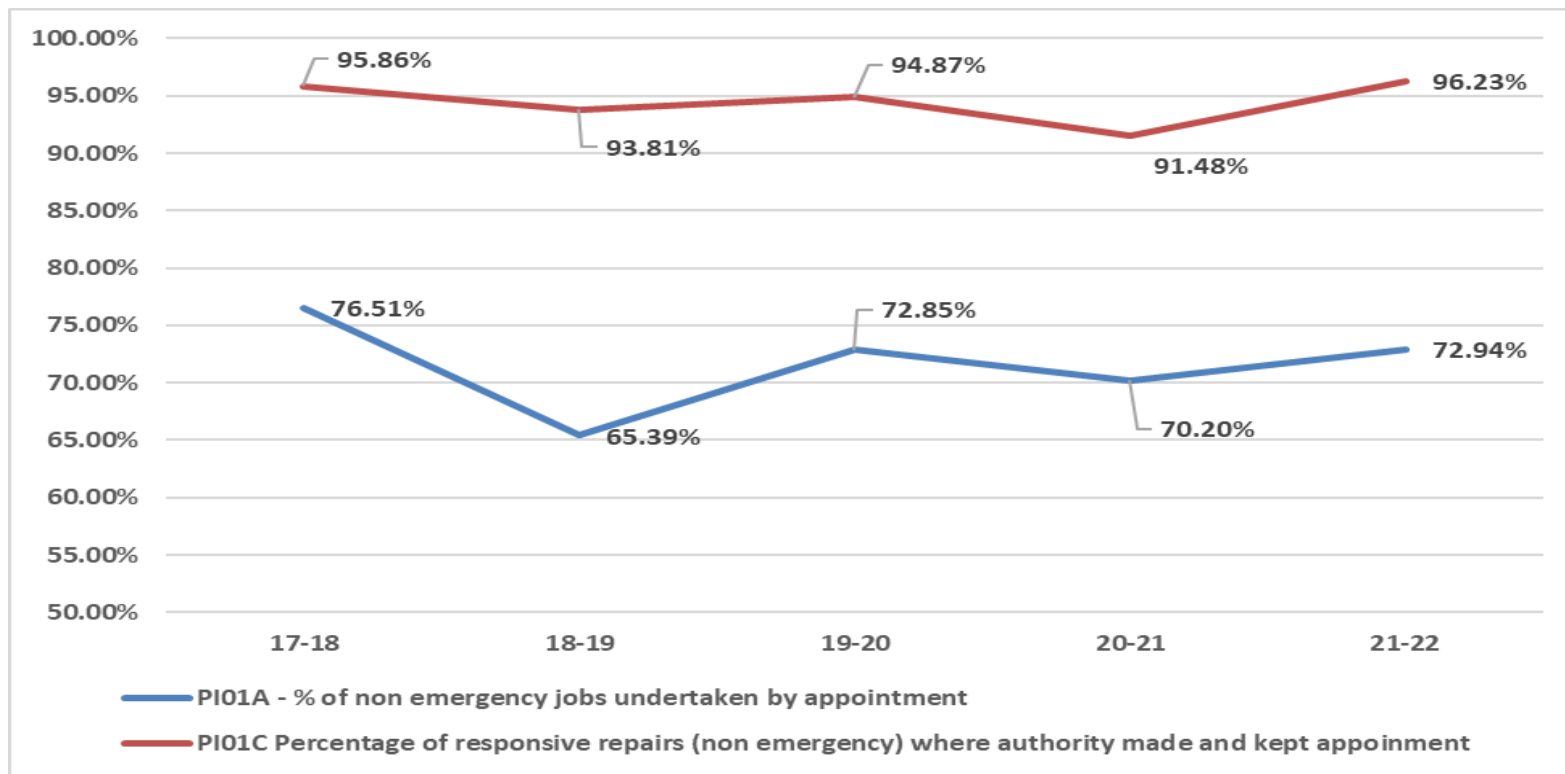




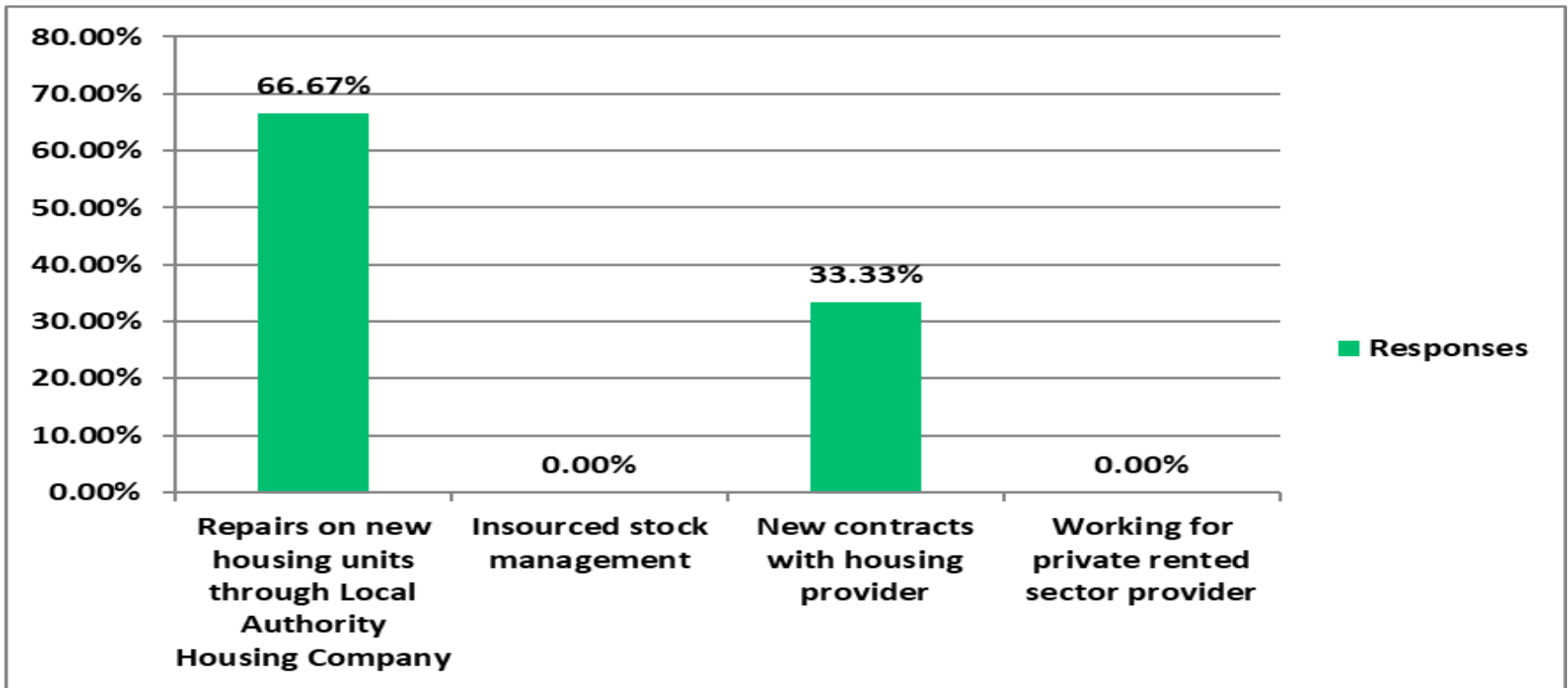
Staff Absence



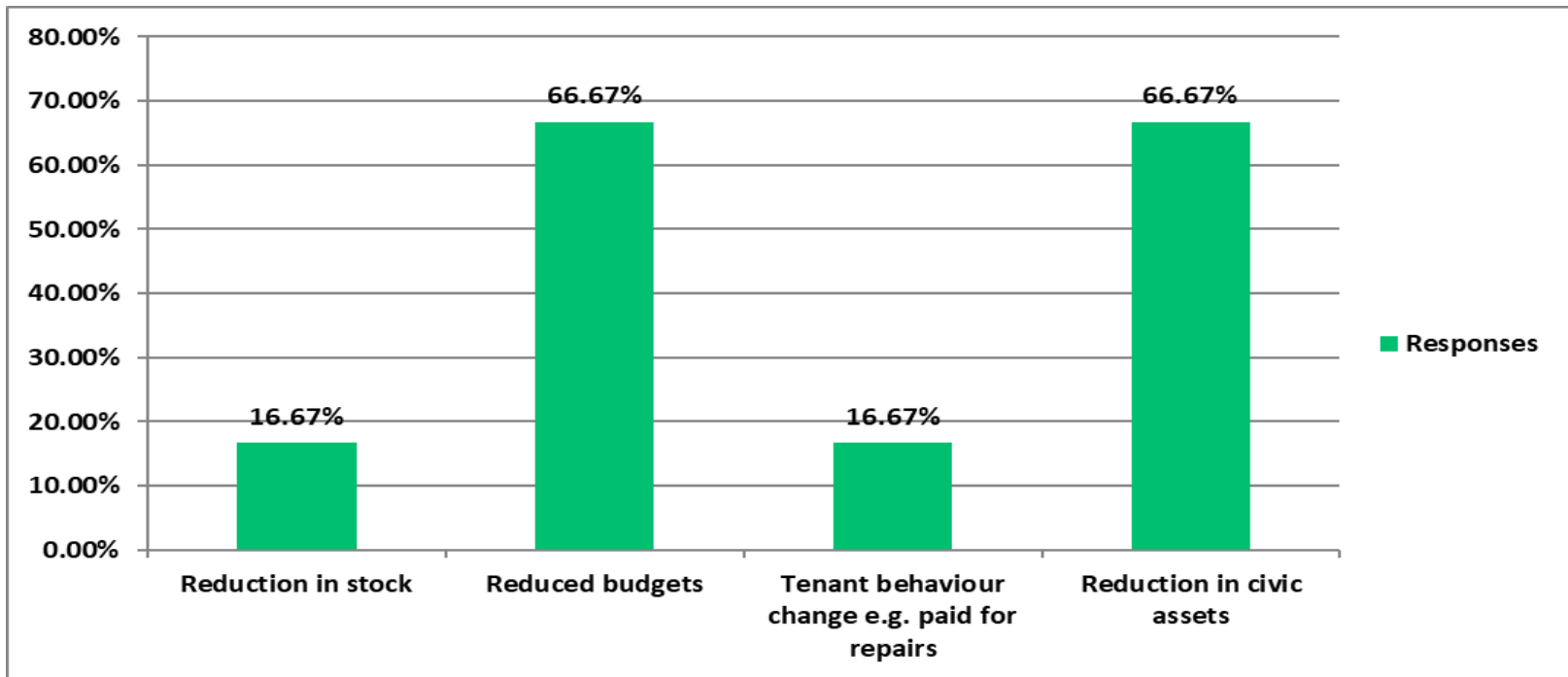
Repairs



Growth areas in the next 2 or 3 years



Areas of decrease over the next 2 or 3 years



Conclusions

- Legislation and the Regulators 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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