

Our regulation of social housing in Scotland

Discussion questions

We welcome your general feedback on our proposals as well as answers to the specific questions we have raised. You can read our discussion paper on our website at www.housingregulator.gov.scot
Please do not feel you have to answer every question unless you wish to do so.

Send your completed questionnaire to us by 11 August 2023.

By email @: regulatoryframeworkreview@shr.gov.scot

Or post to: Scottish Housing Regulator
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36 North Hanover Street, G1 2AD

Name/organisation name

Angus Council

Address

Angus House

Orchardbank Business Park

Sylvie Way

Forfar

Postcode **DD8 1AH**

Phone

Email

How you would like your response to be handled

To help make this a transparent process we intend to publish on our website the responses we receive, as we receive them. Please let us know how you would like us to handle your response. If you are responding as an individual, we will not publish your contact details.

Are you happy for your response to be published on our website?

Yes No

If you are responding as an individual ...

Please tell us how you would like your response to be published.	Pick 1
Publish my full response, including my name	<input type="checkbox"/>
Please publish my response, but not my name	<input type="checkbox"/>

1. We believe that our regulatory priorities should be:
 - listening and responding effectively to tenants and service users
 - providing good quality and safe homes
 - keeping homes as affordable as possible
 - doing all they can to reduce the number of people who are experiencing homelessness

We are keen to hear your feedback on these priorities. Are they the right ones?

Yes – agree with these priorities

2. What are your views on amending the Statutory Guidance on Annual Assurance Statements to include provisions on specific assurance?

Agree

3. Do you think that we need to change any of the indicators in the ARC or add to these?

Consider separate indicators on EICR and LD2 compliance similar to gas safety. Sustainment – should consider some exclusions, e.g. where the tenancy end is outwith our control (e.g. death or moved to owner occupation)

4. Are the proposed areas of focus for tenant and resident safety indicators the right ones, and what should those indicators be?

Agree, although with consideration to comments in 3 above

5. What do you think would be the most effective and appropriate way to monitor the effectiveness of landlords' approach to managing reports and instances of mould and dampness?

There would need to be contextual information to differentiate between the causes of mould/dampness, e.g. whether this was due to landlord negligence or tenant lifestyle although this may be difficult to evidence. We can provide number of inspections where damp/mould is mentioned as a percentage of stock

6. What are your views on strengthening the Framework further on landlords listening to tenants and service users?

7. How do you think we could streamline the requirements for landlords in the Notifiable Events statutory guidance?

8. *Do you think there is value in using more direct language in the working towards compliance status, or in introducing an intermediary regulatory status between compliant and working towards compliance?*

Agree

9. Are there any changes we should make to the Significant Performance Failures approach, including how we define these?

No changes

10. Are there any other changes to the Regulatory Framework and associated guidance that you would suggest?

Ensure language used in guidance is clear and concise, and in plain English

Thank you for taking the time to give us your feedback!