

Annual Assurance Statement: Inverclyde Council

The purpose of this Annual Assurance Statement is to reassure the Scottish Housing Regulator, our tenants and other service users that Inverclyde Council complies with its regulatory and statutory obligations as set out in section 3 of the regulatory requirements. In areas where there is no (or part) material compliance we have indicated how we are planning to improve in those areas and the timeframe for improvement.

As a local authority we can confirm that we meet our statutory duties to prevent and alleviate homelessness, together with our duties regarding our legal obligations associated with housing and homelessness, equality and human rights and tenant and resident safety. As Inverclyde Council only has a limited housing stock, most of which are on secure tenancies, our tenants have a direct relationship with officers and the customer/landlord relationship must be considered within that context.

We can confirm that Inverclyde Council achieves all but the following standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services:

The homeless service is in a period of recovery from the pandemic and continues to work with all statutory agencies and within guidelines to ensure the needs of people threatened with or in a homeless situation have their needs assessed and met. This includes an number of focused areas of improvement and increased levels of partnership working with local RSL's , Third sector providers and HSCP partners, This includes a refreshed internal performance monitoring framework and team plan, linked to the Inverclyde RRTP, housing contribution statement and HSCP Strategic plan.

Our Rapid Rehousing Transition Plan update was submitted to Scottish Government in July 2021 and will action any feedback given. The RRTP is overseen by a Steering Group, with the Rapid Rehousing Partnership Officer facilitating partnership work across a range of workstreams to ensure local implementation of the plan including implementation of the Housing First model.

There have been no breaches in the timeframe between October 2020 and October 2021.

All of Inverclyde Council's housing stock currently meets the Scottish Housing Quality Standard (SHQS) however, there are 4 houses which do not meet the requirements of the Energy Efficiency Standard for Social Housing (EESH). These houses require external wall insulation. All houses also require to have an Energy Performance Assessment carried out.

Inverclyde Council is engaged with River Clyde Homes regarding a potential transfer of its housing stock to the RSL. That includes arriving at agreed terms and conditions of transfer before engaging with the tenants. River Clyde Homes has carried out condition surveys on all the Council's housing stock and once agreed terms of transfer have been achieved, all affected tenants will be contacted to advise of the Council's proposals, the council will also provide for the tenants to be given access

to TPAS who will give support to the tenants and advise them of their rights. Finally assuming agreement is reached with RCH then a ballot will be carried out and if a majority of tenants agree to the transfer then it will go ahead.

The Council has three houses which are located within parks, two of which are not on Scottish Secure Tenancies and are therefore not affected by the legislation. At the present time the Council is considering its position regarding retaining ownership of the third park house.

Should River Clyde Homes be unable to achieve agreed terms and conditions for transfer of the houses then the Council will consider transfer of the houses to another local Registered Social Landlord.

The consultation cannot commence until such time as agreed terms and conditions of transfer have been agreed.

We confirm that we have utilised and considered appropriate evidence to give us this assurance. This Assurance Statement was formally approved by the Council's Environment & Regeneration Committee on 28th October 2021.

Cllr Michael McCormick
Convenor
Environment & Regeneration Committee

Inverclyde Council