



HOUSING ASSOCIATION LIMITED

Scottish Housing Regulator
Buchanan House
58 Port Dundas Road
GLASGOW
G4 0HF

Date: 23/10/2024

Dear Colleague,

**ANNUAL ASSURANCE STATEMENT 2024 ON BEHALF OF THE BOARD OF
BRIDGEWATER HOUSING ASSOCIATION LTD**

In reviewing the evidence and assessing compliance, we have taken account of good practice advice, using the SFHA toolkit as a guide.

Bridgewater Housing Association confirms that it is compliant with the Regulatory Standards of Governance and Financial Management and the requirements of Chapter Three of the Regulatory Framework. This is based on robust, timely, and regular reporting, ongoing oversight, review of standards by a working group, internal audit, and thorough scrutiny using reliable information. There are no areas of material or significant non-compliance that require to be disclosed in this statement.

In reviewing compliance, we have adopted an improvement focus and have also identified several improvement actions which we will progress during the year. To support effective implementation, these actions form an Improvement Action Plan which will be monitored by the Board at agreed intervals to ensure successful achievement.

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, damp and mould. We have sought specialist advice to monitor our compliance in these areas and to support our assurance.

We have assessed our stock for the presence of RAAC and have identified that up to 21 BHA properties require further investigation and may be affected. We have obtained specialist advice to confirm the presence of RAAC and inform the development of a risk management and mitigation plan should this be required.

In reviewing our compliance with the Regulatory Framework, we are assured that we have established appropriate systems for the collection of equalities data. 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

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Recognised Scottish Charity No SCO35819. Scottish Housing Regulator No HAL301.

Co-operative and Community Benefit Societies Act 2014 No 2525R(S). Property Factor Registration Number PF000105.

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, I was authorised by the Board at the meeting held on 23rd October 2024 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.

Yours faithfully

John Paterson
Chair of Bridgewater Housing Association