



National Housing Maintenance Forum – Ireland Branch

Paul Isherwood – Branch Chair

21st June 2017

What is NHMF Ireland

The National Housing Maintenance Forum (NHMF) – Ireland Branch was formed in the Autumn of 2016 by members from social housing providers across Ireland, its primary purpose is to promote good practice in Asset Management within Social Housing across the island of Ireland.



Why was it Needed

- **Hundreds of millions of pounds spend on response and planned maintenance on social housing on the island**
- **We all do thing differently:-**
 - **Procurement**
 - **Contracts**
 - **Service Level**
 - **Materials**
 - **Specifications**
 - **Benchmarking**
 - **Tenant Involvement**
- **No national forum on the island of Ireland for housing maintenance professionals to discuss issues and share advice, best practice and experiences**

Membership of the Branch

- **Membership of the branch is open to all Asset Management and Property Services staff working within the social housing sector in Ireland.**
- **The management committee made up of 6-8 members that will be responsible for overseeing the work of the branch.**
- **Where possible a minimum of 3 members of the committee will be from Northern Ireland and 3 from the Republic of Ireland.**

Committee & Meetings

- **Elected annually at AGM**
- **Meetings are held 3 times a year: February; June; and October**
- **Meetings alternating between the North & South**
- **The Chair of NHMF Ireland Branch also sits on the NHMF Committee**

Meetings

- **Meetings driven by the needs of the membership**
- **Standard agenda covering the following:-**
 - **Contract Issues**
 - **Procurement**
 - **Direct Labour**
 - **Benchmarking**
 - **Health & Safety**
 - **Subject Specific Presentations**

Mission Statement

**“To promote and raise the standards of
Asset Management within Social Housing
across the island of Ireland”**

Aims & Objectives

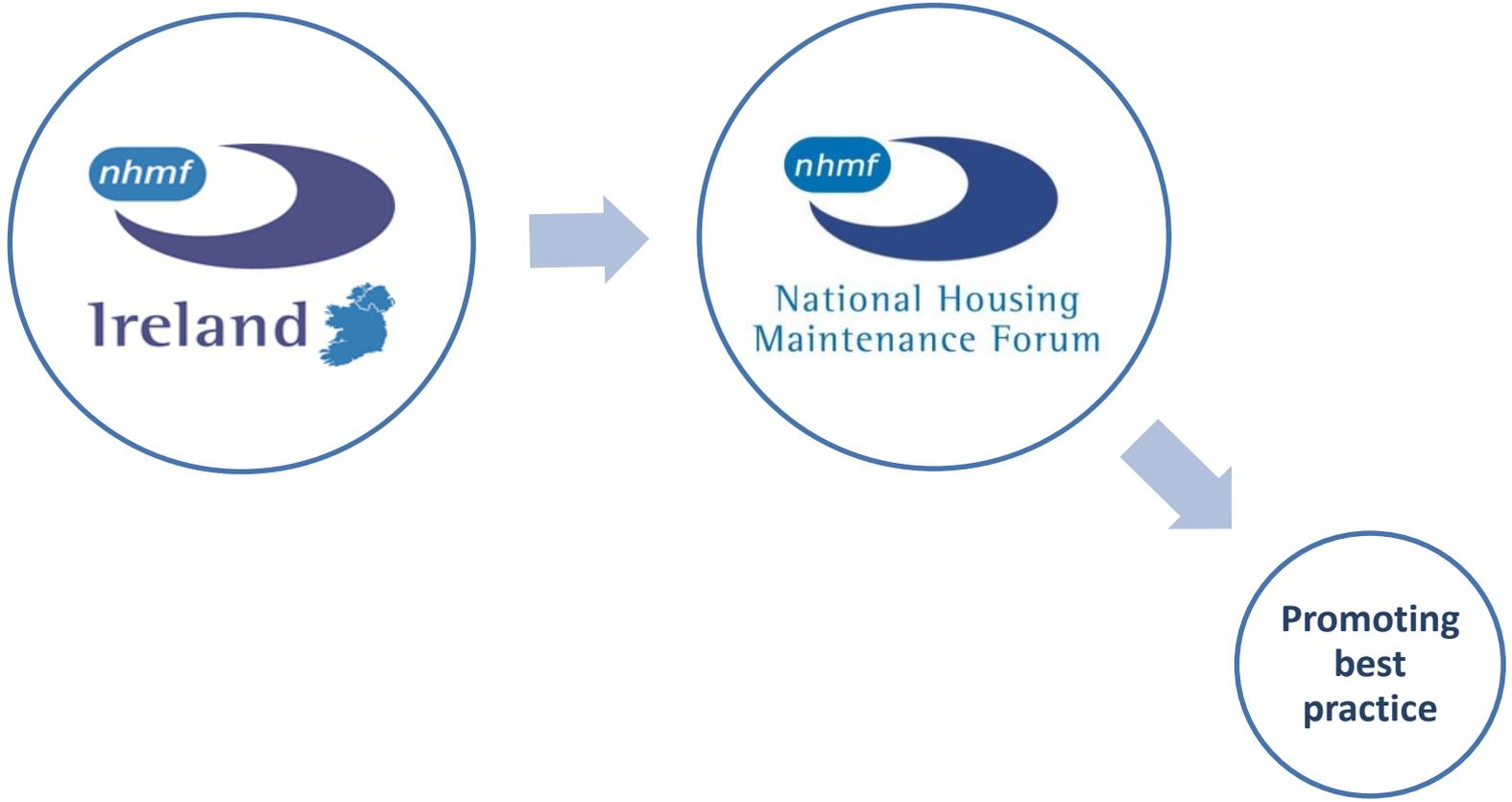
Share knowledge, information and experience to develop good practice in housing asset management, maintenance and estate regeneration

