

North Lanarkshire Council Annual Assurance Statement 2025

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 a clear plan is in place to implement an effective approach to collecting equalities data, underpinned by a commitment to embedding a human rights approach in our work. Our strategy aligns with the *Collecting Equality Information: National Guidance for Scottish Social Landlords* (August 2021) and has been reviewed and endorsed by our Corporate Equalities Group to ensure consistency across our Authority.

While we have historically collected equalities information, our most recent tenant survey featured an updated question set that reflects the recommended protected characteristics. This enhanced set will also be integrated into the development of our new online housing application for the Common Housing Register.

Tenant and resident safety

At North Lanarkshire Council, the safety and well-being of our tenants and residents is our top priority. We are committed to providing warm, safe, and secure homes, backed by robust systems and procedures that ensure high standards of housing and care.

Regarding the areas of tenant safety outlined in your letter dated 11 March 2025, and with reference to the updated guidance published in February 2024, I can confirm that we have management frameworks in place for Gas Safety, Electrical Safety, Water Safety and Asbestos Management, which are reviewed annually. In addition, we have comprehensive contracts and well-established procedures in place to ensure Fire Safety and Lift Safety, as well as to effectively manage incidents involving Damp and Mould.

Gas & Electrical safety

Our Gas Safety Testing programme operates on a ten-month rolling cycle, ensuring all properties are inspected prior to the anniversary of their previous safety check. We have adopted a similar structured approach for Electrical Safety Testing (EST), which is carried out on a four-year rolling programme.

Water safety

We developed a detailed management plan to control the risk of Legionella and maintain water quality in communal domestic water systems. The plan applies to all common domestic assets that North Lanarkshire Council are responsible for and includes mainstream housing (towers and low rise),

temporary accommodation and sheltered housing where water is used or stored in systems such as: - hot and cold water systems, storage tanks and other systems containing water where there may be a risk of legionella (such as laundry areas, showers etc). It applies to occupied and void properties as well as communal systems such as tower laundrettes. Individual site-specific technical documents which include risk assessments are held centrally by the Service and Legislative Team.

Fire safety

We maintain active fire safety contracts that include two scheduled inspections per year for all tower blocks and associated corridor properties. In addition, annual certification audits are conducted to ensure compliance and safety standards. Fire extinguisher checks are carried out annually.

We are also currently undertaking a comprehensive programme to install sprinkler systems across all tower blocks, enhancing fire protection and resident safety.

Asbestos management

Our specialist contractor conducts two types of asbestos surveys: a Management Survey and a Refurbishment/Demolition Survey. The findings from these assessments are used to determine the risks associated with Asbestos Containing Materials (ACMs) and inform the development of a strategy for their monitoring or safe removal.

Damp and Mould

We have established robust procedures to ensure that all reports of damp and mould are promptly attended to and thoroughly assessed. Each case begins with a pre-inspection conducted by a qualified technical officer, with professional surveys commissioned where appropriate. Where condensation is identified, we provide tenants with tailored advice and support. In cases where heating affordability is a concern, tenants are referred for a financial assessment to explore further assistance.

Lift safety

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.

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 27 August 2025.

I sign this statement on behalf of the Committee.

Convener of Housing

Date: