

Albyn Housing Society  
98-104 High Street  
Invergordon  
IV18 0D

Mr Stephen Lally  
Scottish Housing Regulator  
Buchanan House  
58 Port Dundas Rd  
Glasgow  
G40HF

24 October 2023

Dear Stephen

I am pleased to present the Annual Assurance Statement for 2023 on behalf of the Albyn Housing Society Board, which encompasses all subsidiaries within the Albyn Group. This statement signifies our commitment to ensuring good quality governance and the highest standards of service delivery across our organisation.

Through diligent and well-informed reporting to the board, coupled with continuous self-assessment confirm that to the best of our knowledge and belief, that we are assured of compliance in the following areas:

- All relevant regulatory requirements set out in section 3 of the Regulatory Framework.
- All relevant standards and outcomes in the Scottish Social Housing Charter.
- All relevant legislative duties
- The SHR Standards of Governance and Financial Management

Whilst we believe that there are no areas of material or significant non-compliance that require to be disclosed in this statement, we have identified areas where we feel improvements can be achieved.

We remain committed to monitoring our business plan, budget, and financial assumptions in light of the ever-evolving economic landscape. To this end, we have conducted sensitivity modelling to account for external factors that may impact our operations.

Additionally, our newly formulated Asset Management and Equalities and Human Rights strategies have been approved and implementation ongoing.

As part of our internal audit plan, we commissioned a thorough Tenant Safety audit in August 2023, covering aspects such as gas safety, electrical safety, water, fire safety, damp, mould, and asbestos. The results from the audit gave a strong assurance of compliance. The audit revealed numerous areas of good practice, which further reinforces our commitment to the safety of our tenants.

In my capacity as Chair, I was duly authorised by the Board during a meeting held on 24 October 2023 to sign and submit this Assurance Statement to the Scottish Housing Regulator.

Signed on behalf of the Board:

Lesley McInnes  
Chair, Albyn Housing Society