

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 three of our legal obligations relating to housing and homelessness, equality and human rights, and tenant and resident safety as laid out in Chapter 3 of the Scottish Housing Regulator's Regulatory Framework;

The Council failed to complete 208 of its annual gas safety checks in 2021/22 by the anniversary date and as such did not materially comply with gas safety regulations. This was a direct result of the Coronavirus pandemic with tenants shielding and the Council suspending forced entry for gas servicing throughout the lockdown period as per guidance within the Housing sector. 107 (51.4%) of the failures were completed within a fortnight of the date due with a further 101 requiring a number of letters, contact and support to enable completion. All Council homes with gas now have up to date gas safety records, following annual safety checks. The Council expects full compliance in 2022/23 unless further restrictions are introduced.

The Service completed 91.7% of interlinked heat and smoke alarms by 31st March 2022. At time of 18th of August 2022 progress sits at 98.3%, with a continued priority to complete all installs as soon as possible.

The Service have valid Electrical Installation Condition Reports or Electrical Installation Certificates for 91.7% of housing stock by the 31st March 2022. Progress as at the 18th of August 2022 sits at 98.3%, with a continued priority to complete all installs as soon as possible.

The Service recognises the importance for these key areas (gas, electrical, smoke detection) and are prioritising resources to bring the Service into 100% compliance.

We have considered the guidance on equalities and the right to housing issued by the Scottish Housing Regulator and associated bodies. We are planning to review our policy and processes in order to implement an effective approach to the collection of equalities information. Work is progressing to consider this option and in relation to 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 2021/22 was considered by tenant representatives at a meeting of the Housing Advisory Group on 26th August 2022.

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

The Annual Assurance Statement for 2021/22 was formally approved at the meeting of the Environment and Housing Committee on 8th September 2022.

Signed

Councillor Jen Preston, Convener, Environment and Housing Committee