Raise the profile and professionalism of maintenance and asset management, and ensure that these functions receive the appropriate consideration and profile within the social housing sector

Drawing on the expertise within the sector to influence innovation and progress government policy

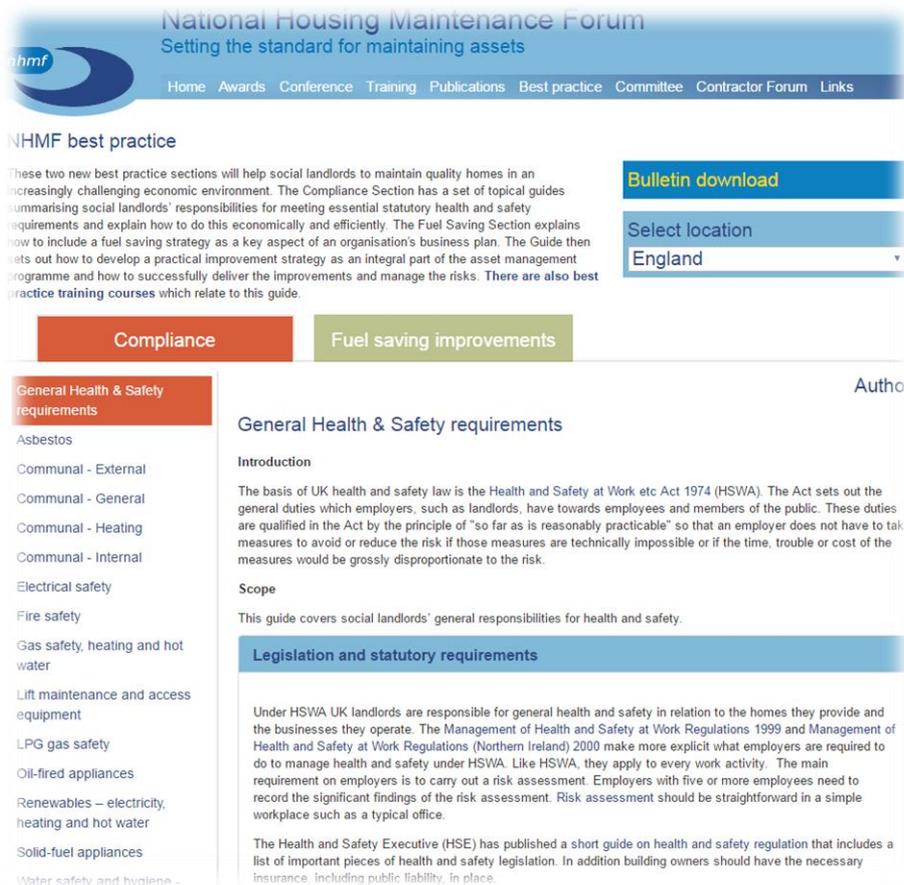
Holding of events and conferences for the wider membership in association with the National Housing Maintenance Forum and other designated partners

National Voice



Promoting best practice

NHMF Website



National Housing Maintenance Forum
Setting the standard for maintaining assets

Home Awards Conference Training Publications Best practice Committee Contractor Forum Links

NHMF best practice

These two new best practice sections will help social landlords to maintain quality homes in an increasingly challenging economic environment. The Compliance Section has a set of topical guides summarising social landlords' responsibilities for meeting essential statutory health and safety requirements and explain how to do this economically and efficiently. The Fuel Saving Section explains how to include a fuel saving strategy as a key aspect of an organisation's business plan. The Guide then sets out how to develop a practical improvement strategy as an integral part of the asset management programme and how to successfully deliver the improvements and manage the risks. There are also best practice training courses which relate to this guide.

Bulletin download

Select location
England

Compliance Fuel saving improvements

General Health & Safety requirements

Asbestos
Communal - External
Communal - General
Communal - Heating
Communal - Internal
Electrical safety
Fire safety
Gas safety, heating and hot water
Lift maintenance and access equipment
LPG gas safety
Oil-fired appliances
Renewables – electricity, heating and hot water
Solid-fuel appliances
Water safety and hygiene

General Health & Safety requirements

Author

Introduction

The basis of UK health and safety law is the Health and Safety at Work etc Act 1974 (HSWA). The Act sets out the general duties which employers, such as landlords, have towards employees and members of the public. These duties are qualified in the Act by the principle of "so far as is reasonably practicable" so that an employer does not have to take measures to avoid or reduce the risk if those measures are technically impossible or if the time, trouble or cost of the measures would be grossly disproportionate to the risk.

Scope

This guide covers social landlords' general responsibilities for health and safety.

Legislation and statutory requirements

Under HSWA UK landlords are responsible for general health and safety in relation to the homes they provide and the businesses they operate. The Management of Health and Safety at Work Regulations 1999 and Management of Health and Safety at Work Regulations (Northern Ireland) 2000 make more explicit what employers are required to do to manage health and safety under HSWA. Like HSWA, they apply to every work activity. The main requirement on employers is to carry out a risk assessment. Employers with five or more employees need to record the significant findings of the risk assessment. Risk assessment should be straightforward in a simple workplace such as a typical office.

The Health and Safety Executive (HSE) has published a short guide on health and safety regulation that includes a list of important pieces of health and safety legislation. In addition building owners should have the necessary insurance, including public liability, in place.

- Access NHMF Bulletins
- Enter the NHMF Awards
- NHMF Conference
- Access up-to-date information on best practice

Recognising excellence

NHMF Awards

Recognising **success** and **ingenuity**
within the housing sector

Showcasing projects and
organisations that have excelled in
improving the **quality** and
efficiency of their services



Categories

Best client

Best small client

Best contract

Most improved asset
management service

Best customer impact

How to get Involved

Next Meetings

21st June 2017 - ROI

Oaklee Housing, 36–39 James's Street, Dublin 8

18th October - NI

TBC

For further information please contact Diarmuid Gilmore Branch Secretary :-

Diarmuid.Gilmore@choice-housing.org

or visit

<https://www.nhmf.co.uk/regionalgroups/ireland>

Questions

