



2022 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 regulatory requirements set out at section three of the Regulatory Framework
- The relevant standards and outcomes of the Charter
- All relevant statutory and legal requirements
- Regulatory Standards of Governance and Financial Management

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.

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

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, subject only to external supply constraints.

The last year saw the introduction of the revised electrical safety and fire detection requirements into the SHQS for the first time. Our compliance with the new electrical safety element was particularly challenged by the extended period of covid restrictions, the capacity of the industry to cope with the backlog, with further complexity added by our geographically dispersed stock. The shift from a 10-year to a 5-year regime has been challenging, and we are well into the first year of a 3-year programme to bring our properties fully into compliance in a sustainable way.

We notified you of a case of Legionnaires disease at Lochbrae Court in July 2022. We have confirmation from Public Health Scotland that no link to the Lochbrae Court water supply has been established. We are continuing to carry out management of the water supply and liaise with Public Health Scotland who have confirmed that they are happy with the actions we have taken.

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. All actions contained in the 2021 improvement action plan have been implemented.

In assessing the evidence, we have adopted an improvement focus which has resulted in the creation of an action plan which we have begun to implement and will continue to progress during the course of the year. 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.

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 25 October 2022 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

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Don Jamieson
Chair of Cairn HA
25 October 2022