



Scottish Housing  
Regulator

# The Scottish Housing Regulator

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## **Statutory Objective:**

“ to safeguard and promote the interests of current and future tenants, people who are or may become homeless, factored owners and Gypsy Travellers who are provided with housing services by social landlords”

## **Our function:**

“monitoring, assessing, reporting and intervening (as appropriate) in relation to social landlords’ performance of housing activities and RSLs’ financial well being and governance”

# Stock Quality

- On-going challenges on RAAC and cladding
- Challenges for some landlords in meeting T&RS obligations.
- Damp and Mould policy focus
- Health and safety obligations more broadly

So we have considered:

- Assess whether on-going and robust understanding of stock / investment requirements
- Compliance with the SHQS
- Compliance with all T&RS obligations



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# Importance of Stock Quality

## **Importance of Accurate Stock Data**

Accurate and comprehensive stock data is essential for meeting regulatory standards and supporting effective asset management.

## **Impact on Decision-Making**

Reliable data enables evidence-based decisions, long-term financial planning, and early risk identification to prevent failures.



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# Recent Challenges

- **Cladding and Building Safety** Heightened scrutiny on cladding requires thorough investigations, risk assessments, and remediation for high-rise safety.
- **RAAC Structural Risks** Discovery of RAAC demands swift structural assessments, specialist engagement, and mitigation across diverse properties.
- **Damp, Mould and Ventilation** Damp and mould indicate systemic issues linked to ventilation, insulation, heating affordability, and property design.
- **Net Zero and Tenant Engagement** Balancing Net Zero goals, regulations, and tenant expectations requires proactive engagement and clear communication.

# Risk Assessment/Assurance

We ask Landlords to demonstrate compliance in a number of different ways including:

- Annual Assurance Statement
- ARC



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# Damp and/or Mould

- **Performance Indicators and Reporting**  
New ARC indicators require landlords to report damp and mould cases, response times.
- **Awaab's Law Provisions**  
Stricter timeframes and accountability under Awaab's Law ensure timely hazard responses and safe living conditions.
- **Systematic Identification Approach**  
Landlords must use proactive surveying, tenant reports, and routine inspections to identify damp and mould early.
- **Tenant Communication and Empathy**  
Effective communication with tenants improves experience and helps understand root causes of damp and mould.

# Key Message

“It is critically important that landlords have comprehensive, good quality and up to date information on the construction, components and condition of all of the homes they provide to their tenants, and that that information underpins effective investment and asset management strategies to ensure robust asset management and effective tenant and resident safety. “



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# Questions?