

Annual Assurance Statement 2025

Almond Housing Association

The Board confirms that we have reviewed and assessed a comprehensive bank of evidence to support this Statement that Almond Housing Association is compliant with:

- 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

We are satisfied that we meet all of our duties in relation to tenant and resident safety. In particular, we have gained the necessary evidence-based assurance of our compliance in respect of duties relating to gas, electrical, fire, water and lift safety and our obligations relating to asbestos. The Association has implemented a Damp and Mould policy, has a two year ventilation contract in place to replace and upgrade ventilation in homes as required, is utilising environmental sensors to manage complex cases and has updated our procedure for damp and mould to reflect recent changes in the ARC.

Following a full assessment of the 249 properties containing RAAC, the Association was advised that panels containing loft hatches in 240 properties required to be removed. This work was tendered in Q4 and work commenced in April 2025. All tenants are being decanted out of their homes to allow the work to be carried out. Monitoring of the RAAC panels remains ongoing.

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.

In assessing the evidence for compliance with the Regulatory Framework, 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 compliance with the Framework.

As Chair, I was authorised by the Board at a meeting held on 7th August 2025 to sign and submit this Assurance Statement to the Scottish Housing Regulator. I confirm that this Assurance Statement is being published on our website on the same date that it is submitted to the SHR.

Name: Adam Turner

Signed:

Date: 7th August 2025