Forth Housing Association
Annual Assurance Statement 2025/26 to the Scottish Housing Regulator

I am pleased to present the Annual Assurance Statement for 2026 on behalf of Forth Housing Association.

The Management Committee of Forth Housing Association confirms that it has over the course of the year, reviewed and assessed a comprehensive bank of evidence to support the Statement that Forth Housing Association is compliant with:

- All relevant regulatory requirements as set out in Section Three of the Regulatory Framework
- The Regulatory Standards of Governance and Financial Management
- The relevant standards and outcomes of the Scottish Social Housing Charter
- Our statutory obligations in respect of tenant and resident safety, housing and homelessness and equalities and human rights

The complete suite of evidence combines committee reports, financial plans and projections, policies, independent audits, external validation and benchmarking advice and information which the Management Committee monitors and oversees on an ongoing basis to provide continuous assurance.

We also routinely seek tenants' views on our services and our compliance assurance throughout the year through surveys, consultations and our complaints process. We act on the feedback we receive and have regular updates on this through our newsletter and our reports to our committee. Our tenant scrutiny group completed a review project on our AAS process and have shaped this statement which we would aim to revisit in 2027.

Legislative Duties associated with housing and homelessness services, equality and human rights, and tenant and resident safety:

- We comply with the standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services.

- We have an effective approach to the collection of equalities and human rights information from tenants, staff and applicants through a variety of methods and are assured that we take account of equality issues in our decisions, policies and our service delivery.

- We have assurance and evidence that we are meeting all of our legal obligations associated with housing and tenant and resident safety and can confirm that we have completed a desk top assessment and we have no properties with Reinforced autoclaved aerated concrete (RAAC).

- We have the necessary evidence-based assurance of our compliance in respect of duties relating to electrical, fire, water, lift safety (no lifts), water quality management and our obligations relating to asbestos.

- We have the necessary evidence-based assurance of our compliance in respect of our duties relating to managing, monitoring and reporting on structural and condensation related damp and mould.

- We have the necessary evidence based assurance of our compliance in respect of duties relating to our gas servicing obligation in that all our properties have a current valid gas safety record.

- We have a robust approach to collating and maintaining up to date information on our homes. This includes a rolling programme of annual stock condition surveys carried out by our in-house asset team, the results of which are now subject to a sample independent external validation to provide additional assurance.

We continue to adopt an approach to compliance based on continuous improvement, and have an action plan from our internal audits which we monitor on a quarterly basis at our Audit and Risk Sub Committee and Management Committee meetings

We acknowledge 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 under our Notifiable Events Protocol to enable us to do so.

As Chair, I was authorised by the Management Committee at a meeting held on the 25th August 2026 to sign and submit this Annual Assurance Statement to the Scottish Housing Regulator.

Name: Andrea Finkel-Gates
Position: Chair

Signed:

Date: 25th August 2026