



## Appendix 1

**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 has shown that we are not fully compliant with these outcomes in the following ways:

#### Outcomes 4 & 5: Quality of Housing & Repairs

- Gas safety checks – we were unable to carry out a gas safety check on one occasion within the required timescales in 2024/25.
- We were unable to complete the installation of interlinked smoke alarms for 102 properties in 2024/25.
- The percentage of properties meeting the Scottish Housing Quality Standard was reported as 82.70% in 2024/25. Failures because of being unable to carry out electrical safety checks have impacted performance in this area.

We have made progress in ensuring our properties are fully compliant with electrical safety requirements. This is confirmed by our improved compliance with the Scottish Housing Quality Standard, improving from 79.4% in 2023/24 to 82.70% in 2024/25. We have improved how we use external contractors, with those contractors who carry out electrical safety checks now also fitting interlinked smoke alarms as part of this work. This has significantly reduced the number of interlinked smoke alarms that are still outstanding. We have also used our power of forced access to enter properties to fit the smoke alarms and are exploring this option to complete the electrical safety work.

At the end of the financial year, no gas safety checks remained outstanding.

#### Outcome 12: Homeless People

- We reported 90 breaches of the Unsuitable Accommodation Order in 2024/25.

- On 2 occasions we were unable to make an offer of temporary accommodation.

Our homeless services are under significant pressure, and we continue to experience unprecedented demand for temporary accommodation. We have a temporary accommodation action plan in place and continue to explore ways to meet demand 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 Committee on 9th October 2025.

I sign this statement on behalf of the Executive Committee.

Chair's signature:

Signed