



2023 ANNUAL ASSURANCE STATEMENT

The Board of Cairn Housing Association, and as group Parent of Ancho Ltd, is satisfied that Cairn Housing Group is compliant with the requirements of Chapter Three of the Regulatory Framework including;

- The relevant standards and outcomes of the Scottish Social Housing Charter;
- All relevant statutory and legislative requirements;
- The Regulatory Standards of Governance and Financial Management;
- Our statutory obligations in respect of tenant and resident safety, housing and homelessness and equalities and human rights.

The evidence which supports this statement combines reports, policies, advice, and information which the Boards of Cairn Housing Association and Ancho Ltd monitor and oversee on an ongoing basis throughout the year to provide continuous assurance that Cairn Housing Group is compliant. Additionally, the evidence bank incorporates relevant documents and information that contribute to our assurance and which form the structure of the group's business and governance activities.

We continue to monitor our business plan, budget and financial assumptions in the context of the ongoing economic situation, the Cost of Living (Tenant Protection) (Scotland) Act and associated business impacts. Our Business Plan reflects the regulatory guidance that was current at the time of its preparation, and we will take account of updated regulatory advice as we monitor and review our Business Plan, the risks we face, and the resilience of the organisation. Our new Business Plan will be in place by April 2024.

Where we have adopted revised standards of service delivery, we are communicating these changes clearly to our tenants. We are confident that we have successfully resumed normal service levels after the Pandemic, subject only to external supply constraints.

We are confident that, taking account of the current economic and social environments, we continue to meet our responsibilities to our tenants, service users, regulators and funders and to meet our statutory obligations in respect of tenant and resident safety, housing and homelessness and equalities and human rights.

We are satisfied that we meet all our duties in relation to tenant and resident safety. We have gained the necessary evidence-based assurance of our compliance (and in the case of EICRs, commitment to achieving compliance) in respect of duties relating to gas, electrical, fire, water and lift safety and our obligations relating to asbestos, damp and mould. We have sought specialist advice to monitor our compliance in these areas and to support our assurance. We continue to work towards full completion of EICRs. This is a priority action, and we intend that we will be fully compliant by 31 March 2024.

Overall Assurance

The Board of Cairn Housing Association (as group parent) has overseen the assurance exercise and evidence gathering that supports this Statement, with involvement of Board members from Cairn Housing Association and Ancho Ltd, and is satisfied that it is comprehensive and accurate.

The Board confirms that we have reviewed and assessed a comprehensive bank of evidence to support this Statement and that we have obtained external support to provide us with additional assurance that our approach is effective and robust. We are assured that we are working towards having appropriate systems in place for the collection of equalities data and we are assured that we are working towards using this data to take account of equality and human rights issues in our decisions, policy-making and day-to-day service delivery.

In assessing the evidence, we have adopted an improvement focus which has resulted in the creation of an Improvement Action Plan which we regularly review, update and implement with the oversight of a Board working group. We have reviewed the identified actions in the action plan and are satisfied that all are intended to deliver effective improvement and that none are material to our current compliance with the Framework. 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 of the Board of Cairn Housing Association, I am authorised to confirm that both Cairn Housing Association, which is the parent RSL, and Ancho Ltd, which is the registered subsidiary, comply with Chapter Three of the Regulatory Framework. This Statement was considered and approved by Board members on 20 October 2023 and is now approved by me on behalf of the Board. I confirm that this Assurance Statement is being published on our website on the same date that it is submitted to the SHR.

Angus Lamont
Chair of Cairn HA
20 October 2023