

North Lanarkshire Council Annual Assurance Statement 2024

We can advise that:

- we comply with all the regulatory requirements set out in section 3 of the Regulatory Framework.
- we achieve all the standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services
- we comply with our legal obligations relating to housing and homelessness, equality and human rights, and tenant and resident safety.

Equalities

We can provide assurance that we have a plan in place to allow us to implement an effective approach to collecting equalities data and have considered how we can adopt a human rights approach in our work. We have reviewed and noted the guidance in the Collecting equality information: National guidance for Scottish social landlords, issued in August 2021 and have agreed our approach with our corporate equalities group to ensure consistency in the collection of data across our Authority. Whilst we have always collected some equalities information, our question set for our last tenant survey was updated to include the additional recommended protected characteristics. This question set will also be incorporated into the design of our online housing application for our Common Housing Register which is currently under development.

Tenant and resident safety

Tenant and resident safety is of the highest priority for North Lanarkshire Council. We have robust processes and procedures in place to ensure our tenants live in warm, safe, and secure homes.

In regard to the areas of tenant safety highlighted in your letter dated 26 March 2024, I can confirm that we have management frameworks in place for Gas Safety, Electrical Safety, Asbestos Management and Water Safety, which are reviewed annually. The Gas Safety Testing programme is managed to ensure that all properties are visited and inspected before the anniversary of the previous safety inspection on a ten-month rolling programme. This approach has also been adopted for our Electrical Safety Testing (EST) on a 4-year rolling programme.

We have a Fire Safety contracts in place with 2 inspection visits per year for all tower blocks and linked corridor properties and annual certification audits completed. Fire extinguisher checks are completed annually. We are also in the middle of a programme of works to install sprinkler systems across all tower blocks.

Monthly inspections and certification on all lifts are completed as part of the principal contract. A further biannual inspection takes place as part of the Risk and Insurance contract.

With regard to Damp and Mould we have robust procedures in place which ensure that we attend and assess all reports of damp and mould. A pre inspection is completed by a qualified technical officer with professional survey's requested where required. Advice and support is provided to all tenants where condensation is detected, and tenants are referred for a financial assessment where they may be struggling to heat their home. Having reviewed the Spotlight on: Damp and mould report highlighted in your letter of 02 December 2022 we have added the list of recommendations to our continuous improvement group agenda for review and consideration.

We confirm that we have seen and considered sufficient evidence to give us this assurance.

We approved our Annual Assurance Statement at the meeting of our Housing Committee on 28 August 2024

I sign this statement on behalf of the Committee.

Convener of Housing

Date: