

# 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;

We aim to provide safe homes for tenants. We have obtained appropriate assurance that we meet our duties for the areas listed below but have highlighted where we are working towards compliance where appropriate:

**Gas Safety**- The Council failed to complete 1 of its annual gas safety checks in 2023/24 by the anniversary date and as such did not materially comply with gas safety regulations. This failure occurred due to significant tenant's personal issues and the service on this occasion took the decision that forced entry was not appropriate on this occasion. All Council homes with gas now have up to date gas safety records, following annual safety checks.

**Electrical Safety** – As at the 31 March 2024 there were 3 SHQS failures relating to safe electrical systems (EICRs)

**Fire Safety**- As at the 31 March 2024 there were 4 properties that did not meet the updated fire safety regulations.

As noted in the Charter return both electrical and fire safety fails occurred in recent acquisitions of properties and those properties will not be allocated until appropriate remedial/upgrade works has been carried out. 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. Since the early 2000's the Service has carried out asbestos surveys to all properties. Asbestos identification is held centrally but also notification within each property is available with room location and test results.

**Damp and Mould** - We have carried out an extensive analysis to identify trends in our stock profile and continue to implement 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 400 properties 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.

**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 are in the process of carrying out an equalities profile of all tenants and applicants. This project is due for completion by the end of q3 and the information will be used to inform policy development, strategic priorities, 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.

We have taken into consideration guidance from the Scottish Housing Regulator when producing this Annual Assurance Statement. In addition, the Annual Assurance Statement for 2023/24 was considered by tenant representatives at a meeting of the Housing Advisory Group on 23rd August 2024.

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

The Annual Assurance Statement for 2023/24 was formally approved at the meeting of the Community Wellbeing and Housing Committee on 5th September 2024.

Signed

Councillor Gerry McGarvey, Convener, Community Wellbeing and Housing Committee