

Place Directorate

Midlothian Council
Midlothian House
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Dalkeith
EH22 1DN

Kevin Anderson
Executive Director Place

Midlothian Council Annual Assurance Statement 2026

Midlothian Council confirms to its tenants and the Scottish Housing Regulator that it complies with its duties, obligations and responsibilities placed on landlords set out in Chapter 3 of the Scottish Housing Regulatory Framework, except as set out below. This includes that we:

- Achieve the standards and outcomes set out in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services;
- Comply with our statutory and legal obligations related to housing and homelessness, equality and human rights and tenants and resident safety.

We confirm our systems of control and assurance meet the Regulatory Standards for tenant safety in, gas safety checks, electrical safety checks, mould and dampness frameworks, legionella testing, fire safety checks, asbestos management and lift safety.

Area of Non-Compliance:

During 2025/26, pressure on temporary accommodation remained high, with demand and supply constraints. Midlothian Council breached the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014 (as amended) in relation of length of stay in unsuitable accommodation, as a result of pressure on temporary accommodation 30 times.

The improvement action currently under implementation is to introduce a new service structure to support our commitment to prioritising tenants needs, bringing in resource, expertise, training, improved monitoring and reporting. We are also reviewing our housing advice and assistance framework to promote informed discussion of housing options at an early stage for those at risk of homelessness.

Tenant and Resident Safety Notifications:

We confirm we are not aware of any reports or investigations by the Health and Safety Executive, the Information Commissioner's Office, or other regulatory or statutory authorities relating to tenant or resident safety, or data protection concerns, during the reporting period.

Our compliance with equality and human rights is supported by Integrated Impact Assessments undertaken on relevant housing and homelessness policies and services, ensuing impacts on tenants and service users are identified and addressed.

We recognise our duties under the UNCRC (Incorporation) (Scotland) Act 2024 and consider the impact of decisions on the rights of children and young people.

I can confirm I have considered sufficient evidence, which consists of Annual Return on the Charter submission to the Scottish Housing Regulator, a bank of reports, policies, advice and information which the Council monitors and oversees on an ongoing basis, to provide continuous evidence and which, to the best of my knowledge and belief, gives assurance of compliance with the Regulatory Framework.

We will notify the Scottish Housing Regulator of any material changes to the assurance set out in this Statement during the year.

We approved our Annual Assurance Statement at the Council meeting held on 22 September 2026.

Signed:

Date of Signing:

Councillor Stuart McKenzie, Cabinet Member for Housing Services