



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

19 October 2020

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 and 2020 has seen the prioritisation of significant financial management and governance improvements within the Association and Board of Management has on-going oversight of detailed reports and action plans 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 regulatory requires set out in Chapter 3 of the Regulatory Framework;
- all relevant standards and outcomes in the Scottish Social Housing Charter;
- all relevant legislative duties; and
- Standards 1 – 7 of the Scottish Housing Regulator's Governance and Financial Management Standards.

As you will know the Association has worked determinedly towards full compliance with all Scottish Housing Regulatory Standards. In particular improved working practices relating to Standards 1, 3 and 4 has been focused and diligently applied.

In reaching this conclusion considerable evidence has been provided to support the level of assurance the Board of Management has. Detailed annual reports to 31 March are provided. In addition, the Board continues to receive regular updates on business critical activities including financial reports, risk assessment updates, health and safety matters, notifiable events and how Covid-19 has impacted upon the Association, its tenants and other customers. This includes specific Covid-19 update and risk assessment reports. Following further guidance from the Scottish Federation of Housing Associations we have self assessed our performance in relation to Covid-19. We are confident the information

provided is accurate, timely and relevant risks are assessed. Where practical to do so, appropriate mitigation action is taken that is proportionate to the risks assessed.

The Board met on Monday, 27 July 2020, and considered the views of our Audit & Financial Management Committee (based on positive independent and internal assessments that documented Langstane's position in relation to the Standards and more general service delivery aspects, at various points in time). We took into account our previous engagement and discussions to date with representatives from the Scottish Housing Regulator and considered detailed information before agreeing our statement.

On 19 October 2020, we met and again reviewed our position and in particular how the Association is managing current challenges posed by the Covid-19 pandemic whilst remaining focused on day to day priorities and delivering our agreed Business Plan which includes a challenging efficiencies agenda. In between both meetings board members attended a benchmarking presentation by Scotland's Housing Network and received updated performance reports. We have also received further external verification that our financial record keeping provides a fair and accurate assessment of the Langstane Group's financial position.

I would reiterate that Langstane remains 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. I can also assure you 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 but we remain mindful of the need to work flexibly as our business environment changes. These last months have demonstrated the benefits to our tenants and others, of adopting a flexible approach and we will continue to learn lessons from each experience, focussing as ever on continuous improvement.

Langstane Housing Association has four subsidiary companies:

- Stockethill Homes Limited for which the process of being wound-up has started;
- Langstane Property Limited which administers 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.

We recognise we are required to notify the Scottish Housing Regulator 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.

I confirm I have been authorised to sign this statement on behalf of the Board of Management as per the meetings of 27 July and 19 October 2020, and will publish our statement on our website as soon as reasonably practical.

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

Many thanks

J Knowles
Chairperson