



Our Annual Assurance Statement

We comply with the regulatory requirements set out in Chapter 3 of the Scottish Housing Regulator's (SHR) Framework, with the exception of those areas we set out below.

We:

- **Achieve all but the following standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services:**

- ◆ **4. Quality of Housing**

Aberdeenshire Council will not be able to bring all of our properties up to the Energy Efficiency Standard for Social Housing by the deadline of December 2020. The Housing Service is working to identify alternative technologies and ways of delivering improvements to ensure that as many properties as possible are brought up to the standard. While the Covid Pandemic has hampered planned improvements in 2020/21, this was a pre-existing issue.

The Council continues to review EESSH targets in light of EESSH2 2025 and 2032 deadlines and in line with the Scottish Government's guidance on EESSH may reschedule investment to ensure compliance with the 2032 milestone. This approach will be for works that are difficult to achieve due to Covid-19 impacts and are more economically and technically challenging, but which can be demonstrated to be the most cost-effective approach within an overall programme of work to improve the energy efficiency of the landlord's housing stock as part of EESSH2. This approach will also include a review to confirm which stock is a viable and sustainable long-term asset.

Aberdeenshire Council estimates that 75% of properties will comply with EESSH standards by the end of 2021/22.

- ◆ **5. Repairs, Maintenance and Improvements**

The impact of the Covid-19 Pandemic has prevented us from delivering a significant number of planned upgrades in 2020/21, and resulted in significant slippage in our Housing Improvement Plan (HIP). The HIP programme showed substantial progress before the Pandemic, and we are therefore confident in saying that this is solely the result of Coronavirus.

Aberdeenshire Council otherwise meets the requirements of this Charter Outcome, with repairs teams remaining operational throughout the pandemic with an initial focus on emergency repairs and are currently providing a full repairs and maintenance service.



◆ **13. Value for Money**

Aberdeenshire Council is currently performing below expectations with regard to void turnover times and rent loss, although it meets the other requirements of this outcome. Aberdeenshire Council has completed its review of void processes and procedures, and Communities Committee has approved proposals to modify our lettable standard to speed up the turnover of void properties and reduce associated rent loss. While Coronavirus has had a significant impact on our ability to relet properties, void performance is a pre-existing issue, and therefore this failure is not solely the result of Covid-19.



- **Comply with our legal obligations relating to housing and homelessness, equality and human rights, and tenant and resident safety, with the exception of the areas set out below:**

- ◆ **Gas Servicing**

Aberdeenshire Council has failed to renew 39 Gas Safety Certificates by their anniversary date in 2020/21 so far. All of these cases were directly due to Covid-19 shielding/self-isolating, and Aberdeenshire Council is otherwise meeting all of its legal obligations with regard to gas servicing.

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 5th of November 2020.

I sign this statement on behalf of the Committee.

Chair's Signature:

Date: