

ANNUAL ASSURANCE STATEMENT 2025

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 about 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 risks 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 Wednesday 15th October 2025 and having considered the standards noted, state that we comply as 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 the 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

The evidence bank combines reports, policies, advice and information which the Board monitors and oversees on an ongoing basis throughout the year to provide continuous assurance that Angus Housing Association is compliant. Additionally, the evidence bank incorporates relevant documents and information that contribute to our assurance, and which form the structure of Angus Housing Association's business and governance activities.

Tenant Safety

Electrical Safety

Whilst we have assessed no areas of material non-compliance, as of 31st March 2025, we were not fully compliant with Electrical Installation Condition Reports (EICR) certification and had 15 properties that were non-compliant. These were: 2 long term voids, 1 due to hoarding, 10 latent defects within a new build development, and 2 non-compliant which have now been resolved.

Gas Safety

No outstanding gas safety checks.

Water Safety

Fully compliant

Fire Safety

We are compliant with LD2 requirements except for 1 property outstanding at year end (long term void).

Asbestos

We have an asbestos register in place and 13% of our stock contains asbestos. These properties have been surveyed and there are management plans in place. The asbestos in these properties has been assessed as low risk, contained and well managed.

Damp and Mould

We have a Damp and Mould policy in place and use inspections and technology to assist with diagnosing and monitoring. In addition, we offer tenants support from both our Energy Advisor, and Financial Inclusion Team to assist with issues arising from fuel poverty. Recording system now in place and we are reporting on this as per ARC guidance.

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.

Craig Irvine (Chair)

15th October 2025