

Ms Nicola Harcus
Regulation Manager
Scottish Housing Regulator
Buchanan House
58 Port Dundas Road
Glasgow
G4 0HF



30 October 2019

Dear Ms Harcus

Langstane Housing Association – Annual Assurance Statement

Langstane Housing Association has been, and continues to be, on a journey of continuous improvement. 2019 saw the prioritisation of significant financial management improvements within the Association and Board of Management has on-going oversight of a detailed action plan that will be pursued over coming months to ensure full completion.

I confirm, on behalf of the Board of Management of Langstane Housing Association Limited, that to the best of my knowledge and understanding, Langstane Housing Association complies with:

- all relevant standards and outcomes in the Scottish Social Housing Charter;
- all relevant legislative duties; and
- Standards 2, 5, 6 and 7 of the Scottish Housing Regulator's Governance and Financial Management Standards.

The Association is working determinedly towards full compliance with Standards 1, 3 and 4 by February 2020 (see Appendix 1 and Appendix 2 attached).

In reaching this conclusion considerable evidence has been provided to support the level of assurance the Board of Management has.

The Board met on Monday, 21 October 2019, to consider a report from Audit Committee (based on a positive independent internal audit assessment that reported Langstane's position in relation to the Standards). We took into account our engagement and discussions to date with representatives from the Scottish Housing Regulator and considered further information before agreeing that further measures can be made to bring Langstane fully into line with Standards 1, 3 and 4.

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I confirm I have been authorised to sign this statement on behalf of the Board of Management.

Langstane is committed to working constructively with the Scottish Housing Regulator and other relevant stakeholders to ensure the standards within the Association, and the housing industry as a whole, are high. Langstane's Board has the best interests of tenants at the heart of all its decision-making.

Governing body members will ensure sufficient resources are made available to deliver our action plan in full and within the timescales agreed.

Langstane Housing Association has four subsidiary companies:

- Stockethill Homes Limited for which the process of being wound-up will be started now the money laundering registration is complete for Langstane Property Limited;
- Langstane Property Limited which will administer the provision of 41 mid market rentals following the wind-up of Stockethill Homes Limited; and
- Two dormant companies, Langstane Developments Limited and Langstane Maintenance Limited.

This statement is on behalf of all entities within the Langstane Group.

Please do not hesitate to contact me if you wish any further information or clarity on the above.

Many thanks

J Knowles
Chairperson



Compliance against Governance and Financial Management regulatory standards

| Regulatory Standards |
|---|
| Standard 1 – working towards compliance |
| Standard 2 – compliant |
| Standard 3 – working towards compliance |
| Standard 4 – working towards compliance |
| Standard 5 – compliant |
| Standard 6 – compliant |
| Standard 7 – compliant – not applicable |



Compliance against Scottish Social Housing Charter Outcomes – internal findings assessed by Managers within Langstane, reviewed and approved by senior management team

| Outcome category | Overall score / maximum possible points | Compliance assessment | No. of action points identified |
|-------------------------|--|--|--|
| Communication | 31/35 | Compliant with a little development required | 2 |
| Participation | 33.5/38 | Compliant with a little development required | 1 |
| Repairs | 29.5/32 | Compliant with some development required | 3 |
| Void Management | 28/31 | Compliant with some development required | 5 |
| Equalities | 21/28 | Compliant with some development required | 3 |
| Access to Housing | 38.5/39 | Compliant | 0 |
| Estate Management | 26.5/31 | Compliant with some development required | 2 |
| Anti Social Behaviour | 35/38 | Compliant with a little development required | 2 |
| Income Management | 41/48 | Compliant with some development required | 5 |