

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

24 August 2022

Dear Ms Porter

Langstane Housing Association – Annual Assurance Statement

Langstane Housing Association has been, and continues to be, on a journey of continuous improvement. The past three years have 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 requirements set out in Chapter 3 of the Regulatory Framework;
- all relevant standards and outcomes in the Scottish Social Housing Charter;
- all relevant legislative duties associated with, in particular, housing and homelessness services, equality and human rights, and tenant and resident safety (see Note 1); and
- Standards 1 – 7 of the Scottish Housing Regulator’s Governance and Financial Management Standards.

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 how global events impact the Association, its tenants and other customers. We are confident the information provided is accurate, timely and relevant risks assessed. Where practical to do so, appropriate mitigation action is taken that is proportionate to the risks assessed.

The Board met on 15 June and 24 August 2022, and considered the views of our Audit & Governance Committee (based on positive independent and internal assessments that

documented Langstane's position in relation to the Standards at various points in time). We took into account previous engagement and discussions to date with representatives from the Scottish Housing Regulator and considered detailed information before agreeing our statement. We also took into account how the Association managed challenges posed by global events whilst remaining focused on day to day priorities and delivering our agreed Business Plan which includes a challenging efficiencies agenda.

With regards to the Association's position on equalities and human rights, the Association collates a range of equalities information. This is an area of our business that is developed and strengthened whenever possible. In keeping with this, although already an inclusive organisation, a more formal human rights approach will be taken. This will ensure tenants and other customers continue to be at the centre of policies and working practices and will be based on the principles of participation, accountability, non-discrimination, empowerment and legality (PANEL).

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

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 strategic objectives in full and within the timescales agreed but we remain mindful of the need to work flexibly as our business environment changes.

Langstane Housing Association has three subsidiary companies:

- 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.

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

Note 1: Langstane currently has 22 properties which do not have a valid EICR and 8 which are in abeyance. This is a direct result of difficulty gaining access and insufficient electrical supply being available to carry out the works. All outstanding inspections are scheduled to be completed by end of September 2022.