

APSE Building and Housing Advisory Group

Friday 26 November 2010



Building Maintenance State of the Market report 2010



• Workload - level of workload of the building repair and maintenance service (housing and nonhousing) to change over the next 12 months?

•Biggest category – stay the same – but movement away from this category c/f last survey

•Budgets - budget for the repairs and maintenance service to change over the next 12 months?

•20% more think a reduction



• Future of management arrangements over the next 12 months?

•A lot of comments re alternative delivery models, more contractors who are cheaper; ALMOs; market testing...

•Average rates of pay for crafts?

•Variety , about £1 increase on average, between £9.50 and £12.70 per hour



- Recruitment only 1 out of 31 respondees having trouble recruiting or retaining – big change
- •Absence levels 45% unacceptable
- •Trading externally 40% yes; 37% not considering
- •Growth areas renewables, energy efficiency; new build housing/non-housing; external; school estate development
- •Reduced work capital expenditure, any non essential work



- Further questions about
 - •Personal workload
 - •Use of ICT, diagnostics, call centres...
 - •Bonus schemes
 - •Apprenticeship schemes

•APSE website – Briefing 10/53 September 2010

How can APSE help?

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•What else can we do?



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APSE UPDATE

National Issues

- -UK/Scottish Spending Review
- Scottish Spending Review
- Workforce issues
- •Council Tax Freeze
- •Revenue and Capital Reductions
- •Housing and Regeneration Reductions
- •3% Efficiency Target
- •Commission on Future Public Service Delivery
- Scotland Bill Enact Calman



Local Authority Strategic Reponses

- Short Term Responses
- •Corporate and Service Restructuring
- •Recruitment Freeze
- •Pay Freeze/Reductions
- Increase Fees/Charges Politically Sensitive
- •Service Review/Service Redesign
- •New Target Operational Models

Medium Term Responses



- Procurement Reform Procurement Scotland/Scotland Excel
- •Collaborative Reviews with Partners
- •Back Office Efficiency Transactions
- •Sharing Services
- •Alternative Business Models/Creeping Outsourcing

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Longer Term

•Personalized/Better Targeting of Resources

•Preventative Intervention Programmes

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Responses

•Influenced by Managerial Complexity, Political Sensitivity/Difficulty and Time

- •Tools which can be used now to realise savings need for quick release
- •Tools which can be used over the medium/longer term... Take time and are complex and sensitive

•Issue is Time!

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Recent Briefings

- •Outcomes of a Round Table Event into Shaping Responses in a Climate of Austerity (10/62)
- •Comprehensive Spending Review 2010 Implications for LA's (10/60)
- •Income Generation Using Charging and Trading Powers (10/59)
- •Workforce/Staff Absence: Maximising Efficiency (10/57)
- •In House Service Improvement Plans (10/56)
- •Audit Scotland BV Toolkits (10/50)
- Independent Budget Review (10/46)



Housing Fresh Thinking New Ideas (10/45)
Financial Capacity of RSLs/LA's to Build Houseing (Scottish Government Research)
Round of Briefings Covering Efficiency Related Issues

•Scottish Government Spending Plans and Draft Budget For 2011/2012

Research Reports



•One Size Does Not Fit All – Attitudes and Opinions Towards Service Transformation

•Exploring Economic Footprint of West Lothian Operational Services



Performance Networks – Blackpool 2-3
 December 2010

•APSE Building & Housing Seminar – Peebles 16-17 February 2011

-Building & Housing Accolades

Seminars/Conferences

-Apprentice of the Year Awards

-Deadline End of November 2010

•National Conference – Hampden Park 25 February 2011 Work Programme for Group



- •Advisory Groups Need to Add Value
- •Sharing Learning/Good Practice
- •Develop an agreed work programme for group which is structured and dynamic
- •Canvassed for Issues...
- •Some Responses 15 in total

Topics/Issues

- •Best Value Benchmarking
- Housing Investment/Energy Efficiency
- •Shared Procurement
- Public Sector Efficiency Implications
- Housing Regulator
- •Energy Efficiencies
- Performance Networks
- •What are we doing to retain "in-house" services
- •Training/Re-training employees
- •Efficiencies without cutting employee numbers
- •Advisory Groups are we getting it right?





•Explore if any LAS's are undertaking capital work when properties become void

- •Multi Skilling
- •Mobile Data
- •Waste Recycling

•Anything else individuals would like to add?



Advisory Group Task Establish 10 priority issues by rating list of issues 1-10. 1 = Top Priority, 10 = Last Priority

- Will form basis of future programme of issues



Proposed Survey of ASPE
Membership in Scotland
Considering a survey in order to
improve APSE offering to Member
Councils

Looking to Pilot in two groups

•Use Building and Housing Advisory Group?

Discussion of Issues Affecting Service Delivery •Specifically organizational Restructuring if any planned?

•Anything Else?



Connaught / Rok – implications for the sector

Context



- Major players in R&M/capital investment market
- •L As, H As, health, police and other contracts
- R&M, capital investment, voids, gas, electric...
- •Outstanding Norwich, Arun, Raglan, Southern, Town & Country HAs (mid Sept 2010)
- •Rok Liquidation No Buyer

F. Contracts Capitalisation • Suicide bids • Delivery and performance

Outcomes



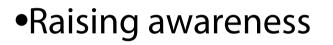
- Sub contractors
- Morgan Sindall/Lovell; Mears
- Investigations
- Costs

Lessons

- Contingency plans
- Quality v cost
- Bid evaluation procedures
- Transfer of providers
- Termination
- Unsustainable bids

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How can APSE help?



- •Courses on procurement in general
- •Examples of avoiding all eggs in one basket
- •Contract management training courses



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