



Clackmannanshire Council Annual Assurance Statement 2023 to the Scottish Housing Regulator

Clackmannanshire Council complies with all relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework.

We meet all but the below noted relevant standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services:

Legislative Duties - Homelessness

Legislative duties associated with housing and homelessness services, equality and human rights, and tenant and resident safety.

- Have assurance and evidence that the Council is meeting all its legal obligations associated with housing and homelessness services.

We do not materially comply with meeting our legal obligations in Homelessness due to our non compliance with the Scottish Governments Homeless Persons (Unsuitable Accommodation) (Scotland) Order. This is due to our current need for use of temporary accommodation located outwith our Local Authority area (for greater than seven days).

The below noted actions are planned to be undertaken in order to help us move toward achieving adequate levels of accommodation provision within the Local Authority area and the meeting of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order -

1. The Service has increased the number of properties bought from the open market. The service will continue to monitor the local housing market for properties which may boost our own stock of suitable accommodation.
2. The Service is using temporary accommodation properties owned by our RSL partners to increase suitable accommodation.
3. The service is committed to undertake strategic review of the response to homelessness pressures with best utilisation of available funds to be considered in line with the Rapid Re-housing Transition Plan (RRTP).

Legislative Duties – Anti-Social Behaviour

Legislative duties associated with housing and homelessness services, equality and human rights, and tenant and resident safety.

- Have assurance and evidence that the Council is meeting all of its legal obligations associated with housing and tenant and resident safety.

We do not materially comply with meeting our legal obligations toward management of anti-social behaviour due to there being no recognised anti-social behaviour policy in place.

The below noted actions are planned to be undertaken in order to achieve compliance in within this area -

1. A Clackmannanshire Council Anti-Social Behaviour Strategy in line with the Antisocial Behaviour Scotland Act 2004 to be developed. The requirement for this to be noted within the Business Plan for the appropriate Directorate and recorded and monitored within the Council's corporate risk register. A Housing specific ASB Policy to be developed upon completion of the Council ASB Strategy.
2. Recruitment of a Policy Officer and Service Planning & Participation Co-ordinator to assist with the development and review of policies that the Housing Service is responsible for.

Legislative Duties – Tenant and Resident Safety

Legislative duties associated with housing and homelessness services, equality and human rights, and tenant and resident safety.

- Have assurance and evidence that the Council is meeting all of its legal obligations associated with housing and tenant and resident safety.

We do not materially comply with meeting our legal obligations to ensure that every council home has had an electrical safety check undertaken within 5 years and has a valid electrical safety certificate to show this. This is due to planned programme postponement during the Covid-19 pandemic.

The below noted actions are planned to be undertaken in order to achieve compliance in within this area –

- A planned programme of catch up works is progressing well and expected to be completed by 31st March 2024 with full compliance in this area achieved.

The service have considered our compliance with relevant obligations toward the tenant and resident safety requirements as set out within the SHR "Letter to Landlords", the service confirm sufficient process to be in place to ensure compliance to requirements within the below noted areas -

- Gas safety

- Electrical safety – non compliant currently as reported within this statement
- Water safety
- Fire safety
- Asbestos
- Damp and Mould
- Lift safety

Legislative Duties – Tenant and Resident Safety

Legislative duties associated with housing and homelessness services, equality and human rights, and tenant and resident safety.

- Have assurance and evidence that the Council is meeting all of its legal obligations associated with housing and tenant and resident safety.

We do not materially comply with meeting our legal obligations to ensuring adequate provision is in place to involve tenants, and where relevant other service users, in the preparation and scrutiny of performance information. This is due to a lack of a Tenant Participation Strategy containing defined methods for scrutiny. The below noted actions are planned to be undertaken in order to achieve compliance in within this area –

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| 1. Progression of an Interim Tenant Participation Strategy (approved by August 2023 Council) with development of a full Tenant Participation Strategy to be progressed upon appointment to post of a recognised Tenant Participation Officer (post currently being recruited to) |
| 2. Recruitment currently ongoing for the position of Tenant Participation Officer, this post to be realised as soon as is possible. |
| 3. A Scrutiny Panel (& or re-establishment of tenant HRA Board) to be set up to monitor and assess performance across the housing service. |
| 4. A focus will be placed on reaching out to RTOs to re-engage with the council and foster sound lines of communication and partnership working. |
| 5. The results from the 2023 tenant's satisfaction survey (3 yearly survey) to be assessed and areas of under performance addressed through joint working between the council and RTOs. |

The Scottish Housing Regulator Engagement Plan) for Clackmannanshire Council (2023-24) highlights an intention to analyse the council's delivery of services to people who are homeless and those who utilise the site for Gypsy/Travellers. The plan also highlights intention to engage with the Council on tenant and resident safety, this in relation to electrical safety works.

We will continue to work with the SHR to engage and provide the required information on our homeless service, the Gypsy/Travellers site and tenant and resident safety

The Westhaugh Gypsy Traveller's site has now been demolished in line with the commitment to delivering a new site by June 2024. The anticipated site will be delivered in line with the new gypsy traveller's guidance and has been partly funded by the Scottish Government. Clackmannanshire Council continues to engage with residents throughout these works and will provide regular update on progress to the Scottish Government and the Scottish Housing Regulator.

To meet our level of assurance we considered appropriate evidence against each of the requirements as set out by the Scottish Housing Regulator and we will continue to review assurance throughout the course of the year.

Clackmannanshire Council have plans in place to revise our approach to the collection of equalities information and we have started to consider how to apply a human rights approach to our work.

The Annual Assurance Statement 2023 to the Scottish Housing Regulator was presented and approved at Council on 5th October 2023

Signed

Housing Spokesperson (Place): Councillor Jane McTaggart

Date:

Operations Manager (Housing): Andrew Buchanan

Date:

Strategic Director (Place): Pete Leonard

Date: