Dundee City Council Annual Assurance Statement 2025/2026

To comply with the Scottish Housing Regulator's Framework for the Regulation of Social Housing in Scotland, Dundee City Council confirms that the Council has met its legal obligations associated with housing and homelessness services, equality and human rights, and tenant/resident safety with regard to:

- The relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework
- All relevant standards and outcomes in the Scottish Social Housing Charter
- All relevant legislative duties

However, Dundee City Council did breach the Homeless Persons (Unsuitable Accommodation) Order (2014) during 2025/26 in relation to the length of stay in bed and breakfast accommodation because of the pressure on temporary accommodation on 308 occasions. These breaches relate to an average length of stay in unsuitable accommodation of 13.6 days compared to the 7 days permitted under the legislation.

This statement requires the Council to notify the Scottish Housing Regulator of any tenant and resident safety matters which have been reported or are being investigated by the Health and Safety Executive, or reports from regulatory or statutory authorities, or insurance providers, relating to safety concerns. There are no reports or investigations ongoing concerning Dundee City Council's Housing Service.

Neighbourhood Services Committee agreed Dundee City Councils Rapid Rehousing Transition Plan in 2019, and annual updates have continued to be submitted to Scottish Government and Committee on an annual basis.

At the end of 2025/26 318 properties failed SHQS as they did not have a current Electrical Inspection Condition Report (EICR). Of those tests carried out in 2025/26, 373 were completed beyond the 5-year anniversary of the previous test. We have developed our procedure and digital solution to support the completion of all EICRs and continue to work with tenants to support full compliance.

Properties which were identified from a desktop exercise as likely to have Reinforced Aerated Autoclaved Concrete (RAAC) panels forming the roof have been surveyed to confirm the presence and categorise the condition in accordance with guidance from the Institution of Structural Engineers (IStructE) except for those properties where access has not been granted. Works to install a structural support system below the RAAC panels forming the stairwell roof in 5 blocks of flats and in 5 archetype properties from the DCC housing stock completed in late 2025. We are committed to a transparent communication strategy to ensure tenants and owners are fully involved in the remediation process.

The Council commissioned a Single Building Assessment for Dudhope Court which was complete in September 2026 under the statutory cladding remediation framework. The assessment identified that remediation is required to parts of the external wall system and highlighted associated internal fire-safety improvements. The risk is being actively managed, and residents are not required to leave the building at this stage. Interim safeguards are in place while a longer-term solution is developed, including a waking watch, ongoing liaison with the Scottish Fire and Rescue Service, robust resident engagement and progression of a communal fire alarm. A joint Housing and City Development options appraisal is being refreshed and will be considered through the appropriate governance routes and will be reported to a future Neighbourhood, Housing and Communities Committee. The Council is also preparing to procure SBAs for the remaining 10 Multi-Storey Developments.

The Council has identified improvement actions in relation to temporary accommodation, EICR compliance, RAAC remediation, damp and mould reporting, recommendations from single building

assessment and properties failing SHQS due to energy performance. These actions are being progressed through existing governance arrangements, including the Local Housing Strategy, Rapid Rehousing Transition Plan, Housing Capital Plan, operational oversight boards, and regular performance reporting. Progress will continue to be monitored through established service governance and reported to Committee where appropriate.

Area	Improvement focus
Temporary accommodation	Reduce reliance on bed and breakfast accommodation through the LHS and RRTP.
EICR compliance	Complete outstanding inspections and embed the revised procedure and digital solution.
RAAC	Continue inspection, engagement, and remediation planning, with further reporting to Committee.
Damp and mould	Monitor cases through revised recording, dashboard reporting, and the Oversight Board and via the Neighbourhood Service Plan to Committee.
SHQS energy performance	Progress the Linlathen retrofit programme through the Housing Capital Plan.
Single Building Assessments	Maintain interim safeguards at Dudhope Court, progress the options appraisal and longer-term solution, and procure SBAs for the remaining 10 Multi-Storey Developments.

Dundee City Council is committed to taking a human rights-based approach to its policies and Practices through good participation and empowerment, accountability, non-discrimination, and meeting legal requirements. The Council has a robust framework for Equality Impact Assessment of its policies which was recently reviewed.

I confirm that the Council has sufficient assurance and scrutiny processes through its committee and governance structures to support this statement. However, the Council's Tenant Scrutiny processes remain under development.



Convener of Neighbourhood, Housing & Communities