Transformation, Communities & Corporate Services
Housing & Communities

Annual Assurance Statement

The following statement confirms that:

Falkirk Council, Housing Service, comply with most regulatory requirements set out in Chapter 3 of the Regulatory Framework. We:

- Are achieving the standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services.
- Comply with our legal obligations relating to housing and homelessness, equality and human rights, and tenant and resident safety.

The regulatory requirements that we are not fully compliant with include outcomes 4, 5 and 12 of the Scottish Social Housing Charter, relating to quality of housing, repairs and maintenance and homelessness services. Our assurance review has shown that we are not fully compliant with these outcomes in the following ways:

Outcomes 4 & 5: Quality of Housing & Repairs

- Electrical Installation Condition Reports (EICRs): Compliance with EICR requirements was reported at 85.87% in 2025/26. By 31st July 2026, 92.89% of homes had a valid EICR in place, with 294 properties outstanding, primarily due to access issues.
- Fire Safety (Interlinked Smoke Alarms): Compliance with interlinked smoke alarm requirements was 99.99%, with 1 property outstanding at 31 July 2026 due to access constraints.
- We were not compliant with annual asbestos checks in communal areas during 2025/26.

We have made progress in improving compliance with electrical safety requirements and fire detection requirements. We continue to use external contractors to support the completion of EICRs and the installation of interlinked smoke alarms, and we continue to use available access powers and legal action where this is necessary and proportionate. We are also reviewing controls and programming arrangements for annual asbestos checks in communal areas to ensure these checks are completed and evidenced within required timescales.

Outcome 12: Homeless People

- We reported 56 breaches of the Unsuitable Accommodation Order in 2025/26.
- On one occasion, in October 2025, we were unable to make an offer of temporary accommodation.

Our homeless services remain under significant pressure, and we continue to experience high levels of demand for temporary accommodation. We have a temporary accommodation action plan in place and continue to explore ways to meet demand, reduce breaches of the Unsuitable Accommodation Order, and secure positive outcomes for homeless households.

We confirm that we have considered an appropriate level of evidence to give us this assurance. The evidence provided has been reviewed by our Internal Audit Team and was awarded 'Substantial Assurance.' The information required to provide the necessary level of assurance will continue to be reviewed on an ongoing basis.

We approved our Annual Assurance Statement at the meeting of our Executive on 8th October 2026.

I sign this statement on behalf of the Executive.

Chair's signature:

Signed: