



Clackmannanshire Council Annual Assurance Statement 2025 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 -

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| 1. The Service continues to actively purchase properties 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 will continue to utilise temporary accommodation properties owned by our RSL partners to increase suitable accommodation within Clackmannanshire. |
| 3. The service is committed to undertake strategic review of the response to homelessness pressures with best utilisation of available funds to be considered as part of a defined forward plan of action to tackle homelessness within Clackmannanshire. |
| 4. The Service continue to review new housing supply activity against the programme outlined within our Strategic Housing Investment Plan, this to ensure best delivery of the plan with aim of increasing the amount of homes available for social rent within Clackmannanshire. |

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 and that residents continue to reside elsewhere off-site at present.

The below noted actions will be undertaken to ensure that the agreed forward plan for delivery of the Westhaugh Gypsy/Traveller Site is realised -

1. The Service will continue to engage effectively with key delivery partners at the Scottish Futures Trust (Hubco East) and the Scottish Government (Gypsy Traveller Team) to deliver on a planned programme of works to realise a newly developed and culturally appropriate site at Westhaugh.
2. The Service will 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 will ensure that adequate support continues to be provided to residents during the period that they continue to reside elsewhere off-site.
4. The Service will ensure that the Scottish Housing Regulator is kept fully informed of progress in the delivery of the site.
5. An Allocations Policy specific to the Westhaugh Site has been developed with residents and MEECOP, this was approved by Council in August 2025. Consideration will now be given to rent setting, site management arrangements and occupancy agreements which all require to be established ahead of site completion.

Tenant and Resident Safety Requirements

Clackmannanshire Council have identified Reinforced Autoclaved Aerated Concrete (RAAC) to be present within our housing stock. The Service have taken 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

The Scottish Housing Regulator Engagement Plan - 2025/26

The Scottish Housing Regulator Engagement Plan for Clackmannanshire Council (2025/26) highlights an intention to analyse the council's delivery of services related to people who are homeless, our Gypsy/Travellers site and stock quality, this includes for engagement on our asset management plans relating to properties where Reinforced Autoclaved Aerated Concrete (RAAC) was identified.

There are four planned engagement meetings scheduled during 2025-26.

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

In determining our level of assurance we have 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 2025 to the Scottish Housing Regulator was presented and approved at Council on Thursday 2nd October 2025.

Signed

Housing Spokesperson (Place):

Date:

Signed

Service Manager (Housing):

Date:

Signed

Strategic Director (Place):

Date: