

28 October 2022

West Dunbartonshire Council Annual Assurance Statement

We confirm that we comply with the regulatory requirements set out in Chapter 3 of the Scottish Housing Regulator's Regulatory Framework. This includes meeting the standards and outcomes in the Scottish Social Housing Charter, meeting all relevant legislative duties associated with housing and homelessness services, tenant and resident safety and equality and human rights. In relation to the latter, we are taking forward plans to gather data across all protected characteristics based on current guidance and look forward to the future publication of a briefing on the right to housing that is being worked on by the SHR in conjunction with the Scottish Human Rights Commission.

We comply with all of the above requirements with the exception of the area we set out below.

Scottish Social Housing Charter Performance

We achieve all but the following standards and outcomes in the Scottish Social Housing Charter:

Charter Outcomes 4 - Quality of Housing

tenants' homes, as a minimum, meet the Scottish Housing Quality Standard (SHQS) when they are allocated; are always clean, tidy and in a good state of repair; and also meet the Energy Efficiency Standard for Social Housing (EESH) by December 2020.

This year has seen an increase in our SHQS failures. The key contributing factor is due to the Electrical Installation Condition Reports (EICRs) programme not being completed as planned by the end of March 2022. The programme has been delayed due to Covid-19 restrictions and the wider consequences of these impacting on internal and external resource availability to deliver the programme as planned. Whilst we have since secured additional resource to deliver the programme as early as possible, this did not significantly reduce SHQS failures before 31st March 2022.

We recognise this is an important issue in terms of tenant and resident health and safety and continue to take steps to maximize the capacity of the programme, including taking proactive communications with tenants to minimise any access issues. At present around 43% of our properties have a valid EICR, while we plan for all properties to have a valid EICR in place by end of this financial year because of access issues this will not be achievable until Summer 2023. However, we anticipate at a minimum that we will meet our wider Scottish Housing Quality Standard compliance projection which was contained with our ARC submission.

We have seen and considered sufficient evidence to give us this assurance.

We will formally approve our Annual Assurance Statement at the meeting of our Housing and Communities Committee on 23rd November 2022.

I sign this statement on behalf of the Committee.

Councillor Gurpreet Singh Johal,
Convener, Housing and Communities Committee