



Ardenglen Housing Association Annual Assurance Statement (No2) November 2020

Introduction

On behalf of the Board of Management for Ardenglen Housing Association, we are pleased to provide our second Annual Assurance Statement to the Scottish Housing Regulator, our tenants and other customers.

The Board of Management have taken steps to ensure we fully understand our duties, obligations and responsibilities as a Registered Social Landlord and feel we have sound knowledge of this.

Compliance Opinion

Following a robust self-assessment process the Board **unanimously** reached the following opinion:

Ardenglen Housing Association Ltd:

- Comply with the Scottish Housing Regulator's Standards of Governance and Financial Management;
- Comply with the standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services;
- Comply with all Regulatory Requirements as set out in Chapter 3 of the Regulatory Framework including all relevant legislative duties, apart from the Control of Asbestos Regulations 2012 and Gas Safety Regulations.

Evidence

This year we commissioned an independent operations health check, to provide high level audit of our compliance and identify areas of improvement. The scope of the audit covered:

- Asset Management
- Investment
- Procurement
- Compliance
- Repairs & Maintenance
- Abandoned Property
- Adaptations
- Allocations
- Anti-social behaviour

- Estate Management
- Income Recovery
- Tenancy Management

A detailed report was prepared and action plan approved by the Board to work towards full compliance, as well as other areas for improvement. In addition, we carefully considered the impact on CV19 on our compliance position. We currently have one property without a valid gas safety certificate because the tenant will not provide access due to fears about potential transmission of coronavirus. We continue to work with the tenant concerned and are seeking to implement the necessary measures to reassure them that all necessary precautions are being taken.

Improvements

As an organisation aiming for excellence and continuous improvement, addition to our internal and external audit we had a programme for specialist external audits for high risk areas. Our recent audit identified an area of non-compliance; in addition we also highlight an area of non-compliance as a result of CV19:

Area of non-compliance	Impact due to CV19	Action	Intended Completion Date
The Association does not hold a complete register of asbestos	No	Completion of a compliant asbestos Register, externally verified.	31 st March 2021
Gas Safety	Yes	Continue to engage with one tenant to ensure gas safety inspection can be carried out.	31st December 2020

In order to sustain compliance the Association will be focussing on the following during the coming year:

- Fully comply with Control of Asbestos Regulations 2012;
- External validation of stock condition data;
- Develop 5 year inspection programme for electrical safety;
- A refreshed approach to Asset Management, including developing a robust Asset Management Strategy;
- Develop and implement a new procurement plan;
- Develop new Tenant Engagement Strategy including tenant scrutiny.

The compliance opinion was reached at a special Board meeting on 24th November 2020 and the Assurance Statement subsequently approved by the Board on 26th November

Elizabeth McKenzie
Chairperson Ardenglen Housing Association