

Our Annual Assurance Statement

We comply with the regulatory requirements set out in Chapter 3 of the Scottish Housing Regulator's (SHR) Framework, other than the exceptions and qualifications set out below.

- **We are achieving the standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services.**
- ♦ **We comply with all our legal obligations relating to housing and homelessness, equality and human rights.**
- ♦ **We provide positive assurance that we comply with the following duties in relation to tenant and resident safety:**
 - ♦ **Water safety (Legionella)**
 - ♦ **Fire safety**
 - ♦ **Damp and Mould**
 - ♦ **Lift safety**
 - ♦ **Asbestos**

We provide assurance that we have all necessary procedures in place to address our duties in relation to the tenant and resident safety issues below, but would highlight a small number of individual case failures and additional action taken to address these:

- ♦ **Gas safety**

On two occasions during the current reporting year (2025/26) a gas safety certificate was not renewed by the one-year anniversary. Both were rectified immediately and are now fully compliant with gas safety certification requirements. On one occasion the due date had not been recorded in relation to a new build property. The other case was a property where the tenant refused access, and the contractor capped the gas supply on a neighbouring property in error. Additional reporting and processes have been put in place to prevent future occurrences of this type.
- ♦ **Electrical safety**

In 2025/26 to date, 16 out of 1209 EICR renewals were not completed by the five year anniversary, 9 of these remain outstanding.



- 8 cases are because properties are void and due for disposal, therefore while certificates are past their renewal date this does not present a material risk to tenant safety as the properties will not be relet.
- 1 case is due to a tenant who is absent from the property and, due to lack of meter credit, there is no electricity supply to the property. Plans are in place to complete this inspection as soon as the electricity supply issue is resolved.
- 3 cases were due to inspections being unable to be completed due to house condition issues (for example due to hoarding). In all these cases replacement inspections have since been completed.
- 4 cases were due to contractor error. In 3 of these cases, an inspection was completed but the operative who completed the inspection left their employment before the certificate had been issued, meaning the property had to be re-inspected at a date beyond the five-year anniversary. All these cases have now been addressed and work is being undertaken with the contractor to prevent future occurrences of these issues.

We confirm that we have seen and considered sufficient evidence to give us this assurance.

We confirm that our Annual Assurance Statement was approved at the meeting of Communities Committee on the 6th of November 2025.

I sign this statement on behalf of the Committee.

Chair's Signature:

Date: