

Stirling Council Annual Assurance Statement

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We confirm that in respect of landlord services provided by Stirling Council's Housing Service we have seen and considered sufficient information and evidence necessary to give us this assurance that the Council complies with:

- All relevant standards and outcomes in respect of any tenants, homeless persons, and other persons who are in receipt of housing services as laid out in Chapter 3 of the Scottish Housing Regulator's Regulatory Framework;

and

- Complies with all but one of its legal obligations in relation to tenant and resident safety with the exception of the following:

Gas Safety- the Council failed to complete 1 of its annual gas safety checks in 2024/25 by the anniversary date and as such did not materially comply with gas safety regulations. This failure occurred as a result of the wrong date being recorded on the previous certificate resulting in the current one being completed a few days out of time. All Council homes with gas now have up to date gas safety records, following annual safety checks.

Electrical Safety - As at the 31 March 2025 there were 2447 SHQS failures relating to safe electrical systems, (Electrical Installation Condition Report, EICRs)

As noted in the Charter return, the Service previously relied upon both Electrical Installation Certificates (EICs) carried out as part of the roll out of interlinked fire and smoke alarm installs and EICRs. As such, the service is reporting a legacy of non EICR compliance for ,2447 properties which impacts its SHQS compliance. Compliance for 2024/25 sits at 55.73%. To address this, the service intends to undertake a significant programme of EICRs in our homes during 2025/26 and 2026/27 to ensure full compliance.

Fire Safety- As at the 31 March 2025 there were 8 properties that did not meet the updated fire safety regulations. These failures relate to a combination of new acquisitions (which would not be allocated until appropriate remedial/upgrade works have been completed), as well as 2 existing properties where the detectors had been deliberately damaged/ removed and could not be repaired before the end of the reporting year. The Service recognises the importance for these key areas of tenant safety and continues to prioritise resources to ensure full compliance in relation to gas, electrical, and smoke detection safety.

Asbestos - We have an asbestos register and carry out a risk assessment before work commences in properties.

Damp and Mould - We have carried out an extensive analysis to identify trends in our stock profile and are investigating prevention measures for affected properties. We improved guidance for tenants on dealing with damp and mould issues and improved our internal procedures. We have also made use of smart technology, installing environmental sensors in a total of 880 properties (as

of 31st March) which could be at risk of damp and mould and have plans and funding in place to expand this to fit 500 additional sensors per year. We are recording incidences of damp and mould in line with Charter reporting requirements for 2025/26.

Lift Safety - We only have one sheltered housing complex with a lift which is included on a cyclical maintenance contract to ensure that it complies with relevant legislation.

Water Safety - The majority of our properties have combi-boilers and have no “stored water”. In Void properties the plumber working with the voids does a check for stored water and carries out any assessment for legionella as required.

Equalities - We have considered the guidance on equalities and the right to housing issued by the Scottish Housing Regulator and associated bodies. We have recently carried out an equalities profile of all tenants and applicants. The final anonymised report is being developed and this information will be used to inform policy development, strategic priorities and service planning, and to identify any barriers to accessing services. We are also continuing to develop ideas on how we can adopt a human rights approach to our work. The Service will carry out a new 3-year tenant satisfaction survey this year, providing a further opportunity to support our duties under equalities and human rights legislation, and to better understand the needs of our service users.

We have taken into consideration guidance from the Scottish Housing Regulator when producing this Annual Assurance Statement. In addition, the Annual Assurance Statement for 2024/25 was considered by tenant representatives at a meeting of the Housing Advisory Group on 22nd August 2025.

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

The Annual Assurance Statement for 2024/25 was formally approved at the meeting of the Community Wellbeing and Housing Committee on 4th September 2025.

Signed

Councillor David Wilson, Convener, Community Wellbeing and Housing Committee