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ISSUE 23 | JUNE 2026 | FROM THE **ASCP** GROUP

ASCP

26

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Dave Lindsay
M&E Contracts Manager, Winchester Council

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Welcome to your June edition of Ignite!

It feels increasingly as though the social housing sector is approaching a crunch point.

The expectations placed on organisations and safety professionals continue to grow: Awaab's Law, damp and mould, building safety, decarbonisation, professionalisation and resident accountability are all reshaping the landscape at pace. At the same time, resources remain stretched and operational pressures continue to intensify. Yet despite all of that, what continues to stand out to me is the determination across this sector to keep improving and to keep residents safe.

One issue in particular has moved rapidly up the agenda over the last year: access.

Across the country, compliance teams are reporting rising numbers of refused appointments and no-access cases for essential safety checks and works. And while the conversation often starts with gas servicing, the reality is much wider than that. Electrical safety, fire safety inspections, damp and mould investigations and wider property safety activity all depend on one simple thing: being able to get through the front door.

Without access, safety cannot happen.

That is why the ASCP launched the **Access for Safety campaign** in May, calling for a clearer and more effective legal route for social landlords to gain access for essential safety checks and compliance works, while still ensuring appropriate resident protections remain in place.

What has been encouraging is the response from across the sector. Many organisations and professionals have already signed up to support the campaign, recognising that this is no longer simply an operational frustration but a growing safety risk that requires national attention and meaningful change.

If you have not yet supported the campaign, I would encourage you to take a look at pages [14-15](#), where you can find out more about the campaign, our latest White Paper, and how you can get involved.

Elsewhere in this edition, we examine some of the other major challenges facing the sector right now, including the growing risks associated with lithium-ion batteries and battery storage systems on pages [8-9](#) and what Awaab's Law could mean in practice for landlords on pages [18-19](#).

We also highlight positive progress across the sector, including Loreburn Housing Association achieving CORGI Accreditation on pages [12-13](#).

And of course, we are looking forward with great excitement to **ASCP26 on 8th and 9th September**.

Accompanying this magazine you will find a dedicated 20-page supplement giving you a preview of what promises to be our biggest and most ambitious Conference, Exhibition and Awards yet. Every year, the event becomes more important: a place where the sector comes together to share knowledge, challenge thinking, build relationships and learn from one another.

At a time when the sector is facing increasing pressure and scrutiny, that sense of community and shared purpose matters more than ever.

I hope to see many of you there. Find all the details in the ASCP26 supplement.

Best wishes,

Matt Sharp
CEO,
The ASCP



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Next edition

If you have any thoughts, feedback or contributions you would like to provide, please email: ebadbury@corgitechnical.com



Police seek to charge up to 57 people and 20 firms over Grenfell Tower fire



Up to 57 individuals and 20 companies could face criminal charges over the Grenfell Tower fire disaster, the Metropolitan Police has said.

Potential offences under consideration include corporate gross negligence manslaughter, fraud, health and safety breaches and misconduct in public office. In an update at New Scotland Yard, the force said it would submit evidence files to the Crown Prosecution Service (CPS) by the end of September this year. A final decision on whether to bring charges could take until June 2027 - 10 years after the fire in west London, which killed 72 people. If the CPS does decide to prosecute, any trials are unlikely to begin before 2029.

Revised HHSRS to come into force this month

The Government has confirmed that the revised Housing Health and Safety Rating System (HHSRS) will come into force in England on 23 June 2026, marking the most significant update to the framework since its introduction in 2006. Draft statutory operating and enforcement guidance was laid before Parliament in March and introduces a simplified approach to hazard assessment, including a reduction in hazard categories from 29 to 21, new High, Medium and Low risk bands, and the introduction of baseline indicators to support more consistent assessments.

Awaab's Law

Awaab's Law officially took effect in England on October 27, 2025, forcing social housing landlords to investigate and repair severe damp, mould, and emergency hazards within strict timeframes. The Housing Ombudsman is actively tracking compliance, penalising landlords who fail to meet these requirements, while the devolved nations prepare for their own rollouts. Phase 2 of Awaab's Law is officially coming into effect in October 2026, expanding the types of health and safety hazards landlords must legally address within prescribed deadlines. Guidance from the Government currently indicates that Phase 2 is expected to include significant hazards, such as excess heat and excess cold, as well as an extension of strict investigation and repair timeframes.



Review of Approved Document B

At the end of March, the government launched a consultation to reform Approved Document B: Fire Safety. Proposed changes to the statutory fire safety guidance include updating external wall guidance and recommending new provision of evacuation lifts. The consultation closes on 1st July 2026.

New bill to require cladding remediation by end of 2029

New legislation was announced in the King's Speech in May, which would require all landlords to remediate unsafe cladding on high-risk buildings over 18 metres in height by the end of 2029. The proposed Building Remediation Bill sets out the deadline for completing these works.

Electrical Safety: Amendment 4:2026 to BS 7671

Amendment 4:2026 to BS 7671 has now been officially published, introducing significant updates to the IET Wiring Regulations in response to new technologies, evolving installation practices and changing safety requirements. A six-month transition period is now in place before the current version is withdrawn.

The ASCP and CORGI Technical Services welcome the publication and encourage members to watch our recent Amendment 4 webinar on the Hub. Look out too for new training focused on the changes introduced by Amendment 4. The topic will also feature at ASCP26.



Scottish news

Awaab's Law to come into force in Scotland

Scotland's equivalent of Awaab's Law will come into force on 6 October 2026, following approval of the Investigation and Commencement of Repair (Scotland) Regulations 2026 by the Scottish Parliament. The new requirements will apply to both social and private landlords, introducing legally binding timescales for responding to reports of damp and mould. Landlords will be required to investigate cases within 10 working days, provide a written summary of findings within three working days and begin any necessary repairs within prescribed timescales. The regulations mark the first phase of Scotland's implementation of Awaab's Law, with the aim of strengthening tenant protections and improving the response to damp and mould hazards.

Work begins on Scotland's new energy-efficient buildings framework

Work has started on a new national framework intended to improve how energy efficiency is assessed across Scotland's buildings. The Scottish Government has appointed AECOM to develop the Heat & Energy Efficiency Technical Suitability Assessment (HEETSA). The framework is designed to move beyond standard EPC-style recommendations by providing more tailored, property-specific advice that reflects the condition and construction of individual buildings.

Don't forget the new **Scotland** section of the ASCP Community Hub is now live, find all the latest updates on there and share challenges, questions and ideas with fellow Scottish members.

Welsh news

Building Safety (Wales) Act 2026 receives Royal Assent

The Building Safety (Wales) Bill reached a major milestone on 10 March 2026 when it was passed by the Senedd following Stage 4 approval. The legislation subsequently received Royal Assent on 27 April 2026, becoming the Building Safety (Wales) Act 2026. The Act establishes a new building safety regime for multi-occupied residential buildings in Wales, with a focus on resident safety, clearer accountability for dutyholders and stronger resident engagement. With the legislation now in place, attention turns to the development of secondary legislation, guidance and implementation arrangements needed to bring the new regime fully into force.

New Welsh Minister for Housing announced

Following May's elections, Siân Gwenllïan has been appointed as the new Welsh minister for local government, housing and planning. Siân is a former BBC journalist who has served in the Welsh parliament for the last 10 years.

Welsh Housing Quality Standard Element 1c comes into force

The new WHQS Element 1c requirements on responding to hazards came into force on 1 April 2026. Social landlords in Wales must now investigate serious hazards within 24 hours, alongside meeting new response targets for significant hazards, remediation works and written summary plans. Performance against these requirements will also form part of future WHQS reporting, marking an important step in strengthening landlord accountability and hazard management.

Don't forget the new **Wales** section of the ASCP Community Hub is now live, find all the latest updates on there and share challenges, questions and ideas with fellow Welsh members.

Gas Safety – IGEM/UP/1B Edition 4 released

IGEM has published Edition 4 of IGEM/UP/1B, introducing important changes to tightness testing and direct purging of small Liquefied Petroleum Gas (LPG), natural gas and LPG installations. The updated standard places greater emphasis on confirming there are no gas escapes from installation pipework and introduces revised procedures where perceptible gauge movement is observed during a tightness test. Edition 4 is expected to be fully adopted from 1 October 2026, with Edition 3 remaining valid until then.



ASCP launches sector-leading 'Access for Safety' campaign

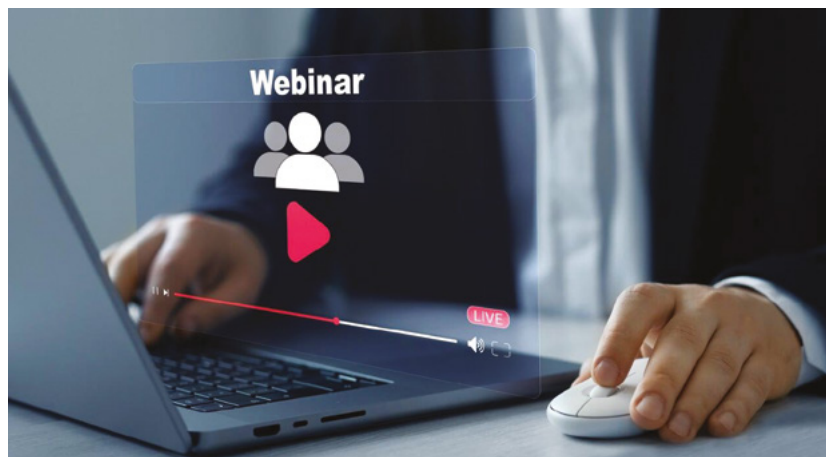
ASCP officially launched its Access for Safety campaign in May, shaped by the challenges and concerns shared by our members. You told us that repeated access failures are making it harder to complete essential safety checks and works, while an inconsistent and often contradictory legal framework is creating additional barriers to keeping residents safe. We listened, and this campaign is designed to advocate for change that supports safer outcomes for residents and helps move the sector forward. The campaign has already attracted strong support and ASCP would like to thank all the organisations that have signed up so far. Read more about the campaign, the evidence behind it and how you can get involved on pages 14-15.



Stay ahead of change with our webinar programme

The ASCP and CORGI Technical Services have teamed up to bring you a free programme of expert-led webinars and technical forums. The schedule covers a wide range of topical issues, including lithium-ion battery risks, gas pipework, electrical safety, Awaab's Law in Scotland and more. Can't make any of the sessions live? As a member, you get access to all past recordings on demand via the Community Hub.

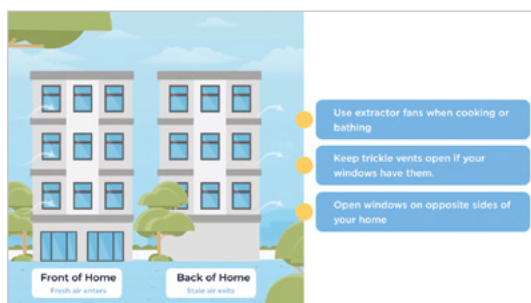
Click here to view the full programme and register for upcoming sessions.



New resident video on damp, mould and condensation

We have recently shared a new member resource: a resident-facing video designed to improve understanding of damp, mould and condensation and provide practical advice on managing moisture in the home. Developed in response to member feedback, the video is free for member organisations to use across their own communication channels.

The video link and QR code can be found on the Community Hub, and we'd welcome your feedback on this and future resources.



The ASCP is growing – welcome to our new members

We are delighted to welcome the following new corporate members to the ASCP since the start of 2026:

Welcome to:

- ✓ Brent Council
- ✓ Freebridge Community Housing Ltd
- ✓ Grŵp Cynefin
- ✓ Leeds City Council
- ✓ Lincolnshire Rural Housing Association
- ✓ Plymouth Community Homes
- ✓ Providence Row Housing Association
- ✓ Rochdale Boroughwide Housing
- ✓ Solihull Care Housing Association Ltd
- ✓ Sovini Property Services NorthWest
- ✓ Tandridge District Council
- ✓ Warrington Housing Association



Essentials of Compliance handbook now available

The ASCP has published a new *Essentials of compliance handbook* to support smaller registered social landlords. The guide provides an accessible overview of key safety and compliance responsibilities, helping organisations strengthen governance and make informed decisions. Although developed with smaller providers in mind, the content is relevant across the social housing sector and may prove particularly useful for new starters or colleagues looking for a practical introduction to compliance.



three stages, 30+ speakers, 16+ hours of CPD, one unmissable event

The ASCP26 agenda is now live, bringing together more than 30 speakers across three stages for two days of learning, challenge and discussion focused on the issues shaping safety and compliance today.

This year's programme features leading voices from across housing, regulation and industry, including Dr Sabrina Cohen-Hatton, Lord Victor Adebawale CBE, HSE and experts from across the sector. Sessions will tackle some of the biggest issues facing housing providers, including Awaab's Law, building safety, fire risk, electrical safety, access for safety, damp and mould, AI, data, leadership and regulatory reform.

With 16 hours of structured CPD available, ASCP26 is designed to provide practical insight, fresh thinking and real-world learning that delegates can take straight back into their organisations. For a closer look at this year's agenda, see the special ASCP26 conference supplement included with this edition. You can also read more about some of our inspirational speakers on page 16 of the conference supplement.



ASCP26 Awards shortlist announced

The ASCP26 Awards shortlist has been announced following a record number of entries and one of the most challenging judging processes to date. Covering 15 categories, the shortlist showcases the organisations and individuals making an outstanding contribution to safety, compliance and resident outcomes across the sector. Congratulations to everyone who has been shortlisted. With excitement building ahead of the awards ceremony on 8 September, demand for places is expected to be high. Read more about the shortlisted entries and this year's awards on pages 18-19 of the conference supplement.

Lithium-ion batteries: managing a growing fire risk in social housing

A technology boom with hidden dangers

Lithium-ion batteries are now embedded in everyday life. They power phones, laptops, cordless tools, mobility scooters, e-bikes, e-scooters and increasingly, home energy storage systems connected to renewable technologies.

As the UK accelerates towards net zero, their use across housing continues to expand. Alongside the benefits, however, comes a growing fire risk that landlords and compliance professionals can no longer ignore.

Recent fire safety guidance has highlighted a sharp increase in fires involving rechargeable electrical storage devices, particularly e-bikes and e-scooters. Figures obtained through a QBE Insurance FOI request show that UK lithium-ion battery fires surged from 713 in 2022 to 1,760 in 2025: the equivalent of one incident every five hours. Nearly half occurred within residential settings.

For the housing sector, the challenge is clear. Battery-powered devices are now commonplace in homes and communal spaces, but awareness of the associated risks has not always kept pace with their rapid adoption.

Why lithium-ion batteries can become dangerous

The biggest concern is thermal runaway.

Thermal runaway occurs when internal heat builds faster than it can escape. Once triggered, temperatures can escalate from around 100°C to several hundred degrees within seconds, causing explosive, torch-like flames, rapid fire spread and the release of toxic and flammable gases.

One of the major challenges for fire services is that lithium-ion battery fires can reignite even after they appear to have been extinguished.

The causes are now well understood and include:

- ✓ physical damage such as drops, punctures or crushing
- ✓ overcharging or faulty chargers
- ✓ exposure to excessive heat or poor ventilation
- ✓ manufacturing defects
- ✓ internal short circuits

Once a lithium-ion battery fire starts, it can escalate extremely quickly and can be exceptionally difficult to control.

Fire safety professionals have also raised growing concerns around modified batteries, counterfeit chargers and low-cost conversion kits for e-bikes and e-scooters, which can bypass built-in safety protections and significantly increase the likelihood of failure.



The growing risk inside residential buildings

For landlords, the issue is no longer theoretical.

E-bikes and e-scooters are increasingly being stored and charged inside flats, communal corridors and under staircases, often overnight and unattended.

These scenarios significantly increase both the likelihood and consequences of fire.

Under-stair storage presents a particular danger because stairwells can act like chimneys during a fire, accelerating the spread of heat and smoke throughout a building. Devices stored near exits can also obstruct escape routes for residents and firefighters.

Charging devices on beds or sofas can trap heat and increase the likelihood of overheating. Damaged batteries may also show warning signs before failure, including swelling, unusual heat, discolouration or strong chemical odours.

The issue is particularly challenging for housing providers because many residents rely on battery-powered mobility devices as part of daily life. Balancing resident independence, accessibility and safety is becoming an increasingly important consideration within housing management and fire safety strategies.

Battery storage systems and an evolving regulatory picture

The risks extend beyond mobility devices.

Battery Energy Storage Systems (BESS), commonly installed alongside solar PV systems, are becoming increasingly common within residential developments as landlords and residents look to improve energy efficiency and reduce reliance on the grid.

Industry guidance increasingly recommends that battery storage systems should be installed externally and away from habitable rooms wherever possible. Where internal installation cannot be



avoided, robust fire compartmentation, ventilation, dedicated fire detection and protected escape routes become essential considerations.

It is also becoming increasingly common for Battery Energy Storage Systems to be installed in locations that can affect the zoning classifications and DSEAR requirements associated with other hazardous substances, installations and operational activities.

This may include proximity to gas supplies, gas plant rooms, gas meter cupboards, cleaning chemical storage areas, solvent storage and other activities that already fall within DSEAR duties.

At the same time, the regulatory landscape is evolving.

DSEAR, the Dangerous Substances and Explosive Atmospheres Regulations 2002, applies where dangerous substances are present and there is potential for fire or explosion during either normal or abnormal operation.

DSEAR considerations are increasingly being discussed in relation to lithium-ion batteries, particularly within commercial premises and communal residential areas where thermal runaway could generate explosive atmospheres or rapidly escalating fire conditions.

For many organisations, this represents a significant shift in thinking. Lithium-ion batteries are no longer viewed solely as an electrical issue: they are increasingly being recognised as a broader fire, explosion and operational risk.

What housing providers should be doing now

The rapid growth of battery-powered technologies means policies, procedures and risk assessments must evolve quickly.

Many landlords are now reviewing their approach to:

- ✓ storage and charging of e-bikes and e-scooters
- ✓ communal area management
- ✓ overnight charging
- ✓ fire risk assessments
- ✓ resident safety guidance
- ✓ installation standards for battery storage systems
- ✓ staff awareness and incident response procedures

Simple measures can significantly reduce risk: using manufacturer-approved chargers, avoiding overnight charging where possible, keeping batteries away from heat sources and replacing damaged or swollen batteries immediately.

Resident engagement will also be critical. Clear communication around safe charging, storage and disposal practices is likely to become an increasingly important part of wider resident safety strategies.

A risk that cannot be ignored

Lithium-ion batteries will continue to play a major role in the future of transport, energy and modern living.

But as their use increases, so too does the responsibility on housing providers to understand and manage the risks effectively.

For the housing sector, lithium-ion battery safety can no longer sit outside mainstream fire safety management. It now needs to form part of everyday operational thinking: from policy development and resident engagement through to building design, fire risk assessment and asset management strategy.

Share vital safety documents with residents effortlessly.

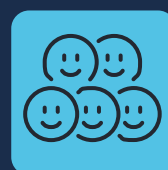
Compliance and resident engagement with My Building Safety

My Building Safety is a sector first – seamlessly upload and share crucial safety documents with residents, requiring no sign-up. It supports compliance with safety laws and promotes transparency and trust within the communities you serve. By offering easy access to vital information via QR codes, the app enhances communication and peace of mind for all residents.

Book a demo to find out how My Building safety can benefit you.



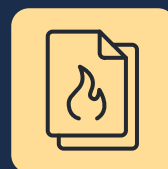
Key benefits



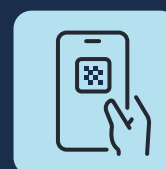
Community engagement



Prioritise compliance



Enhance accountability



Solve problems



Save time & money



Build trust

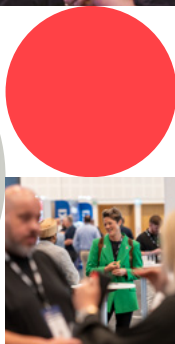
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The ASCP Exhibition is the go-to marketplace for safety and compliance in social housing, bringing together decision-makers responsible for compliance across more than 3 million social housing properties.

Whether you supply fire safety solutions, gas, electrical or lift services, water hygiene, asbestos or building safety products, digital systems, consultancy, legal, recruitment or wider compliance support, ASCP members want to meet you.

Why exhibit?

The Exhibition Hall is at the heart of ASCP26. It is where conversations happen, relationships are built and business gets done. Across two busy days, exhibitors engage directly with a highly targeted audience who are actively seeking solutions, innovation and expert support.

New for 2026, dedicated stages within the Exhibition Hall will add to the buzz, creating natural gathering points for learning, discussion and discovery. They also provide valuable speaking opportunities, helping you showcase expertise, spark conversations and connect directly with potential customers.

Alongside a respected conference programme and industry awards, the exhibition offers unrivalled opportunities to:

- ✓ Demonstrate your products and services
- ✓ Answer real-world questions from practitioners
- ✓ Showcase innovation and technical expertise
- ✓ Build lasting relationships with key decision-makers

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Find out more

Click here or contact:

Ned – njames@corgitechnical.com

Neil – nbamford@corgitechnical.com
for more details



Raising the bar: Loreburn Housing Association achieves CORGI accreditation



Loreburn Housing Association recently achieved the prestigious CORGI Technical Services Accreditation: an outstanding national mark of compliance competency that evaluates the robustness of compliance management systems across key areas of risk. It is awarded only to organisations that can demonstrate exemplary performance, strong leadership and a genuine culture of safety.

As expectations around resident safety, competence and organisational accountability continue to rise, independent assurance is moving higher up the agenda for boards, executives and operational teams alike. Accreditation is a powerful way for organisations to demonstrate not only that they are meeting their statutory duties, but that they have the systems, governance and culture in place to manage compliance effectively.

The CORGI Technical Services Accreditation programme has been designed to assess how organisations manage compliance across key areas of risk, examining not simply whether safety checks are completed, but how effectively compliance is embedded throughout the organisation.

That includes leadership oversight, quality assurance, contractor management, risk management, operational controls, staff competency and continuous improvement.

For landlords operating in an increasingly complex regulatory environment, accreditation can provide valuable assurance to residents, governing bodies and regulators that compliance systems are operating effectively.

Loreburn Housing Association's achievement reflects a strong organisational focus on resident safety and service quality.

Speaking about the accreditation, Murrin Bissett, Property Services Team Manager at Loreburn Housing, said:

"We are pleased to acknowledge the receipt of the CORGI Accreditation Award. This recognition reflects Loreburn Housing Association's continued commitment to excellence and compliance.

Loreburn Housing Association appreciates the trust and confidence placed in our organisation through this accreditation. We remain dedicated to upholding the principles and professional standards set by the scheme. We would like to thank CORGI Technical Services for their support throughout the Accreditation process."

The achievement also reflects the wider direction of travel across the housing sector.

Recent years have seen growing emphasis on competence, governance and accountability following major regulatory reform, increased scrutiny around resident safety and the introduction of stronger professional standards.

Increasingly, organisations are expected to evidence not just compliance outcomes, but the quality and resilience of the systems that sit behind them.

That is particularly important as landlords respond to increasingly broad and interconnected compliance responsibilities including gas safety, electrical safety, fire safety, asbestos management, water hygiene, damp and mould and building safety.

Rather than treating compliance as a standalone technical function, many organisations are now focusing on building wider cultures of safety and assurance across their operations.

CORGI Technical Services Chief Executive Officer Matt Sharp said:

"This important recognition reflects an unparalleled safety and compliance mark beyond the legal minimum requirement and further demonstrates the high standards in service and maintenance work undertaken by all the team at Loreburn. We are delighted to award this accreditation that evaluates the robustness of compliance management and a continued partnership and focus. Together, we can work towards a safer and more compliant future for social housing in the UK, ensuring that all residents live in safe and well-maintained homes."



What CORGI Technical Services Accreditation assesses

The CORGI Technical Services Accreditation process is designed to examine how compliance is managed across an organisation, not simply whether statutory checks have been completed.

The assessment looks at a wide range of operational and governance areas, including:

- ✓ leadership and board oversight
- ✓ policy and procedural controls
- ✓ contractor management
- ✓ risk management and escalation
- ✓ staff competency and training
- ✓ audit and quality assurance processes
- ✓ performance monitoring and reporting
- ✓ continuous improvement and organisational learning

The process also considers how organisations embed a culture focused on resident safety, accountability and compliance assurance across day-to-day operations.

By taking a broader organisational view of compliance management, accreditation provides landlords with an opportunity to benchmark systems against recognised good practice and demonstrate independent assurance across key areas of risk.



What's next?

The accreditation programme is continuing to grow as more organisations look for ways to demonstrate competence, strengthen governance and provide independent assurance around compliance management.

Supporting that continued development is the appointment of Antony James as accreditation delivery manager.

Antony joins CORGI Technical Services with extensive experience across compliance assurance and operational delivery within housing and property safety environments.

In his new role, he will work closely with housing providers to support organisations through the accreditation process and help strengthen standards across the sector.

Speaking about his appointment, Antony said:

“Accreditation is about more than achieving a standard on paper. It is about helping organisations build confidence in their systems, strengthen assurance and demonstrate a genuine commitment to resident safety.

“The sector is rightly placing greater focus on competence, accountability and continuous improvement. Independent accreditation can play an important role in supporting organisations on that journey.”

As the housing sector continues to evolve, many organisations are looking for practical ways to demonstrate transparency, professionalism and compliance leadership.

Independent accreditation is increasingly becoming part of that conversation.

For residents, it provides additional confidence that safety responsibilities are being managed effectively.

For boards and executives, it offers external assurance that compliance systems are robust, monitored and continuously improving.

For operational teams, it reinforces clear standards and a culture focused on quality, accountability and resident protection.

Loreburn Housing Association's achievement demonstrates what can be achieved when organisations place compliance, assurance and resident safety at the centre of their operations.

As expectations continue to rise across the sector, strong systems, competent people and independent assurance will remain central to delivering safe homes and building trust with residents.

**Click here to find out what
CORGI Technical Services
Accreditation would mean
for you or email info@corgitechnical.com**



Safety can't wait outside

Every safety check begins with the same basic requirement: getting through the front door.

In May, the ASCP launched its Access for Safety campaign: a national call for a clearer and more workable legal route to gain access to homes for essential safety checks and works.

At the centre of the campaign is a new white paper, *Safety Can't Wait Outside*, developed over 18 months by the ASCP with support from CORGI Technical Services. The paper explores one of the housing sector's most persistent and frustrating challenges: what happens when landlords have a legal duty to carry out safety work, but cannot gain access to the home?

For many safety and compliance professionals, the issue will feel very familiar. Missed appointments, repeated visits and difficult access cases have long been part of operational life. But the ASCP argues the problem has now become too significant to continue treating it as an accepted inconvenience.

The modern safety framework depends on access to the home. Gas servicing, electrical inspections, fire-related interventions, damp and mould investigations and wider safety checks all rely on housing providers being able to enter properties to assess risk and complete work.

Where access is not available, inspections cannot be completed, hazards cannot always be properly understood and essential remedial work may be delayed.

As the white paper states: "If you can't get through the front door, you can't keep people safe."

A growing pressure on the sector

What has changed in recent years is the scale of the issue.

What was once viewed mainly as a gas servicing challenge now stretches across multiple areas of compliance, including electrical safety, damp and mould investigations and fire-related activity within dwellings.

The campaign comes at a time when expectations around resident safety and accountability in social housing have never been higher. At the same time, access failures continue to place growing pressure on landlords, contractors and frontline teams across the UK.

The ASCP's research suggests the impact is substantial.

Survey findings included in the white paper estimate that nearly one million properties require at least two visits to secure access for gas servicing alone. First-time access rates are commonly below 75 per cent, meaning more than one in four homes cannot be accessed on the first attempt.

The financial impact is equally significant. The paper estimates repeated access attempts across the wider safety system now cost the UK social housing sector more than £175 million each year in direct operational costs, with the wider cost of legal escalation potentially taking the figure to between £200 million and £245 million annually.

Too often, organisations are forced to rely on persistence rather than clarity: issuing more letters, arranging further appointments and

escalating cases over long periods in an effort to complete work that the law already requires.

What was once an operational frustration has increasingly become a wider safety challenge.

Why access matters

The campaign is rooted in a simple point: safety risks inside the home are real.

Evidence referenced in the white paper from CORGI inspections indicates that, when extrapolated nationally, there may be more than 200,000 social homes with At Risk or Immediately Dangerous gas installations and more than 90,000 homes containing a C1 electrical danger.

These are not abstract figures. Unsafe gas appliances, electrical defects and fire-related hazards can have serious consequences for residents, neighbouring homes and wider buildings.

The paper also recognises that the reasons behind non-access are often varied and deeply human.

Some cases arise from vulnerability, anxiety, mental health challenges, poverty, language barriers, trauma or distrust. Others involve persistent non-cooperation, abandoned homes or situations where something more serious may lie behind repeated refusal of access.

In many cases, these situations involve vulnerable residents or complex personal circumstances, which is why the campaign argues for reform built around safeguards as well as legal clarity.

The campaign does not frame residents as the problem. Instead, it argues the current system handles these situations poorly: relying too heavily on repeated effort while offering too little clarity about what happens when access cannot be secured.

The campaign is also inspired by the experiences of safety and compliance professionals across the sector, including ASCP members, whose job it is to keep residents safe. Many carry the burden of knowing there may be serious safety risks behind a closed door while being unable to gain access to complete the necessary checks and works.

Access for Safety is intended to support those professionals, amplify their voice and help create the clarity and consistency the sector now needs.

The legal gap

A central argument within the campaign is that the law has not kept pace with the modern safety framework.

Social landlords now carry extensive legal and regulatory duties around gas safety, electrical inspections, damp and mould and wider resident protection. However, while those duties are increasingly clear, the legal route to secure access where cooperation breaks down remains uncertain and inconsistent.

The ASCP obtained specialist legal advice from King's Counsel to examine the issue in detail. The white paper concludes there is currently no single, clear statutory route for securing access where essential safety work cannot otherwise be completed.

Access for Safety

The case The change Insights Resources Supporters

FROM **ASCP** | Housing & Communities

Safety can't wait outside

A campaign for safer homes, clearer safeguards and timely action when essential checks are repeatedly delayed.

[Download the white paper](#) [Show your support](#)

Access for Safety is a campaign to protect residents by making sure essential home safety checks can happen before risks are allowed to grow. It calls for a clearer, fairer legal route when repeated reasonable attempts to arrange access have failed.

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- 11.5m** residents whose safety depends on a system that can work in practice.
- 1 in 4** homes may not be accessed on the first safety visit.
- 200,000+** social homes could contain At Risk or Immediately Dangerous gas installations.
- 90,000+** social homes could contain a dangerous electrical problem.
- £245m** estimated annual sector cost once repeated access and legal escalation are included.

2.7 The causes of non-access are varied and must be described honestly

Non-access arises from a wide range of circumstances, many of them varied and deeply human.

2.8 This is a system problem, not just an operational one

Housing providers can and should continue to improve how they manage access.

2.9 The need for a clearer response

The current framework leaves too much uncertainty around what happens when access for essential safety works cannot be secured.



Access for Safety

Safety can't wait outside

- 92%** of ASCP members say access is the biggest barrier to delivering safe homes
- 73%** average first-attempt access rate
- 1m** social homes may require at least two visits to secure access
- 3m** wasted visits every year, across the wider safety system
- 200k+** social homes may have At Risk or Immediately Dangerous gas installations
- 1 in 4** homes not accessed on the first visit
- 90k+** social homes may have a CI electrical danger present
- £1bn** wasted in 4 years, which could have been used to ensure safe, warm homes for more residents
- £175m+** every year in direct operational cost alone
- £200-245m** every year once legal escalation is included

Join the discussion on social media using [#AccessforSafety](#) or find out more at [accessforsafety.com](#)

[Read our white paper](#)

ASCP in Housing & Communities **CORG** Technical Services

In practice, outcomes can depend heavily on tenancy wording, local legal interpretation, geography and judicial discretion.

The ASCP argues this leaves both landlords and residents poorly served.

What the campaign is calling for

The Access for Safety campaign is not calling for unrestricted landlord powers or a weakening of residents' rights.

Instead, the ASCP is calling for a clearer statutory framework that guarantees access for clearly defined safety checks and works, supported by proper safeguards, clear notice requirements and a fair, consistent process.

The proposed framework would apply only to prescribed safety purposes such as gas safety, electrical safety, fire-related interventions and serious damp and mould hazards.

Matt Sharp, CEO of the ASCP, said:

"Safety professionals across the sector will recognise this as a longstanding and growing challenge. This campaign is about moving the conversation forward.

"We are calling for a clearer and more consistent legal route to secure access for defined safety checks and works, supported by appropriate safeguards, clear notice requirements and a fair process.

"If the law requires safety checks and works to be completed, the system must also provide a workable route to carry them out."

How to support the campaign

The ASCP is encouraging housing providers, contractors, sector organisations and professionals to support the Access for Safety campaign and help drive the conversation around reform.

Organisations can support the campaign by:

- ✓ visiting [accessforsafety.com](#)
- ✓ adding their organisation logo in support of the campaign
- ✓ downloading the white paper and campaign resources
- ✓ using the campaign hashtags [#AccessForSafety](#) and [#SafetyCantWaitOutside](#)
- ✓ joining the conversation at ASCP26

Ultimately, the campaign asks a simple question: if the law requires safety checks and safety works to be completed, should it not also provide a clear route by which they can be carried out?

Because when resident safety depends on access, safety can't wait outside.

The safety framework has changed. To protect all residents, the law governing access must now change with it.

Support the campaign.
Click here to visit the
Access for Safety
website and to download
the white paper



ASCP membership: confidence, connection and clarity in a changing world

There has never been a more demanding time to work in safety and compliance.

Across the housing sector, expectations continue to rise. Regulatory scrutiny is intensifying. Residents rightly expect transparency, professionalism and safe homes. At the same time, compliance teams are navigating legislative reform, competence requirements, damp and mould responsibilities and increasing pressure to demonstrate assurance clearly and consistently.

In an environment where the stakes are so high, the need for trusted support and strong professional networks has never been greater.

That is where ASCP membership continues to make a difference.

More than a membership body, ASCP has become a professional home for people working at the heart of resident safety. It is a place where compliance professionals can stay informed, build confidence, share solutions and connect with others who understand the realities of the role.

One of the biggest benefits for members is clarity.

The pace of change across the sector can feel relentless. New legislation, evolving regulation and increasing expectations around competence and accountability mean compliance professionals are constantly adapting. ASCP helps members cut through complexity with timely updates, technical insight and practical guidance that supports informed decision-making.

Members also benefit from expert advice, technical resources, webinars, live events and practical tools designed to support day-to-day delivery.

Just as importantly, membership creates connection.

Safety and compliance roles can often feel isolating, particularly when responding to emerging risks or difficult operational challenges. Through the ASCP Community Hub, technical forums and events, members can share experiences, ask questions and learn from organisations facing similar pressures.

“Before the ASCP, there was not much out there specifically to support compliance professionals. By joining and attending the events, we have received the support and information we needed to help with changes to the landscape and new legislative demands placed on us.”

Cameron Jeffrey, Head of Asset Integration, Amplius

That collaborative approach has helped ASCP evolve into a strong collective voice for the profession.

Today, the membership community collectively represents more than 67% of UK housing stock. That reach gives ASCP an important platform to raise sector concerns, influence discussion and ensure the experiences of compliance professionals are heard.

“Being part of the ASCP for many years, it has been invaluable both for me personally and for my team; being kept up to date with knowledge and regulation changes and receiving guidance and advice when things change or we come across challenges.”

Eddie Spicer, Service Manager at South Cambridgeshire District Council

Looking ahead, the role of competence, assurance and resident trust will only continue to grow.

At its core, ASCP membership is about helping professionals feel informed, supported and confident in the work they do every day.

Because behind every compliance programme, inspection and safety check is something far more important: protecting residents and making homes safer.





Why membership matters

One of the biggest strengths of ASCP membership is the sense that you are part of something bigger.

Today, the ASCP community brings together expertise from across the social housing sector. This breadth of experience provides members with access to a wide range of perspectives, practical insight and real-world learning that helps them respond to emerging challenges and changing expectations with confidence.

When new legislation lands, when regulators shift expectations or when operational challenges emerge, chances are another member is already working through the same issue. Through ASCP, those conversations happen in real time.

The Community Hub has become one of the most valued parts of membership because it gives professionals a space to ask honest questions, share solutions and sense-check decisions with peers who truly understand the pressures of the role. It is practical, supportive and refreshingly open. Members regularly describe it as their first port of call when facing a new challenge.

There is also a genuine sense of belonging.

Whether attending an ASCP Live event, joining a webinar or taking part in an online discussion, members are surrounded by people who care deeply about resident safety and want to improve standards across the sector. The conversations are real, the learning is practical and the connections often continue long after the events themselves.

The mix of in-person and online events means members can stay connected throughout the year. From technical updates and regulatory insight to leadership discussions and shared learning, every session is designed to support professionals in the realities of day-to-day compliance work.

Perhaps most importantly, membership helps people feel less alone.

In a profession carrying huge responsibility, there is reassurance in knowing there is a trusted community behind you: people who understand the pressure, share the same goals and are all working towards safer homes.

Member benefits at a glance

Member benefits at a glance

- ✓ **A powerful professional community:** join a network collectively representing more than 67% of UK housing stock
- ✓ **Demonstrate your commitment to resident safety:** show residents, regulators and stakeholders that safety and compliance matter
- ✓ **Real-world support, when you need it:** connect with peers and technical experts through the ASCP Community Hub
- ✓ **Stay ahead of change:** access regular sector updates, technical insight, guidance and CPD opportunities
- ✓ **Learn beyond the day job:** take part in webinars, forums and in-person events designed for compliance professionals
- ✓ **Shared knowledge, shared solutions:** learn how others are tackling the same operational and regulatory challenges
- ✓ **A stronger collective voice:** ASCP champions the issues affecting compliance professionals and helps ensure your voice is heard
- ✓ **Feel part of something bigger:** build relationships, share experiences and work alongside professionals committed to safer homes

Click here to find out
more about ASCP
membership or email
info@theascp.co.uk



Awaab's Law in social housing: the journey so far and what's coming next

The introduction of Awaab's Law marks one of the most significant changes to housing standards and landlord accountability in recent years. For social landlords, the law represents more than a new compliance requirement: it is a direct response to systemic failures that had devastating consequences.

Named after two-year-old Awaab Ishak, who died in December 2020 after prolonged exposure to damp and mould in his family's social housing flat in Rochdale, the legislation has become a defining moment for the housing sector. The subsequent coroner's report highlighted serious failings in how hazards were identified, investigated and addressed. It also exposed wider issues around tenant complaints, organisational culture and accountability.

In the years since, social housing providers across the UK have faced growing scrutiny over housing conditions, tenant safety and regulatory compliance. Awaab's Law is intended to ensure that no tenant is left living in unsafe conditions for extended periods while waiting for action.

Legal foundation

The legal foundation for Awaab's Law sits within the Social Housing (Regulation) Act 2023, which amended the Landlord and Tenant Act 1985 through the introduction of a new Section 10A. This created powers for the government to set legally enforceable timeframes for social landlords to investigate and remedy serious hazards.

The law forms part of a wider shift towards stronger consumer regulation in social housing. Alongside the enhanced powers of the Regulator of Social Housing and increased expectations around tenant engagement, it reinforces the principle that tenants should live in safe, healthy homes and receive prompt responses when problems arise.

In England, the first phase of Awaab's Law came into force on 27 October 2025. Initially, the legislation applies to damp and mould hazards alongside emergency hazards that present an immediate risk to health or safety. Further phases will expand the scope to include additional housing hazards over time.

Wales and Scotland

Although Awaab's Law currently applies only in England, developments elsewhere in the UK are moving in a similar direction. In Wales, the Welsh Government has strengthened Fitness For Human Habitation requirements and introduced new obligations linked to property condition. Scotland already operates under the Scottish Housing Quality Standard (SHQS) and the Repairing Standard, with increasing attention on damp,

mould and tenant safety. While the legislative frameworks differ, the direction of travel across the UK is clear: faster intervention, stronger accountability and greater focus on tenant wellbeing.

What hazards are covered?

Awaab's Law applies where a hazard arises from a deficiency in a building or land that the social landlord is responsible for. The term "deficiency" is intentionally broad and can include:

- ✔ defects in the structure or design of a property, such as inadequate insulation leading to excessive mould growth
- ✔ disrepair, including broken windows or doors that contribute to excess cold
- ✔ poor maintenance, such as a failing damp proof course

The law distinguishes between two key categories of hazard: significant hazards and emergency hazards.

Significant hazards are serious issues that could affect the health or safety of tenants if not resolved within a reasonable period. Emergency hazards are those that present an immediate and serious danger and require urgent action.

Importantly, social landlords must respond as soon as possible and within the prescribed legal timeframes. The legislation also makes clear that landlords should prioritise cases where the circumstances of tenants, including age, health or vulnerability, require a faster response.

There are some important exclusions. At this stage, Awaab's Law does not apply to shared ownership properties, temporary homeless accommodation, supported accommodation or licences within social housing. However, expectations around safe housing conditions and timely responses still apply through other legal and regulatory duties.



The importance of “day zero”

One of the most important operational concepts within Awaab’s Law is the idea of “day zero”. This is the point at which the landlord becomes aware, or should reasonably have become aware, of a potential hazard.

From that moment, the clock starts ticking.

That means organisations must have robust systems in place for receiving, recording and triaging reports from tenants. Delays caused by poor communication, incomplete records or ineffective escalation processes may no longer be defensible.

The requirement for effective hazard triage is particularly important. Landlords will need clear processes for determining whether an issue constitutes a significant hazard or an emergency hazard, and for ensuring that the appropriate response follows immediately.

The three-phase rollout

The government has adopted a phased approach to implementation.

Phase 1, which began in October 2025, focuses on damp, mould and emergency hazards.

Phase 2 is expected to widen the scope to include additional hazards covered under the Housing Health and Safety Rating System, including excess cold, excess heat, falls hazards, fire risks and structural concerns.

Phase 3 is expected to bring almost all remaining housing hazards into scope.

This staged rollout is intended to allow landlords time to strengthen systems, improve data quality and build organisational capacity. However, expectations from regulators and tenants are already increasing rapidly.

What this means for social landlords

The impact of Awaab’s Law extends far beyond repairs teams.

Landlords are increasingly reviewing governance structures, complaint handling processes, contractor management arrangements and stock condition data. Many organisations are also reassessing how they identify vulnerable tenants and prioritise support.

Evidence will be critical. The law allows landlords a potential defence where they can demonstrate they used “all reasonable endeavours” to comply. In practice, this means organisations will need detailed records showing:

- ✓ when the issue was reported
- ✓ how the hazard was assessed
- ✓ what interim measures were taken
- ✓ when repairs were completed
- ✓ how tenants were kept informed throughout the process

Failure to comply could lead to regulatory action, reputational damage and direct legal action from tenants.

The Housing Ombudsman has already made clear that damp and mould should never be dismissed as simply a “lifestyle issue”. Instead, landlords are expected to take a proactive, evidence-based and tenant-focused approach.



What comes next?

The next stage of Awaab’s Law is likely to reshape how social landlords manage housing risk more broadly.

As more hazards come within scope, organisations will need increasingly sophisticated approaches to asset management, compliance monitoring and data integration. The focus will move beyond reactive repairs towards earlier identification and prevention.

Technology is also expected to play a larger role. More landlords are exploring the use of property data systems, remote monitoring and predictive maintenance tools to identify issues before they escalate.

At the same time, tenant expectations are changing. Residents are becoming more aware of their rights and more willing to challenge poor service or unsafe living conditions.

For the sector, the challenge is not simply complying with new legal deadlines. It is building a culture where tenant safety, transparency and responsiveness are embedded throughout the organisation.

Awaab’s Law may have emerged from tragedy, but its long-term legacy could be a more accountable and proactive social housing sector.

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Strengthening resilience for growth

To mark **International Women's Day 2026**, the Association of Safety and Compliance Professionals (ASCP) and Women in Compliance hosted a session on **strengthening resilience for personal and professional growth**, led by professional coach **Stephanie Smith**.

The session brought members together to explore what resilience really means, why it matters in today's working environment and, most importantly, how it can be strengthened in practical ways.

As safety and compliance professionals, we are often navigating competing pressures, from limited resources to increasing scrutiny, organisational change and rapidly evolving legislation. At the same time, many of us are also balancing a whole host of responsibilities outside work. And, of course, all of this sits against a backdrop of wider uncertainty, as we continue to experience global, political and economic upheaval.

Resilience helps us manage these pressures in a way that supports our wellbeing, decision making and long-term growth.

Stephanie Smith, professional coach



What resilience actually means

Resilience is a word that appears frequently in workplaces, yet it can mean very different things to different people.

Sometimes it is interpreted as toughness or the ability to keep going no matter what. At other times it becomes shorthand for coping better, taking on more or not showing our emotions.

But resilience is not about ignoring difficulties or simply pushing through them.

Instead, resilience is about how we adapt, recover and grow when we encounter challenges, stress or setbacks. We can think of it as a parallel to our body's physical immune system, but in this case it's a system for the mind. It does not stop difficult things from happening, but it helps us recover more effectively when they do.

What is happening in the brain?

Understanding the science behind resilience can help make it feel more achievable.

When we face stress, two key areas of the brain are involved.

The **amygdala** triggers the fight or flight response. It reacts quickly to perceived threats and can make situations feel urgent or overwhelming.

The **prefrontal cortex** is responsible for rational thinking, decision making and emotional regulation.

When these two parts of the brain are working well together, the prefrontal cortex helps regulate the amygdala. This allows us to pause, think clearly and choose how we respond rather than reacting instinctively.

However, when stress levels are consistently high, the balance can shift. The amygdala becomes more reactive and the brain may start to interpret situations as more threatening than they actually are.

The encouraging news is that the brain is adaptable. Through a process known as neuroplasticity, it can strengthen new pathways and responses over time. Supportive environments, learning, reflection and healthy routines all help build resilience.

In other words, resilience is not a fixed trait. It can be developed.

Five components that support resilience

To make resilience more practical, the session explored five key components that influence how we respond to challenges. These elements work together, and most people will naturally feel stronger in some areas than others.

Realistic optimism

Realistic optimism means believing that a path forward exists while still acknowledging that challenges are real.

It is not blind positivity. Instead, it involves balancing the best and worst possible outcomes and committing to finding a way through. Realistic optimism also involves drawing on our previous experiences and giving ourselves credit for the many challenges we have already successfully navigated. We can use what we've learned to inform our next steps this time too.

Practical tip: Spend at least as much time imagining the best that can happen as you do the worst. Remind yourself that both of those outcomes are possible.



Problem solving

Resilience also involves practical action.

Problem solving focuses on identifying what you can do rather than becoming stuck in cycles of worry or overthinking. This might involve gathering information, planning next steps, seeking advice or trying a potential solution.

Practical tip: Step away! Solutions often appear when we stop trying to force them. Activities such as walking, exercising or even taking a shower allow the brain to process information in the background. Many people find that their best ideas appear when they stop trying to force a solution.

Emotional regulation

Emotional regulation means recognising emotions and learning how to respond to them constructively. It does not mean suppressing emotions or pretending they are not there. Emotions provide useful information about what matters to us, the key is in recognising what they are telling us.

However, reacting immediately in the heat of the moment can sometimes escalate situations rather than resolve them. Even a brief pause can help the brain shift from reacting instinctively to responding more thoughtfully.

Practical tip: Try a 90 second reset:

1. Notice and name the emotion you are experiencing. Allow yourself some distance by consciously saying 'I am feeling X' and not 'I am X' – you are not the emotion.
2. Avoid getting drawn into the story of who said what or who is right.
3. Focus on your breathing and physical posture. If possible put your feet flat on the floor, consciously lower your shoulders and breathe deeply.
4. Ask yourself how you want to respond in this instance.

Self-compassion

Self-compassion seems so simple, yet it is often the missing link in our resilience.

It's so easy to be self-critical, particularly if we have built our identity around being dependable and capable. When something becomes difficult, the instinct can be to question ourselves or assume we should cope better.

Self-compassion offers a different perspective. It recognises that challenges and mistakes are part of being human.

This small shift can reduce pressure and make it easier to think clearly about the next step.

Practical tip: Say to yourself 'it is normal for difficult things to feel difficult.' Give yourself the space and grace to experience difficulties like any other human.

Relationships

Resilience is not something we build alone.

Support networks play a crucial role in helping people navigate difficult situations. Colleagues, mentors, managers and peers can provide perspective, advice and reassurance.

Talking through a challenge often helps people see solutions more clearly.

Practical tip: Sometimes the most resilient action we can take is asking for help and being willing to accept it.

Turning reflection into action

Understanding resilience is helpful, but real change comes through action.

A practical step that can help us understand what is happening for us is to consider each of the components of resilience listed above and give them a personal score out of five. This simple reflection can highlight both areas of strength and areas where development might be helpful.

From there, the focus shifts to choosing one small action.

This might involve practising the 90-second reset before responding in a difficult conversation. It could mean seeking advice from a colleague, setting a clearer boundary around your time, or allowing yourself space to step away from a problem for a while.

Small actions taken consistently can gradually strengthen resilience.

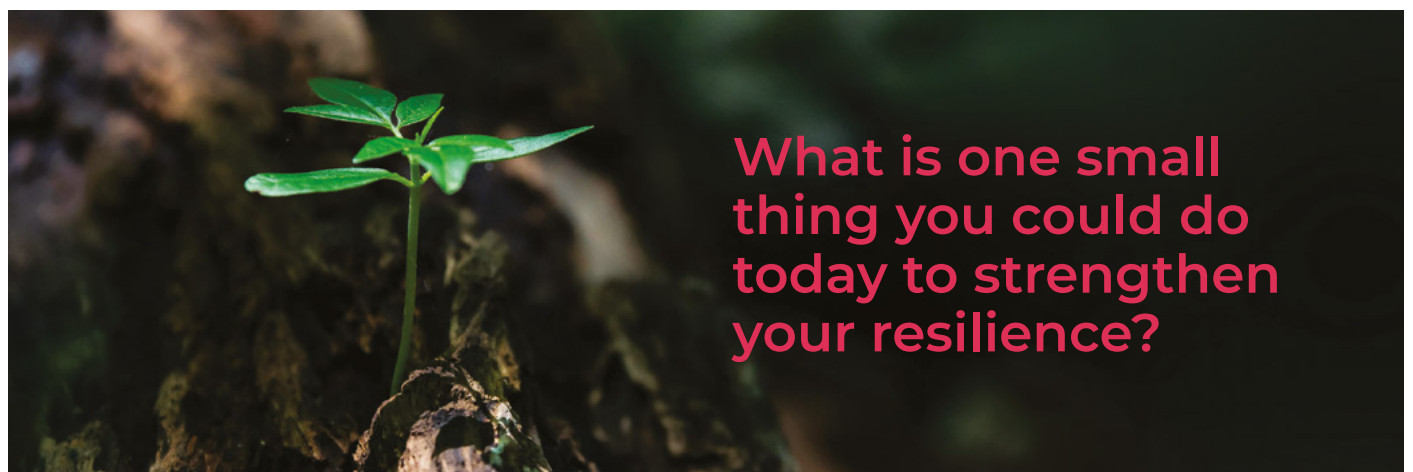
What stronger resilience looks like

As resilience develops, people often notice meaningful shifts in how they approach challenges.

They may feel more confident speaking up in meetings, asking questions or addressing difficult conversations. There is often greater clarity about priorities and boundaries.

Resilience also makes it easier to accept mistakes as part of learning rather than something to avoid at all costs.

Perhaps most importantly, it helps people understand their own capacity. This allows them to make conscious decisions about where to focus their time and energy.

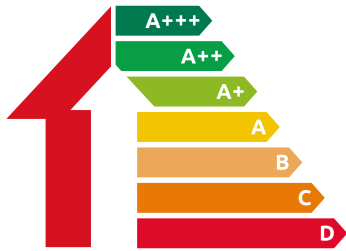


What is one small thing you could do today to strengthen your resilience?

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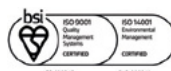
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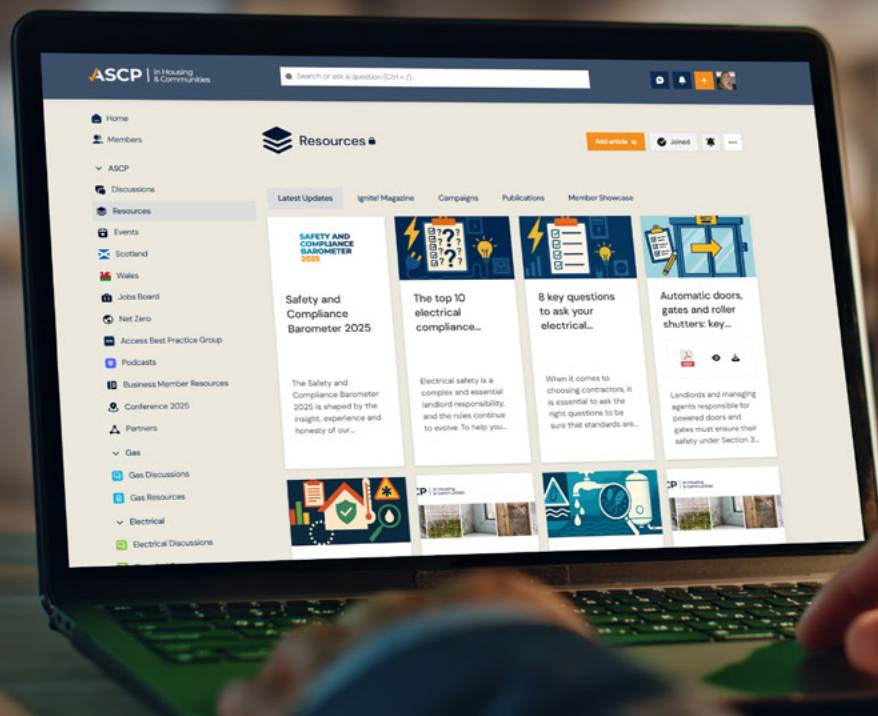


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Ronald Ferguson, Gas and Cyclical Maintenance Manager, Aberdeen City Council

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Not yet an ASCP member? Find out more about the benefits theascp.co.uk

ASCP
in Housing
& Communities

Smarter lighting upgrades for safer, more efficient estates

Across the housing sector, lighting upgrades are becoming an increasingly important part of estate improvement programmes. Rising energy costs, increasing environmental expectations and pressure to reduce long-term maintenance burdens are all driving demand for lighting solutions that are more efficient, practical and built for long service life.

At the same time, housing providers and contractors are facing real operational challenges when upgrading communal lighting. Existing bulkheads may be difficult to replace, legacy fittings can create compatibility issues and, in some buildings, disturbing the original housing is something teams actively want to avoid.

It is against this backdrop that Hispec has introduced the Pacific Switch Pro: a new circular bulkhead system designed to reduce energy use, simplify maintenance and improve light quality across housing and commercial estates.

Built around the Hispec SWITCH Pro modular platform, the system supports straightforward installation, upgrades and retrofits into both new and existing bulkheads. The focus is firmly on combining energy efficiency with practical installation benefits and long-term maintenance improvements.

Importantly, the product has also been independently third-party tested, with testing calculating an average annual running cost saving of 45 per cent when replacing older 2D lighting with the new bulkhead.

A response to changing estate requirements

As estates continue evolving, expectations around communal lighting are changing too.

Lighting systems are no longer judged solely on whether they work. Housing providers increasingly need products that support sustainability targets, reduce electricity consumption, minimise disruption during upgrades and simplify ongoing maintenance.

The Pacific Switch Pro has been developed with those priorities in mind.

The updated gear tray and LED system deliver up to 30 per cent lower wattage for the same lumen output, achieving an average efficacy of 135 lm/W. For estate managers and housing providers, this helps reduce electricity use and lower long-term running costs without compromising lighting performance.

The fitting also addresses one of the most common issues found in older bulkhead designs: inconsistent light distribution.

An internal reflector ring improves light spread and removes dark spots often associated with traditional fittings. This creates clearer, more consistent illumination in stairwells, corridors and external walkways. The bezel design also sits flush to the mounting surface, improving both appearance and light output.



In communal environments where lighting quality can directly influence resident perception of safety and cleanliness, these details matter.

Practical improvements shaped by installer feedback

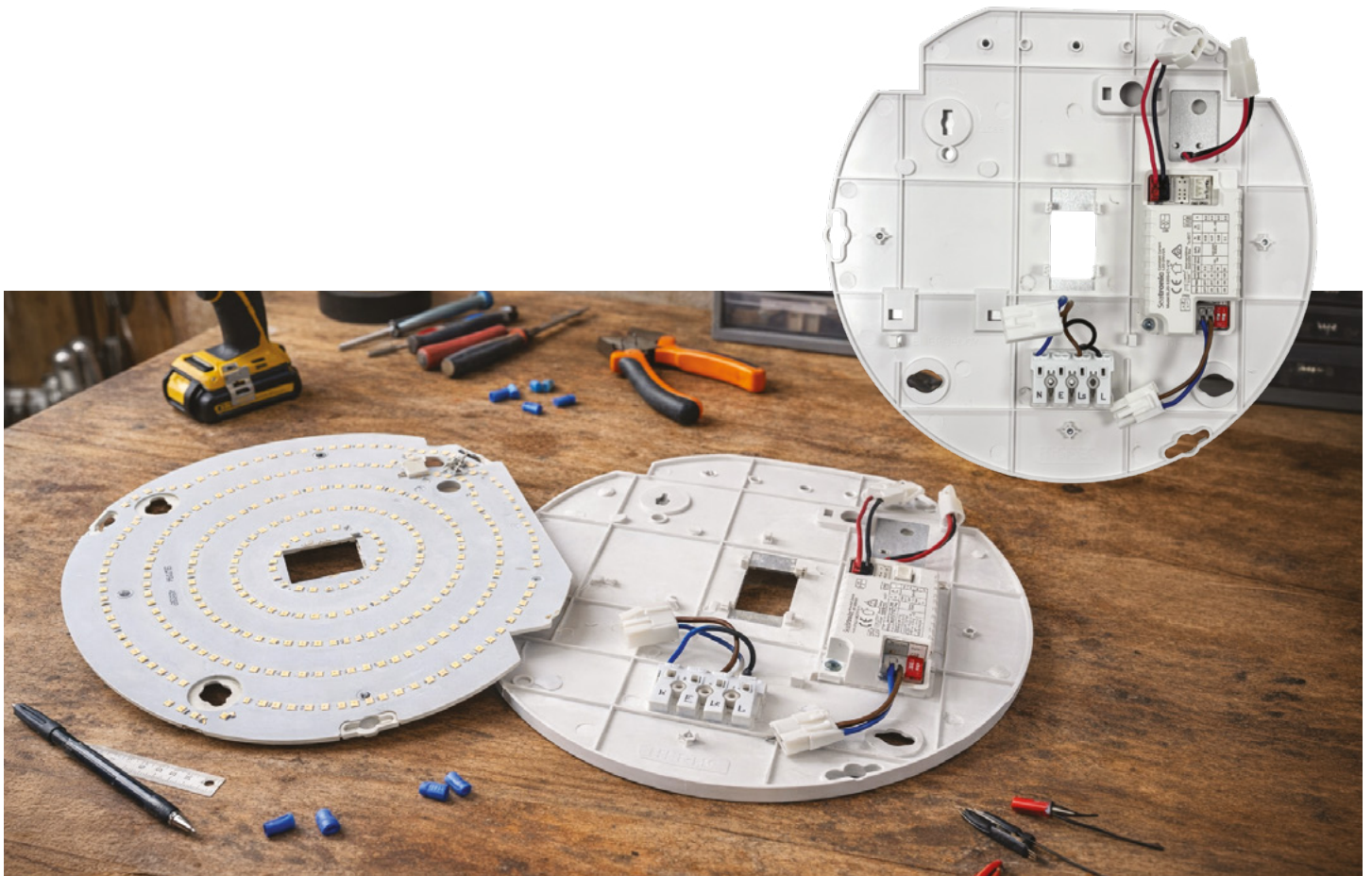
A key part of the Pacific Switch Pro development process was responding directly to installer feedback.

Several design updates have been introduced specifically to make installation and maintenance faster, easier and more practical in real-world environments.

One of the most significant changes is the hinged gear tray, which allows access to components without removing the body of the fitting. This is particularly useful on ceilings containing asbestos and in locations where the existing housing cannot or should not be disturbed.

Plug-and-play connectors are used for emergency packs, sensors and additional modules, helping reduce wiring time and making future replacements faster and more straightforward.

The fitting also includes Torx captive screws on the diffuser, providing a stronger anti-tamper solution and helping prevent unauthorised removal of the cover in communal settings. The captive screw design also prevents losing screws, especially during ceiling installations.



Further maintenance-focused improvements include a microwave and corridor sensor that can be adjusted from the front, removing the need to reopen the fitting once mounted. An integrated spirit level and supplied Fischer DuoPower fixings also help installers achieve accurate alignment and reliable installation.

For emergency variants, Hispec has included a front-facing test button and raised indicator LED to support quicker and easier routine testing. The emergency driver can also be switched between Manual and Self Test options and batteries can be replaced separately as well with plug and play simplicity.

Collectively, these changes are intended to help reduce installation time, simplify servicing and minimise disruption across busy estates.

Built for retrofit as well as new installations

One of the strongest advantages of the Pacific Switch Pro system is its retrofit flexibility.

The system has been designed to work not only with new Hispec housings but also with existing Hispec bulkheads, legacy three-point fixing plates and a wide range of alternative manufacturer backplates.

This means upgrades can often be completed without removing the original body of the fitting, helping reduce labour requirements and disruption during replacement programmes.

For housing providers managing large and varied property portfolios, that flexibility can make estate-wide upgrades significantly more practical.

The modular approach also simplifies stock management. A relatively small number of core SKUs can be configured into more than 70 variations, including emergency and sensor options.

This allows contractors and maintenance teams to standardise installations while still adapting products to suit different building requirements.

A long-term approach to lighting performance

The Pacific Switch Pro has been designed as a practical response to the changing demands placed on communal lighting.

By combining lower energy use, reduced maintenance time and improved lighting performance, the plug-and-play system supports organisations looking for reliable lighting with lower lifetime costs and easier long-term maintenance.

Suitable for social housing, public buildings, schools, healthcare sites and commercial property, the Pacific Switch Pro reflects a growing shift towards lighting solutions that are not only energy efficient, but also practical to install, adaptable to existing estates and easier to maintain over time.



For further information, product sheets or technical support, contact Hispec customer services on **01257 262197** or email customerservices@hispec.co.uk.

DSEAR – Are You Missing a Key Part of Compliance?



Knowing, and fulfilling, obligations under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) is a key part of the role for any building manager or duty holder.

It is important to note that DSEAR is not limited to industrial or commercial settings; employers and social housing providers also have responsibilities. As expert risk assessors in this area, CORGI Technical Services have extensive experience supporting compliance and keeping residents and employees safe. Below, CORGI's Joe Beesley talks us through some of the most common issues encountered in the field.

1. Created Confinement or Congestion

Would a gas escape disperse over time?

Poor design can lead to confinement – when the installation is too close to three or more surfaces such as walls or large plant and equipment items.

Congestion includes situations with many smaller surfaces (e.g. equipment, other pipework and services) preventing adequate airflow around leakage points.

If gas were to escape in a confined or congested area, it would not be able to disperse and would instead build up, potentially creating an explosive atmosphere.

2. Incorrect valves

At any point of entry in a non-domestic setting there should be an Emergency Control Valve (ECV). Only certain types of valves can be used as an ECV, the one pictured (ECV) cannot be. "This is something

we come across often in the field, it's really important to check if the valves you are using are compliant and fit for purpose" says Joe.

3. Unsuitable ventilation

Most gas engineers will be looking to ensure that an installation has enough free area around it to supply enough air for combustion. This does not necessarily mean, however, that the ventilation is sufficient for DSEAR purposes. Issues can be overlooked due to insufficient awareness of DSEAR requirements.

4. Pipework located contrary to IGE/UP/16 requirements

The installation pictured does not meet industry requirements for DSEAR. The highest ventilation should be within the upper 15% of the room space. If gas were to escape from the pipe pictured here, it would rise and gather creating a dangerous atmosphere without sufficient ventilation.

5. Inadequate inspection regimes

"Some of the factors CORGI will be looking at during an assessment are; controls at point of installation, is it installed correctly by competent engineers and can this be evidenced with records?" explains Joe. "We then look at ongoing controls, organisations need to consider what they are doing to maintain the system, and whether it is being inspected and tested frequently. The type, context and location of the installation will determine what ongoing controls are needed – for example is it in an occupied space or one which is rarely visited?"

6. Missing or incorrect zone classification

The environment in which an installation is located is what determines whether a DSEAR assessment is required. A domestic sized meter, as pictured, will still need an assessment in certain environments. The gas supplier is responsible for ensuring the gas meter installation is appropriately classified according to DSEAR, and that an appropriate system design verification notice (SDVN) is fixed adjacent to the meter(s). The SDVN should also detail the extent to which a zone will extend. There is also a joint responsibility - the building owner should incorporate the supplier's risk assessment into their own records and apply the safe systems required for the area.

When carrying out DSEAR assessments, the CORGI team have often found that the SDVN is not available, or contains insufficient or even inaccurate information.

What to do next:

Whether you're managing a workplace, social housing, or a commercial site, safety should never be compromised. Work with qualified, competent assessors to help you identify any issues and ensure that risks are being managed appropriately. Find out more in CORGI's essential guide "An Ultimate Guide for the Management of DSEAR" – your go-to resource for understanding your obligations under DSEAR.

Contact enquiries@corgitechnical.com for more information about our DSEAR services.



Quality compliance training tailored for the housing sector

Designed for everyone in social housing, Bitesize Learning helps to meet the government's call for professionalisation of the sector.

This training equips your whole organisation with the basic information needed in the key safety areas, helping to keep your residents safe and warm, plus they help to build the foundations of a great safety culture. The courses are applicable to everyone - from housing officers and customer service to accounts, marketing, procurement, operations, and everyone in between.

Crafted by CORGI

Courses have been carefully crafted by CORGI Technical Services experts. The topics that are important to social landlords, the government and residents are all covered:

- ✓ **Gas safety awareness in housing**
Learn the fundamentals of gas safety. Find out more about the properties of gas, its potential hazards, and the steps which should be taken to ensure residents, colleagues and communities are kept safe
- ✓ **Electrical safety awareness in housing**
The ideal introduction to electrical safety. Gain an understanding of the basic principles of electricity, learn how to recognise potential dangers and understand the responsibilities we all have in keeping residents, ourselves and our colleagues safe
- ✓ **Fire safety awareness in housing**
Essential fire safety awareness tailored for all those involved in the housing and communities sector. Equips you with the knowledge needed to recognise potential hazards, prevent fires from occurring and to respond effectively in emergency situations
- ✓ **Legionella awareness in housing**
Delve into the essentials of water hygiene with this Bitesize course. Learn about Legionella – what it is, how it thrives in water systems and how to prevent transmission to maintain safe, healthy environments within homes
- ✓ **Asbestos awareness in housing**
Equip yourself with essential asbestos knowledge – What is asbestos, what risks does it pose and how can we protect ourselves and others from these risks?

Matt Sharp, CEO commented, 'We are dedicated to supporting the continuous development of the sector by offering Bitesize Learning, an efficient and comprehensive solution suitable for everyone in your organisation. Our expertly crafted courses ensure that your team can learn at their own pace, anywhere and anytime, while earning ASCP CPD certification. This initiative underscores our commitment to enhancing resident safety and helping you to uphold your reputation for excellence in housing.'

- ✓ **Lifting equipment awareness in housing**
Discover the key principles of lift and lifting equipment safety in social housing. This course provides an introduction to lift systems, potential hazards, regulatory requirements and proper maintenance - helping to keep your organisation compliant and your residents and personnel safe
- ✓ **Damp and mould awareness in housing**
Tackling damp and mould is a key priority for the housing sector. Build awareness of this highly topical issue with this introductory course, and learn about the essentials of identifying, preventing and managing damp and mould effectively

Additional courses will added to the suite on an ongoing basis.

Great learning, great platform

- ✓ **Easily share and distribute:** Send Bitesize training tokens to your colleagues to redeem, no user admin required
- ✓ **Monitor learner progress:** Use our reporting tools to monitor uptake and redemption of course materials
- ✓ **Expert knowledge:** Safety and Compliance is our passion, these courses will help to raise awareness and increase the level of knowledge within your team or organisation
- ✓ **Flexible:** Courses are designed to be responsive; they can be completed anywhere on any device

ASCP Bitesize Learning is easily purchased and distributed via the Learning Hub. No more setting up and managing accounts; select the courses you want to assign, enter an email and send the Learning to the recipient.

Buying the whole suite saves you money. ASCP members benefit for preferential pricing.

Click here to
find out more.

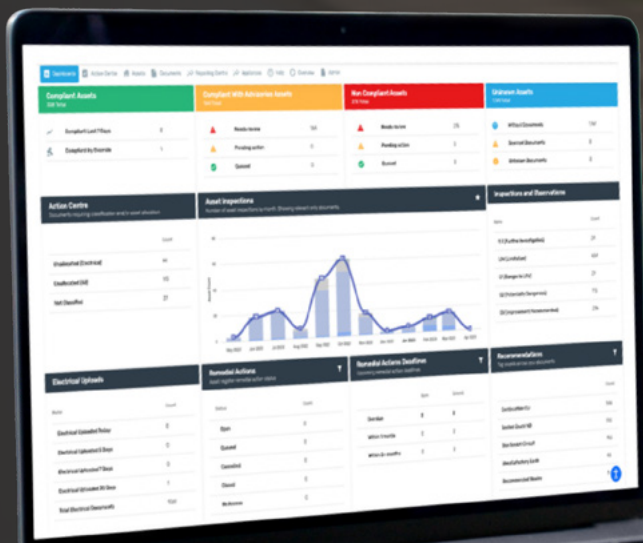




Compliance in the Real World

Critical Risk Infrastructure for the Built Environment

Understand your RISKS
before they become PROBLEMS



PROTECT RESIDENTS

Accurate records ensure homes are safe and compliance is real.



IMPROVE ACCOUNTABILITY

Every action is verified, traceable and audit-ready.



DRIVE PERFORMANCE

Clear data and insights help you target issues and improve outcomes.



COLLABORATE BETTER

Built with front-line teams, data experts and residents at heart.



BUILD TRUST

Transparent data. Stronger governance. Safer communities.

[TCWin.co.uk](https://tcwin.co.uk)

ASCP LIVE!

in Housing & Communities

Save the date

We are pleased to announce that the next round of ASCP Live! events will be held on the following dates:



17 November
Bristol



18 November
Harpenden



24 November
Manchester



25 November
Harrogate



26 November
Glasgow



**FREE TO
MEMBERS**

**Bringing the sector together to help
keep residents safe and warm**

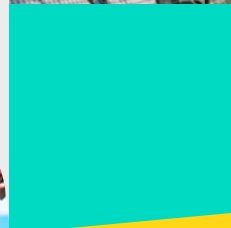




26

8-9 September
ICC Newport

Conference | Exhibition | Awards



Don't miss the event everyone's talking about!

CHARTING THE FUTURE FOR SAFER HOUSING

Together we are raising safety and compliance standards, strengthening our sector, and building a future where everyone can live in a safe, warm home.

Don't miss out.
Click here to **book
your tickets today**





26

8-9 September
ICC Newport

In partnership with



CONFERENCE, EXHIBITION & AWARDS

The UK's only conference dedicated solely
to safety and compliance in social housing



ASCP26 is built for those carrying
real responsibility. Giving you clarity,
insight and a practical plan.

Safety and compliance decisions are getting more complex. Expectations are higher, scrutiny is sharper and the pace of change can feel relentless. ASCP26 gives you space to step back, understand what is changing and learn from those facing the same challenges.

Across two focused days, you will hear from policymakers, opinion leaders, technical experts and peers; see what works in practice and leave with practical insight you can apply straight away.

Sharon
Partington,
Onward Homes
said...



*"It is the place to go for
answers. The only event that
brings together the technical
knowledge, practical insight
and real-world experience
needed in social housing."*

16+

hours CPD

750+

delegates

60+

exhibitors

30+

speakers

3

stages

96

NPS

AGENDA AT A GLANCE

Gas, electrical, fire, damp, mould, technical updates, regulatory changes and more

HEAR FROM:

3 government agencies, 3 Doctors, a Professor, a Lord, CEOs and Technical experts

Gas safety and emerging risks

- **From incident to insight:** Turning lessons from investigations into safer homes – *Steve Critchlow, Principal Gas Engineer, HSE*
- **Smarter asset decisions:** Integrating gas safety into asset management and dilapidations planning – *Mark Duffy, Technical Consultant & DSEAR Lead, CORGI Technical Services*
- **Navigating the new Heat Networks regulations:** What social landlords need to know, and do, now – *Trevor Batt, Technical Consultant, CORGI Technical Services and expert panel*

Data, emerging technology and the future of safer homes

- **Digging deeper:** Turning data into compliance confidence – *Shawn Greenfield, Resident Safety Manager, Worthing Homes*
- **Driving Compliance and Energy Efficiency:** EPC, TTZC, and Awaab's Law – *Gareth Sellers, Strategic Manager, Resideo*
- **Cutting through the noise:** What AI really means for compliance and your job – *Ryan Dempsey, Chief Executive Officer, TCW*



Fire and building safety leadership

- **Mind the fire safety gap:** Complexity vs competence and quality – *Andrea White, Chartered fire engineer and founder, AW Fire*
- **Are building safety regulations keeping up with product innovation blind spots?** – *Dr Benjamin Ralph, Partner and Head of Fire Safety, Foster + Partners*
- **Diverse minds, safer homes:** Neurodiversity and communication in building safety – *Pippa Smith, Home Safety Specialist, Red Kite Community Housing*
- **Fire safety excellence:** building safer homes through partnership – *Global HSE and Tai Colon*

Compliance essentials, risk management and assurance

- **Learning from HSE asbestos interventions in the social housing sector** – *Sam Lord, HM Principal Specialist Inspector, HSE*
- **Compliance and confidence:** Driving smarter access and increased assurance at Platform – *Phil Trickett, Head of Heating and Compliance, Platform Housing Group*



Conference headline sponsor



Electrical safety and assurance

- **Beyond the EICR:** Taking electrical compliance to the next level – *Mark Sharples, Technical Consultant, Electrical, CORGI Technical Services*
- **Key updates to the Wiring Regulations:** What housing providers need to know, and do, now – *Darren Crannis, Technical Manager, ECA*

Big picture: culture, regulation and leadership

- **Awaab's Law courtroom drama:** Safety on trial – *Karen Jones LLB (Hons), Barrister, Bond Solon*
- **Why do people cock-up:** Understanding how competent people make bad safety decisions – *Dr Tim Marsh, Chartered Psychologist and Managing Director, Anker & Marsh*
- **The compliance crossroads:** Regulation, reform and reality of senior leadership in housing safety – *Martyn Shaw, Chief Executive Officer, VICO Homes*



Damp, mould and air quality

- **Panel discussion:** Awaab's Law one year on: what we've learned and what's to come
- **The future of mould-free homes** – *ArcAirTech*

Radon risk

- **Radon ready:** detecting and managing risk in high-priority homes – *Ian Roberts, Head of Property Services, Adra*
- **Radon in social housing:** understand risk and responsibility, plus a look at the future of radon management – *Mark Wood, National Specification Manager, Aico*

Inspiration

- **Stronger under fire:** Courage, clarity and resilience in the heat of decision-making – *Dr Sabrina Cohen-Hatton, Chief Fire Officer, Neuroscientist, Author and International Speaker*
- **Learning for life: Leadership, purpose and social progress** – *Lord Victor Adebawale, CBE*



More to be announced...

Click here for the latest agenda and speaker line-up



ASCP26 IS SHAPED BY YOUR FEEDBACK

Delegates told us they wanted more space for peer conversation, more practical sessions away from the main stage and more reasons to stay connected before, during and after the event. We heard you. Here's what changed.

NEW FOR ASCP26

NEW

INSIGHTS STAGE

A brand new stage in the heart of the exhibition hall dedicated to panel discussions, interactive sessions and real compliance challenges. No lecture format – just honest, peer-led conversation with people who are dealing with the problems you are.



BACK BY POPULAR DEMAND



RETURNING

MAIN STAGE now with roundtable seating

Big-picture sessions and keynote voices return to the main stage but this year the seating changes. Based on your feedback, we're moving back to roundtable format in the conference hall to encourage discussion, connection and shared learning throughout every session.

RETURNING

CAMPFIRE STAGE

After an incredibly successful first year, the Campfire Stage is back in the exhibition hall. Informal, peer-led and unscripted. It's consistently one of the most talked-about parts of the event.



See what is new and returning at ASCP26

NEW

Welcome networking drinks – 7 September

A relaxed evening the night before the conference begins, bringing together delegates, speakers and partners. The best reason to arrive a day early.



RETURNING

Women in Compliance

The dedicated Women in Compliance session returns – this year as a networking lunch with professional development coach Stephanie Smith, exploring confidence under scrutiny in the context of housing safety and compliance.



RETURNING



CORG
Technical Services

Hear from our partners CORGI Technical services throughout the conference on the mainstage and in a series of informal, technical talks at the CORGI stand.

RETURNING

ASCP26 awards evening – 8 September

The awards return at the close of day one. Black tie. Three-course dinner, drinks reception and live entertainment at ICC Newport. Shortlist is out, secure your place now.

RETURNING

Rebuilt conference app

Build your itinerary, plan your time, connect with fellow delegates and exhibitors, and stay informed throughout the event. Designed to help you get more value from every session, conversation and opportunity at ASCP26. See page 12 to download.

NEW

More networking opportunities

New structured networking features throughout both days from themed lunch tables to The Big Board. See pages 12-13 for everything we've built in.

RETURNING

60+ exhibitors on the floor

The exhibition hall returns bigger and better. Over 60 exhibitors across both days, plus two live stages running throughout – Insights and Campfire – so the learning never stops.



ACCESS FOR SAFETY: A CONVERSATION YOU CAN'T AFFORD TO MISS AT ASCP26

The biggest barrier to safer homes. The conversation you need to be part of.

Across the sector, compliance teams are under increasing pressure to complete safety checks, carry out essential works and provide assurance to boards, regulators and residents. Yet they continue to face the same challenge: getting through the front door.

The scale of the issue is significant. Around one in four homes is not accessed at the first attempt for gas servicing, creating well over one million repeat visits every year. Nearly one million social homes require two or more visits before access can be secured.

At the same time, CORGI inspection data suggests more than 200,000 homes contain At Risk or Immediately Dangerous gas installations, while more than 90,000 homes contain a C1 electrical danger. These are not theoretical risks. They are hazards that can sit behind closed doors while landlords, contractors and compliance teams work through a fragmented and often costly access process.

The financial impact is substantial too. Repeated access attempts cost the social housing sector more



than £175 million every year in direct operational costs, rising to between £200 million and £245 million annually when legal escalation is included.

It is little surprise, then, that access has become one of the most important conversations in housing safety and compliance today.

That is why it will be a major focus at ASCP26.

Across the conference, delegates will have the opportunity to hear the latest developments from the Access for Safety campaign, learn from organisations tackling the challenge first-hand and contribute to the discussion about what happens next.

Whether you have already backed the campaign or are only beginning to explore the issue, ASCP26 will provide a unique opportunity to hear from sector leaders, share experiences with peers and understand the practical, legal and policy challenges shaping the future of access.





**Access
for Safety**

At the centre of that discussion will be ***The future of access: the case for a clearer legal route to complete safety checks***, delivered by ASCP Chief Executive Officer Matt Sharp.

Delegates will hear the latest developments from the ASCP's Access for Safety campaign and explore why the current legal framework is becoming increasingly difficult to reconcile with modern safety responsibilities. The session will examine the growing pressures facing housing providers, the risks created by delayed or incomplete safety checks and why many across the sector believe change is needed.

For many compliance professionals, the challenge is not simply operational. It is personal.

Teams are often left carrying the responsibility of knowing there may be serious safety risks behind a closed door while being unable to gain access to complete the checks and works needed to keep residents safe.

That growing pressure helped shape the ASCP's ***Safety Can't Wait Outside*** white paper and the wider Access for Safety campaign, which continues to bring together organisations, professionals and sector leaders seeking greater clarity and consistency around access for essential safety work.

The discussion will not stop there.

A dedicated Access for Safety panel will bring together sector voices to debate one of the most complex and challenging issues facing housing safety today. Delegates will hear different perspectives, share experiences and explore practical approaches being used across the sector.

The panel will explore why access has become one of the defining challenges in housing safety and why the sector is increasingly calling for a clearer legal route to complete safety-critical checks.

Bringing together voices from across the sector, the discussion will examine the case for change, the lessons emerging from organisations tackling the challenge every day and what a clearer, more consistent approach to safety-critical access could look like in practice.

Delegates will have the opportunity to hear different perspectives, contribute their own experiences and help shape the next phase of the Access for Safety campaign.

With increasing expectations around assurance, accountability and resident safety, the decisions made today will shape how housing providers manage access challenges for years to come.

Whether you already support the campaign or are hearing about it for the first time, ASCP26 is your opportunity to be part of the conversation about what comes next.

If access is part of your world, this is a conversation you need to be part of. Because when resident safety depends on access, safety can't wait outside.

**Click here to find
out more about the
Access for Safety
campaign**



THE SESSIONS MAKING ASCP26 UNMISSABLE

Every conference promises great speakers.

The difference at ASCP26 is that every session has been chosen to address the real-world challenges facing safety and compliance professionals today.

From live courtroom drama and behavioural science to building safety, leadership and technical updates, the programme combines practical learning with strategic insight. Whether your focus is gas, electrical, fire, building safety, damp and mould or compliance assurance, you'll find sessions designed to inform, challenge and support better decision-making.

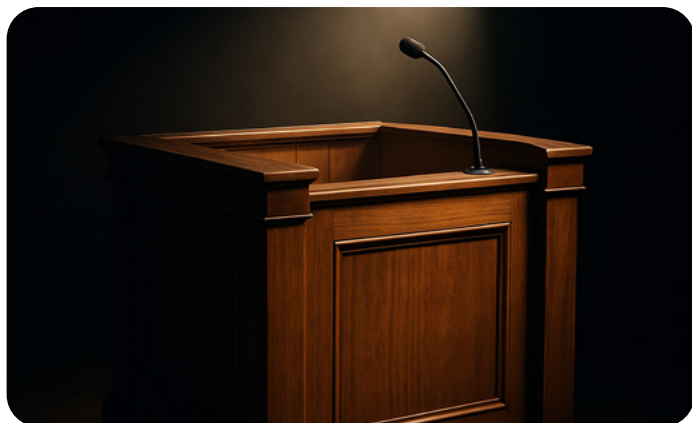
Across two days, delegates will hear from regulators, technical experts, housing providers and sector leaders tackling the issues shaping the future of safer housing. If safety and compliance sits with you, ASCP26 belongs in your diary now.

Turn to page 16 to find out more about our two exceptional keynote speakers: Dr Sabrina Cohen-Hatton and Lord Victor Adebawale CBE. Meanwhile, here are just a few of the other unmissable sessions already generating interest ahead of September.

STEP INTO THE WITNESS BOX

Awaab's Law courtroom drama: safety on trial

**Karen Jones, Barrister,
Bond Solon**



What happens when safety failures are examined in public?

In one of the most anticipated sessions at ASCP26, a volunteer delegate will step into the witness box and face live cross-examination from an experienced barrister in front of the conference audience.

Inspired by Awaab's Law and the increasing scrutiny facing housing providers, this immersive courtroom drama explores what happens when decisions, actions and records are put under the spotlight following a serious incident.

Led by Karen Jones, who has prepared witnesses for some of the most significant legal proceedings in recent history, the session offers a powerful insight into accountability, evidence, decision-making and what it really means to be called to account when safety fails.

Expect legal insight, practical learning and a session people will still be talking about long after the conference ends.

UNDERSTANDING PEOPLE, LEADERSHIP AND ACCOUNTABILITY

Why do people cock-up: understanding how competent people make bad safety decisions

Dr Tim Marsh

Why do experienced, capable professionals still make mistakes?

One of the UK's leading behavioural safety experts, Dr Tim Marsh explores the psychology behind human error and the powerful role that systems, culture and leadership play in shaping behaviour.

Blending behavioural science with practical examples and plenty of humour, Tim helps delegates understand why blaming individuals rarely solves problems and what organisations can do instead to create safer outcomes.

The compliance crossroads: regulation, reform and the reality of senior leadership in housing safety

Martyn Shaw,
Chief Executive Officer,
VICO Homes

Regulation is evolving.
Expectations are rising.
Accountability has never
been greater.

Martyn Shaw takes a candid look at the pressures facing senior leaders and compliance professionals as they balance resident safety, organisational priorities, governance and assurance in an increasingly demanding environment.

For anyone responsible for influencing decisions and delivering confidence to boards, regulators and residents, this promises to be an essential session.



ELECTRICAL SAFETY

Key updates to the Wiring Regulations: what housing providers need to know, and do, now

Darren Crannis, ECA

The Wiring Regulations continue to evolve. Are your organisation, contractors and processes keeping pace?

This practical session cuts through the technical detail to focus on what has changed, what it means for housing providers and the actions organisations should be taking now to maintain compliance and electrical safety.



Beyond the EICR: taking electrical compliance to the next level

Mark Sharples, CORGI Technical Services

Electrical safety is about more than passing inspections.

Mark Sharples explores how organisations can move beyond minimum compliance and use assurance, oversight and good practice to build greater confidence in their electrical safety programmes.

FIRE AND BUILDING SAFETY

Are building safety regulations keeping up with product innovation blind spots?

Dr Benjamin Ralph,
Foster + Partners

Innovation is transforming the built environment faster than ever before.

But are regulations keeping pace?

Dr Benjamin Ralph explores one of the most important questions facing the sector today: whether product innovation is creating risks, challenges and blind spots that current regulations struggle to address.

Expect a thought-provoking discussion around risk, responsibility and the future of building safety.



GAS SAFETY

From incident to insight: turning lessons from investigations into safer homes

Steve Critchlow,
Health and Safety Executive

What can we learn from the incidents that challenge us most?

Drawing on investigations and real-world examples, Steve Critchlow shares practical lessons that can strengthen safety culture, improve decision-making and help organisations prevent harm before it happens.

Smarter asset decisions: integrating gas safety into asset management and dilapidations planning

Mark Duffy, CORGI Technical Services

Gas safety does not sit in isolation.

This practical session explores how landlords can integrate gas safety into wider asset management planning, helping organisations make smarter long-term decisions while maintaining safety, compliance and value for money.

THE EXHIBITION: WHERE IDEAS BECOME ACTION

The ASCP26 exhibition is where the day's conversations become real decisions. Over 60 exhibitors, two live stages and a hall full of people who understand the pressures you're under. This is where you find the tools, the suppliers and the solutions that make a difference back at your desk.

Headline exhibition sponsors (Stand G1)



One of the UK's largest independent providers of water hygiene, air hygiene, HVAC and compliance services - combining technical expertise with real-time compliance visibility nationwide.



Cloud-based CAFM and compliance built by environmental professionals. Integrating workforce management, asset lifecycles and IoT monitoring with AI-powered insight across water, fire and electrical compliance.

WHO YOU WILL MEET

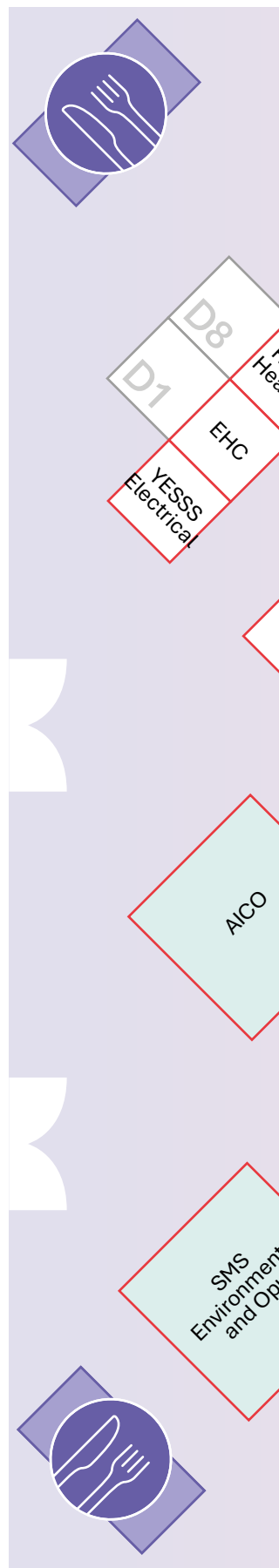
The full safety and compliance supply chain

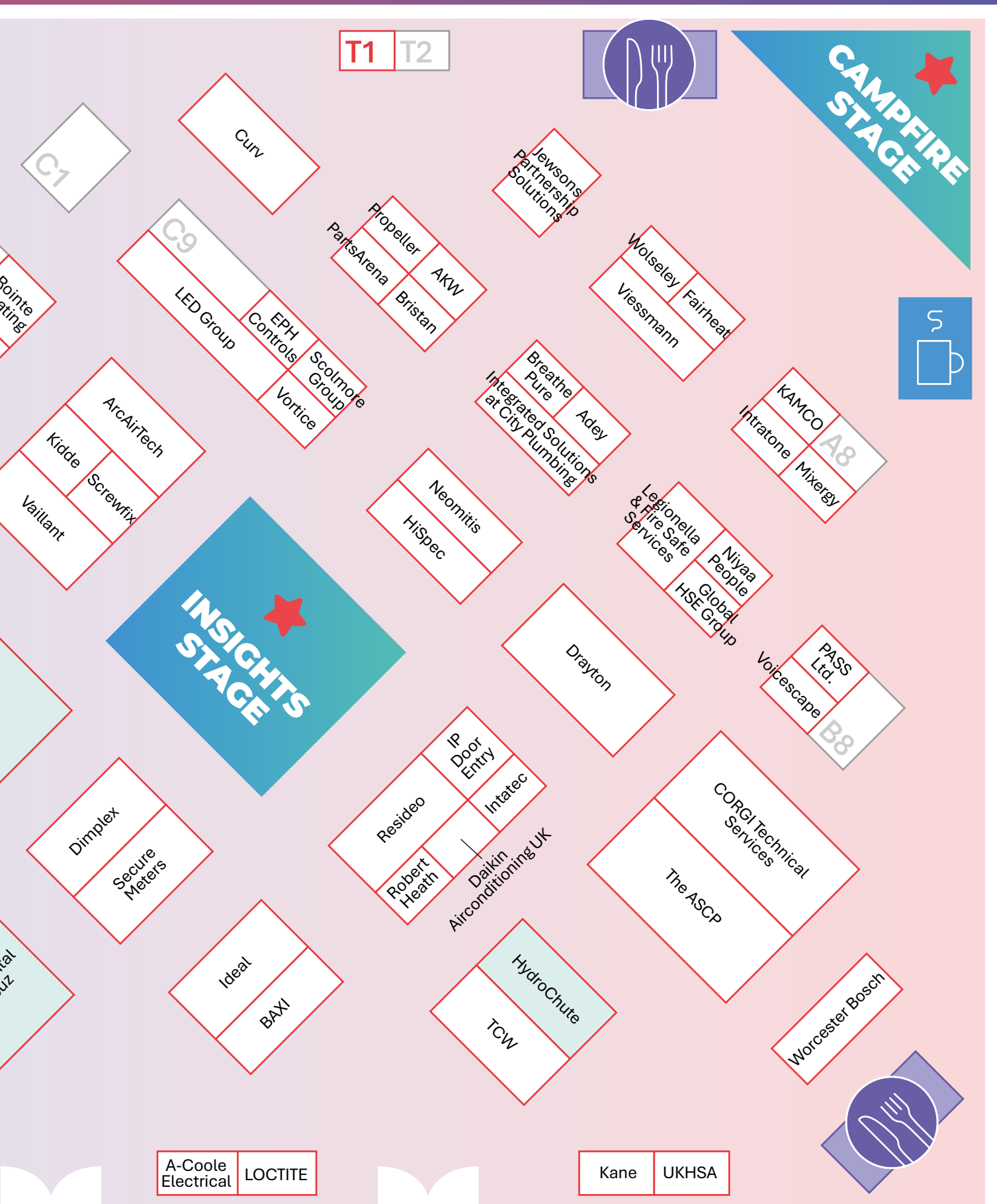
From gas, fire and electrical specialists to compliance software, asset management, damp and mould solutions, building safety tech and decarbonisation – every corner of the exhibition is relevant to your role. These aren't generic suppliers. They know your world.

WHY IT MATTERS

CPD, procurement and problem-solving. All in one place

The exhibition counts towards your CPD. It's also your best opportunity to see the latest products and technologies in action, compare solutions side by side and have the kind of frank conversations with suppliers that don't happen over email.





ASCP26 Exhibition floorplan

See **back cover** to find the right ticket type for you.

NOT JUST ANOTHER CONFERENCE: WHERE THE SECTOR CONNECTS

The best learning at ASCP26 doesn't only happen in a session room. Here's everything we've built to make the conversations, connections and moments in between just as valuable.

NEW

Personalise your badge. Find your people.

Your welcome bag includes a sticker sheet of topic areas. Add the ones that matter to you and wear them on your lanyard or badge throughout the event. No introductions needed – a glance at someone's badge is enough to start the right conversation.

Topics include:

Gas • Fire • Electrical • Damp & mould • Building safety • Leadership • Tech • Access • + more

NEW

The Big Board

Add your questions and challenges throughout the day. A facilitator draws out the themes and runs a short debrief during exhibition time – honest, unscripted and could be the most valuable 10 minutes of the event.



NEW

Roundtable sign-up

Sign up at registration to host or join an informal roundtable on topics you care about. Sessions run during exhibition time – no extra time needed, just show up and talk.



NEW

First timers welcome

Attending ASCP for the first time? Join a short welcome before the programme starts – meet a few familiar faces and arrive at day one feeling confident, not nervous.

NEW

Themed lunch tables

Tables labelled by discipline at lunch. Sit with your specialism and turn the break into a peer conversation with the people dealing with exactly the same issues as you.

RETURNING

Connect via the app

See who's attending, message others directly, bookmark sessions and plan your floor time. Download before you arrive and hit the ground running.



Click here to
download
for Android



Click here to
download
for Apple



7 SEPTEMBER – EVENING

Welcome networking drinks

An informal evening the night before the conference – bringing together delegates, speakers and partners at ICC Newport. The best reason to arrive a day early. Included with **All-inclusive**, **All-access** and **Day tickets**.

FREE – REGISTER YOUR INTEREST

Golf – 7 September



40 spaces available, free for all registered attendees on a first come, first served basis. Register your interest and you'll be contacted if successful. A relaxed way to meet fellow delegates before the conference begins.

RETURNING – REGISTER FOR A SPACE

Women in Compliance networking lunch

Led by professional development coach Stephanie Smith. Confidence under scrutiny – personal development tied directly to the experience of working in housing safety. [Click here](#) to register for a space.

RETURNING

Ask a CORGI Technical Services expert

Bring your compliance questions directly to CORGI's engineers and technical specialists at their stand. A safe space to get a straight answer – gas scenarios, electrical queries or anything in between.

Need a steer? Ask the event team

Not sure which sessions fit your role? Want help planning your day or connecting with someone in the room? The event team is here – pointing you to the right content, helping with the app or making the introduction.

WHAT PEOPLE SAY

“You get to talk to industry experts, meet suppliers and have a sense of a community with the people in the room – we are all working towards the same goal.”

Cameron Jefferey
Amplius

“Great few days at the ASCP conference. Great to share information and knowledge and learn from each other. Also, another excellent Women in Compliance session.”

Natalie Barnes
Sovereign Housing Association

“A fantastic conference. Full of excellent content and speakers. It's the best conference in the housing calendar. Great awards evening too!”

Ian Thomson
Magenta Living



COMPETENCE MATTERS MORE THAN EVER

Make ASCP26 part of your plan

The Competence and Conduct Standard for social housing comes into force in October 2026, but the shift towards greater professionalism, accountability and continuous learning is already underway.

Resident safety, regulatory scrutiny, building safety reforms and Awaab's Law are all contributing to rising expectations across the sector. For housing professionals responsible for safety and compliance, the need to stay informed, adaptable and up to date has never been greater.

Taking place on 8–9 September, just weeks before the new standard comes into force, ASCP26 offers an opportunity to learn from experts, share experiences with peers and prepare for the challenges and opportunities ahead.

More than just CPD hours

Attend ASCP26 and you can achieve up to 16 hours of structured continuing professional development across two days.

Every keynote, technical session, panel discussion, Campfire conversation, roundtable and exhibition learning opportunity contributes towards your professional development record.

The Competence and Conduct Standard reflects a growing expectation that housing professionals continue to learn, develop and adapt as the sector evolves. ASCP26 provides an opportunity to do exactly that.



Building competence across every discipline

Across ASCP26, delegates will hear directly from regulators, government agencies, technical specialists, housing providers and sector leaders.

Sessions cover:

- ✓ Gas safety
- ✓ Electrical safety
- ✓ Fire and building safety
- ✓ Damp and mould
- ✓ Compliance assurance
- ✓ Access for safety
- ✓ Leadership and culture
- ✓ Data, technology and AI
- ✓ Regulatory and legislative change

From technical updates and practical case studies to emerging risks and future challenges, the programme is designed to help delegates stay current and see the bigger picture.

Beyond compliance

The ASCP26 programme extends beyond technical compliance.

Sessions from Dr Sabrina Cohen-Hatton, Lord Victor Adebawale, Dr Tim Marsh and Martyn Shaw explore leadership, decision-making, accountability and professional judgement: qualities that are becoming increasingly important across the housing sector.

Because the best outcomes rely on more than technical knowledge. They depend on people having the confidence, judgement and insight to make the right decisions.

Evidence for your professional development record

Every delegate receives an official ASCP26 certificate of attendance documenting their CPD hours.

For employers, it provides confidence that teams are staying current with changing regulations and emerging risks. For individuals, it provides evidence of ongoing learning and development.

What counts towards your CPD?

- ✓ Main stage keynote sessions
- ✓ Technical and discipline-specific sessions
- ✓ Panel discussions
- ✓ Insights Stage content
- ✓ Campfire Stage discussions
- ✓ Structured networking and peer learning
- ✓ Exhibition learning, demonstrations and supplier engagement

Every delegate receives

- ✓ Up to 16 hours of CPD
- ✓ Learning across every major compliance discipline
- ✓ Practical insight to support competence and professional development
- ✓ Access to over 60 exhibitors showcasing the latest research, innovation and solutions
- ✓ Direct access to policy makers, technical experts and sector leaders
- ✓ Real-world case studies and lessons from housing providers facing the same challenges
- ✓ Ideas, contacts and practical actions to take back to your organisation

The expectations are changing. ASCP26 can help you stay ahead of them.

WHO YOU'LL MEET AT ASCP26

The suppliers and specialists supporting safer homes



More to be announced...

MEET OUR INSPIRATIONAL SPEAKERS

Alongside the technical content and regulatory insight you expect, the ASCP26 agenda will also provide moments of challenge, reflection and inspiration. Two keynote speakers will help shape the conversation this year: Dr Sabrina Cohen-Hatton and Lord Victor Adebowale CBE.

Dr Sabrina Cohen-Hatton

Dr Sabrina Cohen-Hatton is one of the most senior women in the UK fire service and a recognised authority on decision-making in high-stakes environments. Homeless at 15 and a firefighter by 18, she rose through the ranks while completing a PhD in behavioural neuroscience, researching how people make critical decisions in extreme situations.

Her journey alone makes for a remarkable story, but it is the combination of lived experience, operational leadership and academic insight that makes her perspective so compelling.

In her keynote, Sabrina will explore how people think and respond when scrutiny is high, risk is significant and information is often incomplete. For those responsible for safety in housing, the relevance is immediate. Many decisions are made in fast-moving environments where judgement, communication and leadership carry significant consequences.

Her work examines cognitive bias, instinct and stress responses, and what leaders can do to improve the quality of decision-making in challenging situations. Drawing directly on frontline operational experience and senior leadership roles, she offers practical insight grounded in real-world responsibility.

Why hear from Sabrina

- ✓ She understands risk at its most real, combining lived experience with frontline emergency leadership.
- ✓ She specialises in how people make decisions in high-pressure situations and translates behavioural science into practical learning.
- ✓ She bridges operational reality and senior accountability in safety-critical environments.
- ✓ Her insights resonate with professionals managing complex judgement every day.



Lord Victor Adebowale

Lord Victor Adebowale CBE is a respected crossbench peer and Chair of the NHS Confederation. The son of Nigerian immigrants and raised in London, his career has been shaped by a strong commitment to social justice and public service. He has led major organisations across health, housing and social care, including as former Chief Executive of Turning Point, working at the forefront of complex social challenges.

His experience spans regulated environments where governance, safety and public accountability are central. Throughout his career, he has championed inclusion, innovation and values-led leadership while guiding organisations through change and scrutiny.

Victor's session will explore how organisations stay true to their purpose while responding to growing pressure, scrutiny and change. He connects compliance with culture and values, recognising that frameworks and policies are only effective when underpinned by trust, accountability and consistent leadership. Why hear from Victor

- ✓ He understands housing as part of a wider social system, not in isolation.
- ✓ He has led complex, regulated organisations where safety and accountability are central.
- ✓ He connects compliance, culture and purpose in a way that feels grounded and practical.
- ✓ He offers perspective on how organisations learn, adapt and improve while staying true to their values.

We know how important your work is and how complex the challenges can be. ASCP26 is the only event dedicated entirely to safety and compliance in social housing, bringing together the technical expertise, regulatory insight and human understanding needed to support you in delivering a safe home for every resident.



PLAN YOUR VISIT

Everything you need to plan your trip



Event timings

Day 1, 8 September

Registration/exhibition from 8:30

Conference 9:30 to 16:30

Awards evening 18:30 to 23:00

Day 2, 9 September

Exhibition from 9:00

Conference 10:00 to 16:00

Stay

We have partnered with Celtic Manor Resort to offer exclusive rates across the Celtic Collection, including Coldra Court, Tŷ Magor and Tŷ Newport.

Use booking code **ASCP070926** when booking your stay.

Travel

ICC Newport is easy to reach by car, rail or air. It is less than 2 minutes from M4 Junction 24, around 4 miles from Newport station, and within easy reach of Cardiff and Bristol airports.

The ASCP App is back

Plan your visit, build your personal agenda and make the most of your time on site with the enhanced ASCP App. Customise your schedule, connect with attendees and exhibitors, join live polls and Q&A sessions and navigate the venue with maps and live updates.

Need approval to attend?

Use our budget justification template to make a clear business case for attending, including CPD hours, practical takeaways and the value you will bring back to your organisation.

**Click here to
download budget
justification template**



THE ASCP26 AWARDS EVENING

“The work that keeps people safe in their homes often goes completely unrecognised. The ASCP26 awards exist to change that.”



Housing safety and compliance is one of the most important jobs in the sector and one of the least celebrated. The professionals who carry out gas checks, manage fire risk, respond to damp and mould, navigate access challenges and make sure every home meets its legal obligations rarely make the headlines. They just turn up, do the work and keep people safe.

The ASCP26 awards are our annual opportunity to put that right. Fifteen categories, hundreds of nominations and one evening dedicated entirely to the people and organisations who are raising the bar not because they have to, but because they understand what’s at stake. Whether you’re shortlisted, supporting a colleague or simply want to be in the room when the names are called, this is an evening worth being part of.

How the evening unfolds

ARRIVAL

Drinks reception

A relaxed start – drinks in hand, sector in the room

DINNER

Three-course dining

Seated dinner with your colleagues and guests

THE AWARDS

15 award categories

Celebrating the best in housing safety and compliance

LATE EVENING

Live band and dancing

End the night on the dancefloor with the sector

Awards headline sponsor



Aico – leaders in home life safety, proud to support the sector's commitment to recognising excellence in housing safety and compliance.



15 award categories

From rising stars and team excellence to innovation, access and safety culture, the ASCP26 awards cover the full breadth of what brilliant looks like in housing safety and compliance. The shortlist is out. See who's in the running.

Scan the QR
code to view the
full shortlist



Secure your place

**Standard
ticket
£310**

**ASCP member
ticket
£150**

BEST VALUE

**All-inclusive
package
£ Included**

Scan the QR code to book your awards ticket
or see back cover for full ticket and package options.



FIND THE RIGHT TICKET FOR YOU

All tickets include full exhibition access across both days. Member pricing is available exclusively to ASCP members. Not yet a member? Visit **theascp.co.uk** to find out more.

BEST VALUE

All-inclusive package

£500 ASCP member
£875 standard

INCLUDES

- ✓ Both days of the conference (8–9 September)
- ✓ All sessions, exhibition and networking
- ✓ All refreshments and lunch, both days
- ✓ Welcome drinks, 7 September
- ★ Awards evening – drinks reception, three-course dinner, live entertainment and dancing

All-access package

£360 ASCP member
£565 standard

INCLUDES

- ✓ Both days of the conference (8–9 September)
- ✓ All sessions, exhibition and networking
- ✓ All refreshments and lunch, both days
- ✓ Welcome drinks, 7 September

Day tickets

£255 ASCP member
£360 standard, per day

INCLUDES

- ✓ Day 1 (8 September): full programme, exhibition, refreshments and lunch
- ✓ Day 1 includes welcome drinks, 7 September
- ✓ Day 2 (9 September): full programme, exhibition, refreshments and lunch

INCLUDED WITH ALL TICKETS

Welcome drinks

7 September, evening – ICC Newport
The night before the conference begins. An informal evening of conversation and connection for delegates, speakers and partners.

FREE – REGISTER YOUR INTEREST

Golf – 7 September

40 spaces, first come first served
Available to all registered attendees. A great way to arrive relaxed and meet fellow delegates before the conference begins.

ADD-ON

Awards evening

£150 ASCP member
£310 standard

8 September. Black tie. ICC Newport. Drinks reception, three-course dinner, live entertainment and dancing. Theme to be announced. Shortlist is out – book your place now.

Not yet a member?

ASCP members save up to £375 on the all-inclusive package. Joining could save you more than the cost of membership before you even arrive in Newport. Visit **theascp.co.uk** to find out more.

Scan QR code to book now:

Questions?
info@theascp.co.uk

