



Clackmannanshire Council Annual Assurance Statement 2024 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 out with 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 – Other Customers: Gypsy/Travellers

Legislative duties associated with the provision and management of well maintained sites for Gypsy/Travellers.

We do not materially comply with meeting our responsibility to provide and manage effectively our Gypsy/Traveller site. This is due to significant delay experienced in the re-development of the Westhaugh Gypsy Traveller Site, Alva. At the present time residents reside elsewhere off-site and there is no agreed timescale for delivery of the new site.

The below noted actions are planned to be undertaken in order to establish an agreed forward plan for delivery of a fit for purpose Gypsy/Traveller Site -

1. The Service to engage effectively with key delivery partners at the Scottish Futures Trust (Hubco East) and the Scottish Government (Gypsy Traveller Team) to agree a suitable forward plan of action to resolve the current issues and deliver the new site.
2. The Service to continue to engage regularly with the Gypsy/Traveller community to ensure residents are kept updated on progress in delivery of the site.
3. The service to ensure that adequate support continues to be provided to residents during the period that they continue to reside elsewhere off-site.
4. The Service to ensure that the Scottish Housing Regulator is kept fully informed of progress in resolving the current issues and updated on the forward plan for the site.

Tenant and Resident Safety Requirements

Clackmannanshire Council have discovered Reinforced Autoclaved Aerated Concrete (RAAC) within our housing stock. The Service have taken appropriate action to manage the situation and ensure the safety of tenants and residents who's homes are affected. We will continue to provide regular update to the Scottish Housing Regulator as required throughout the ongoing management of this issue.

The service have considered our compliance with relevant obligations toward tenant and resident safety requirements and confirm sufficient process to be in place to ensure compliance to requirements within the below noted areas -

- Gas safety
- Electrical safety
- Water safety
- Fire safety
- Asbestos
- Damp and Mould

Engagement Plan for 2024-25

The Scottish Housing Regulator Engagement Plan for Clackmannanshire Council (2024-25) 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 stock quality. This in relation to the Council's management of Reinforced Autoclaved Aerated Concrete (RAAC) within our housing stock.

We will continue to work with the SHR to engage and provide the required information on our homeless service, the Gypsy/Travellers site and our management of RAAC.

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.

The Annual Assurance Statement 2024 to the Scottish Housing Regulator was presented and approved at Council on 3rd October 2024.

Signed

Housing Spokesperson (Place): Councillor Jane McTaggart

Date:

Service Manager (Housing): Murray Sharp

Date:

Strategic Director (Place): Kevin Wells

Date: