

**ANGUS COUNCIL**

**COMMUNITIES COMMITTEE – 24 SEPTEMBER 2019**

**HOUSING SERVICES PERFORMANCE UPDATE – ANNUAL ASSURANCE STATEMENT**

**REPORT BY DIRECTOR OF COMMUNITIES**

**ABSTRACT**

This report gives an update on the Council's performance in relation to housing services, what action is being taken to improve performance, and provides information to support members to agree the annual assurance statement required by the Scottish Housing Regulator.

**1. RECOMMENDATION**

1.1 It is recommended that the Committee:

- (i) notes the Council's performance in relation to its statutory obligations in relation to housing services;
- (ii) agrees that the evidence provided is sufficient to assure members that the Council is meeting its statutory obligations in relation to housing services; and
- (iii) approves the draft Annual Assurance Statement attached as Appendix 10.

**2. ALIGNMENT TO THE ANGUS LOCAL OUTCOME IMPROVEMENT PLAN / CORPORATE PLAN**

2.1 This report contributes to the following outcomes contained within the Angus Local Outcomes Improvement Plan 2017 -2030 and Corporate Plan.

- Safe, secure, vibrant and sustainable communities

**3. BACKGROUND**

3.1 As outlined in detail in Report No 175/19 in May 2019, all Scottish social landlords are required to ensure their governing bodies are assured that they are meeting their statutory obligations in relation to housing.

3.2 Members agreed the above report which outlined what evidence would be provided to members to ensure they could be assured that the Council continues to meet its statutory obligations in relation to housing.

**4. EVIDENCE**

4.1 The following evidence is or has been provided in accordance with Report No 175/19:

- Charter information report (Appendix 1) – this annual report summarises how the Council is performing in relation to each of the areas covered by the Charter and what we are doing to deal with any areas of poor or declining performance.
- Housing capital and revenue budget performance – Report No 46/19 was agreed by Committee in February 2019 and it set out the actual Capital and Revenue spend to 31 December each year together with projected outturns for the full financial year and any required updated capital funding proposals
- HRA Rent setting and budget strategy – Report No 47/19 was agreed by Committee in February 2019 and it set out the Housing Revenue Account (HRA) budget strategy for the following five year period and sought approval of rent levels and other associated charges for the forthcoming year. It also set out estimated income and expenditure for the following

year, capital investment proposals, affordability assessment and recommended a continued programme of investment in new and existing stock.

- Six-monthly Scrutiny Panel report (Appendices 2 and 3) – Managers from the Housing Service and Assets met with the Tenant Steering Group in June to look at our performance against the Charter indicators, provide explanations where requested, and to allow the tenant group to set targets for future performance. A presentation was prepared for the tenant group and issued in advance, and a minute recorded, both of which are attached.
- Housing Improvement Team reports – Progress reports from each of our Housing Improvement Teams are included as appendices:
  - Housing Options – Appendix 4
  - Homes and Communities – Appendix 5
  - Income Management – Appendix 6
  - Maintaining and Improving Homes - Appendix 7, and
  - Tenant Participation – Appendix 8

These reports have all been considered and approved by the Housing Management Team.

- Performance management framework report and analysis (Appendix 9) – Each month, the Performance and Access team provides a spreadsheet of performance information to the Housing Management Team. This is accompanied by a summary document of charts and analysis to draw managers' attention to problematic areas. Housing Improvement Teams also use this information to inform their action plans.

## **5. ANNUAL ASSURANCE STATEMENT**

- 5.1 To comply with the Regulatory Framework for all social landlords in Scotland, the governing body must decide whether the service is meeting all its statutory obligations. This was outlined in detail in Report No 175/19. The governing body must provide an annual assurance statement to the Scottish Housing Regulator by October of each year either stating that they are assured the landlord is meeting all its statutory obligations, or outlining areas of material non-compliance and steps being taken to rectify them.
- 5.2 In light of the information provided to members, we are recommending that the draft Annual Assurance Statement attached as Appendix 10 is submitted to the Scottish Housing Regulator stating that the Council is meeting all its statutory obligations. The agreed statement must also be published so that service users are aware of the Council's position, and, as such, we intend to publish the finalised statement on the Housing Blog.

## **6. FINANCIAL IMPLICATIONS**

- 6.1 There are no financial implications arising from this report.

## **7. OTHER IMPLICATIONS**

- 7.1 There are no other implications arising from this report.

## **8. CONSULTATION**

- 8.1 The Chief Executive, Depute Chief Executive, Director of Finance and Director of Legal & Democratic Services have been consulted in the preparation of this report

## **9. CONCLUSION**

- 9.1 The Committee is assured that the housing service continues to meet its statutory obligations in light of the evidence provided.

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**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report No 175/19 - New Regulatory Framework for Housing Services and Annual Assurance Statement
- Report No 46/19 - Housing Capital and Revenue Budget Performance Report - 2018/19
- Report No 47/19 - Housing Revenue Account Rent Setting and Budget Strategy 2018-23

List of Appendices:

- Appendix 1 – Charter Performance Information Report 2018/19
- Appendix 2 – Scrutiny Panel Presentation 2018/19
- Appendix 3 – Scrutiny Panel Minute 2018/19
- Appendix 4 – Housing Options HIT quarterly report
- Appendix 5 – Homes and Communities HIT quarterly report
- Appendix 6 – Income Management HIT quarterly report
- Appendix 7 – Maintaining and Improving Homes HIT quarterly report
- Appendix 8 – Tenant Participation HIT quarterly report
- Appendix 9 – Performance Analysis April-July 2019
- Appendix 10 – Draft Annual Assurance Statement