Stirling Council Annual Assurance Statement

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 our legal obligations relating to tenant and resident safety as laid out in Chapter 3 of the Scottish Housing Regulator's Regulatory Framework;

Gas Safety- the Council failed to complete 2 of its annual gas safety checks in 2025/26 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 out of time. Officers are looking at a digital solution going forward, to mitigate the risk of this recurring. All Council homes with gas now have up to date gas safety records, following annual safety checks. As an interim measure, a double manual check has been applied to remove possible human checking error.

Electrical Safety – SHQS compliance increased significantly from 55.73% in 2024/25 to 81.03% in 2025/26, reflecting the substantial progress made in improving electrical safety compliance across the housing stock. A total of 1,735 Electrical Installation Condition Reports (EICRs) were completed between April 2025 and March 2026, resulting in 5,378 properties having a valid EICR in place as at 31 March 2026.

The service reported on the new ARC measure relating to tenant and resident safety for 2025/26, which records instances where the requirement to complete an EICR within five years of the previous inspection was not met. As at 31 March 2026, 748 properties did not have a valid EICR in place and 159 properties had failed an EICR and required remedial works. In addition, 1,471 properties that received an EICR during 2025/26 did not have a previous valid EICR completed within the required five-year period, while a further 13 properties had a previous EICR but did not have a current valid EICR for the reporting year.

While these properties were reported as non-compliant for ARC Indicator 29, the completion of a significant number of inspections during the year represents substantial progress in reducing the backlog of outstanding EICRs and improving the safety and quality of the housing stock.

The increased delivery of EICRs throughout 2025/26 has made a significant contribution to improved compliance levels and has strengthened the Council's assurance regarding

electrical safety across its homes placing the service in a strong position to achieve full EICR coverage across the housing stock by Autumn 2026.

Fire Safety- As at the 31 March 2026 there was 1 property that did not meet the updated fire safety regulations. As noted in the Charter return, this failure relate to a fire-damaged property where the detectors had been damaged and could not be repaired before the end of the reporting year. The property was unoccupied at this time while works were being undertaken. 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.

Stirling Council confirms that it holds comprehensive, accurate and up-to-date information on the construction, components and condition of its housing stock. This is maintained through the Northgate Integrated Housing Management System and ArcGIS Pro dataset, which are updated daily to reflect ongoing works, including energy efficiency improvements, and supported by current Energy Performance Certificate (EPC) data. A rolling Stock Condition Survey programme assesses component lifecycles and informs planned maintenance and replacement programmes in line with SHQS criteria. Day-to-day standards are maintained through the responsive repairs service, ensuring properties remain wind and watertight, working towards all properties being substantially free from damp and mould and fit for habitation. The Council also uses environmental sensors to monitor property conditions in real time, enabling a proactive approach to managing risks and improving service delivery. Strategic investment priorities and budgets are aligned with the Scottish Housing Regulator's Strategic Asset Management Recommended Practice ("SAMRP"), tenant and service identified priorities, and the 30 year HRA Business Plan. Based on these arrangements, the Council is assured it has robust, high-quality information in place to effectively manage its housing assets and meet regulatory requirements.

We can provide specific assurance that our Gypsy/Traveller site complies with the Scottish Government's minimum site standards. Stirling Council continues to maintain full compliance with these minimum standards, covering pitch facilities, health & safety, site environment, management practices, and tenants' rights. Compliance is monitored through weekly site checks, monthly management inspections, quarterly compliance reviews, and annual statutory safety testing, with findings recorded and actioned by the Homelessness Service. Resident feedback, complaints and engagement meetings also inform ongoing improvement. Any gaps identified through inspections or tenant input are incorporated into our planned maintenance and investment programme.

We have taken into consideration guidance from the Scottish Housing Regulator when producing this Annual Assurance Statement. In addition, the Annual Assurance Statement for 2025/26 was considered by tenant representatives at a meeting of the

Performance and Tenant Participation working group on the 30th June 2026 and at the Housing Advisory Group on 4 September 2026.

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

The Annual Assurance Statement for 2025/26 was formally approved at the meeting of the Housing Committee on 24 September 2026.

Signed

Councillor Willie Ferguson, Convener, Housing Committee