



ANNUAL ASSURANCE STATEMENT 2024

Standard	Level of Compliance
1. The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users.	Compliant
2. The RSL is open and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these priorities.	Compliant
3. The RSL manages its resources to ensure its financial well-being, while maintaining rents at a level that tenants can afford to pay.	Compliant
4. The governing body bases its decisions on good quality information and advice and identifies and mitigates risk to the organisation's purpose.	Compliant
5. The RSL conducts its affairs with honesty and integrity.	Compliant
6. The governing body and senior officers have the skills and knowledge they need to be effective.	Compliant
7. The RSL ensures that any organisational changes or disposals it makes safeguard the interests of, and benefit, current and future tenants.	Compliant

We, the Board of Management of Angus Housing Association met on the Wednesday 16th October 2024 and having considered the standards noted, state that we comply as noted above, with the regulatory requirements set out in Chapter 3 of the Regulatory Framework and that there are no areas of material non-compliance in the operation or service delivery of the work of the Association.

We are assured that Angus Housing Association has the necessary arrangements in place to identify any risk to compliance in the course of the conduct of our business and governance arrangements. The Board has been actively involved in the development and review of the evidence bank and monitors regulatory and legal compliance on a regular and ongoing basis.

In reviewing the evidence and assessing compliance, we have taken account of good practice have gained this assurance from a detailed review of our evidence base. The evidence which supports this statement includes:

- Reports on performance in key areas such as financial health, service delivery, asset management, development and risk management
- Internal and external audit reports
- Advice from external and specialist advisors
- Data analysis and customer feedback
- Benchmarking
- Reports, advice and information from senior staff
- Policies and Strategy

Tenant Safety

Electrical Safety - Whilst we have assessed no areas of material non-compliance, we are not fully compliant with EICR (Electrical Installation Condition Reports) certification and have 9 properties that are non-compliant. Of these 2 are long term voids, 1 is due to no access, 2 relate to an issue with hoarding and 4 are latent defects found within a new build scheme.

Gas Safety – we have no outstanding gas safety checks.

Water Safety - 6 properties have been identified as needing some level of remedial work and a programme is in place to have these completed by December 2024.

Fire Safety – we are 100% compliant with LD2 requirements.

Asbestos- In the past year we have conducted asbestos surveys and now have a comprehensive asbestos register in place. 13.4% our stock contains asbestos however the asbestos is contained, well managed and assessed as low risk.

Damp and Mould – the Association has put a Damp and Mould policy in place with an increased focus on inspections, use of technology to assist with diagnosis and monitoring prompt responses by staff. In addition,

we offer access to our Energy Advisor and Financial Inclusions Teams to assist where fuel poverty is a contributing factor. The number of cases of damp or mould reported (including re-reporting), financial spend on solutions and time taken to resolve cases is reported quarterly to the Board.

We continue to identify areas of review and improvement to ensure that the Board of Management and staff are driving improvements for our customers.

We continue to monitor and manage our business plan, budget, financial assumptions, and risks and understand our obligations for good governance of the Association.

In reviewing our compliance with the Regulatory Framework, we are assured that we have established appropriate systems for the collection of equalities data. We are assured that we are working towards using this data to take account of equality and human rights in our decisions, policy making and day to day service delivery.

We recognise that we are required to notify the SHR of any changes in our compliance during the course of the year and are assured that we have effective arrangements in place to enable us to do so.

As Chair, I am authorised by the Board at the above meeting to sign and submit this Assurance Statement to the Scottish Housing Regulator and can confirm that the statement is being published on our website on the same date that it is submitted to the SHR.

Jimmy Black (Chair)