



## Clackmannanshire Council Annual Assurance Statement 2022 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.

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 continues to monitor the local housing market for properties which may boost our own stock of suitable accommodation
2. The service continues to explore options with our RSL partners
3. The Service plans to consider some architectural changes to three of our managed temporary accommodation blocks. This would provide potential increase in number of units available within each block. Feasibility study is required.
4. The service is considering the guidance relating to the Rapid Re-housing Transition Plan (RRTP) grant fund with view to a pilot being enacted to address issues around qualification for Scottish Welfare Funding.

### 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. Cross service corporate wide Anti-Social Behaviour Policy to be developed and in use by 31<sup>st</sup> October 2023. The requirement for this to be noted within the Business Plan for appropriate Directorate.

### **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 –

1. A planned programme of catch up works has been devised and is underway, target date for completion is August 2023.

### **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 current 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 –

1. Development of a new Tenant Participation Strategy to be progressed working collaboratively with TIS (Tenant Information Service). This partnership working has worked well on previous TP strategies and is to be progressed with members, officers and RTOs being asked to participate.
2. Recruitment to be undertaken to position of Tenant Participation Officer (this noted within HRA Business Plan approved by Council)
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.
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5. The results from the 2022 tenant's satisfaction survey (3 yearly survey) to be assessed and areas of under performance addressed through joint working between the council and RTOs
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The Scottish Housing Regulator Engagement Plan (2021/22 and 2022/23) for Clackmannanshire Council highlights an intention to analyse the councils work in relation to services to people who are homeless and the site for Gypsy/Travellers. We will continue to work with the SHR in 2022/23 to provide required information on our homeless service and the Gypsy/Travellers site.

To meet our level of assurance we considered appropriate evidence against each of the requirements and will continue to do so during 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 2022 to the Scottish Housing Regulator will be presented to Council Audit Committee on 15<sup>h</sup> December 2022.

**Signed**

**Housing Spokesperson (Place): Councillor Jane McTaggart**

**Date:**

**Senior Manager (Housing): Tony Cain**

**Date:**

**Strategic Director (Place): Pete Leonard**

**Date:**