

North Ayrshire Council Annual Assurance Statement 2022/23



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

North Ayrshire Council complies with the requirements set out in Chapter 3 of the Regulatory Framework. North Ayrshire Council is assured that we:

- ✓ Adhere to relevant guidance and the requirements of other regulators;
- ✓ Meet our statutory duties to prevent and alleviate homelessness;
- ✓ Adhere to statutory guidance from the Scottish Housing Regulator;
- ✓ Take account of regulatory advice from the Scottish Housing Regulator and from other regulators; and
- ✓ Comply with all regulatory requirements, encompassing:
 - Assurance and notification
 - Tenant and service user redress
 - Whistleblowing
 - Equalities and human rights
 - Scottish Social Housing Charter Performance.

We did not meet our legal obligations around tenant and resident safety as we did not comply with gas safety legislation for 106 properties during 2022/23. Due to new legislation introduced during 2021/22 regarding electrical testing and smoke detection equipment, 4,555 properties were non-compliant with regards to having an EICR and 100 for not having the new smoke detection equipment installed. The biggest challenge during 2022/23 has been gaining access to properties to carry out statutory compliance works following persistent and unprecedented access refusal rates post pandemic. Labour shortages within the electrical industry affected the testing programme, alongside access issues. All efforts were made to ensure compliance at the earliest opportunity and appropriate records were kept. The Scottish Housing Regulator was notified of this expected outcome at the earliest opportunity.

As a landlord, we collect data relating to protected characteristics for existing tenants, new tenants, people on waiting lists, governing body members, staff, people who apply to us as homeless and service users on our Gypsy/Traveller site. A systems review is currently being undertaken alongside our partner landlords within the North Ayrshire Housing Register, which incorporates further development of our approach to collation of equalities data within the brief for the review. We recognise that the right to housing is a human right and providing this to everyone in North Ayrshire is of the highest priority with work already taking place across a range of activities.

North Ayrshire Council's Audit and Scrutiny Committee has considered sufficient evidence to give this assurance. The Annual Assurance Statement was approved by Audit and Scrutiny Committee on 05 September 2023.

Authorised by: _____
Chairperson of the Committee

Printed name: _____

Date: _____