

**Midlothian Council's Housing Services Assurance Statement 2022**  
**Report by Kevin Anderson, Executive Director Place****Report for Decision****1 Recommendations of Report**

Council is recommended to approve the Housing Services Annual Assurance Statement 2022, as attached at Appendix B, for submission to the Scottish Housing Regulator by 31 October, 2022.

**2 Purpose of Report/Executive Summary**

To comply with the Scottish Housing Regulator's (SHR) Regulatory Framework, the Council must approve and submit an Annual Assurance Statement (AAS) each year providing assurance that it is meeting legislative and regulatory standards for social housing in Scotland.

This report explains the Regulatory Framework and appends an Assurance Statement for approval by Council. The AAS confirms the Council fully meets the SHR required standard and outcomes.

Following Council approval, the AAS will be published on the SHR and Midlothian Council's websites.

**Date:** 26 July 2022

**Report Contact:**

Gillian McCusker, Senior Manager Housing and Wellbeing

email: [Gillian.mccusker@midlothian.gov.uk](mailto:Gillian.mccusker@midlothian.gov.uk)

### **3 Background**

**3.1** The Housing (Scotland) Act 2010 set out the requirement for a Scottish Social Housing Charter (SSHC) and the statutory objectives, functions, duties and powers of the Scottish Housing Regulator (SHR).

**3.2** The SSHC sets the standards and outcomes that all social landlords should aim to achieve when performing their housing activities. The SHR monitors, assesses and reports on the SSHC. The SHR's statutory objective is to safeguard and promote the interests of current and future tenants, people who are homeless, factored owners and Gypsy/Travellers.

**3.3** A Regulatory Framework sets out the approach to regulation.  
<https://www.housingregulator.gov.scot/for-landlords/regulatoryframework#>.

The SHR monitors, assesses, reports and intervenes (as appropriate) in relation to Scottish social landlord performance and housing activities. The current framework came into force in April 2019 and it requires all social landlords to submit an AAS providing assurance that their organisation complies with the relevant requirements of Chapter 3 of that framework.

**3.4** The AAS provided at Appendix B replaces the AAS submission for 2021 approved by Council on 6 September 2021. As the governing body, Midlothian Council is required to approve the council's Housing Services Assurance Statement 2022, and an Annual Assurance Statement of Compliance, provided at Appendix C.

**3.5** All Scottish social landlords are required to report performance to the SHR annually through the Annual Return on the Charter (Midlothian Council last submitted this in May 2021) and report to tenants during November 2021.

**3.6** The SHR analyses each charter return and then publishes an individual Engagement Plan for each landlord, which focuses on areas for improvement. Midlothian's Engagement Plan, March 2022 – March 2023 is focussed on services for people who are homeless as we emerge from the Covid pandemic (this measure applies to all local authorities) and our performance in respect of the repairs service. Midlothian Council has existing scrutiny and performance structures in place to ensure assurance can be given that housing services are delivered in accordance with legislation, regulatory standards and best practice guidance. The Council can give assurance in compliance with all of the statutory obligations, including The Homeless Persons (Unsuitable Accommodation) (Scotland) Amendment Order 2017.

**3.7** Midlothian Council has a statutory responsibility to anyone threatened with or experiencing homelessness, including households experiencing domestic abuse and the Housing Allocation Policy current target is to let 60% of all Council lets to homeless waiting list applicants.

## **4 Report Implications**

### **4.1 Resource**

There are no additional resource implications related to this report

### **4.2 Risk**

There are no additional risk implications related to this report.

### **4.3 Digital**

There are no digital implications related to this report.

### **4.4 Ensuring Equalities (if required a separate IIA must be completed)**

The contents of this report were considered under the Council's Integrated Impact Assessment process and it was determined that undertaking such an assessment was not required.

### **4.5 Additional Report Implications**

Appendix A – Report implications

Appendix B – Annual Assurance Statement

Appendix C – Annual Assurance Statement Assessment of Compliance