

Assurance Statement for Linstone Housing Association

Statement from The Board

1. Linstone Housing Association complies with
 - a. the Scottish Housing Regulator's regulatory requirements as a set out in Chapter 3 of the Regulatory Framework;
 - b. relevant standards and outcomes in the Scottish Social Housing Charter; and
 - c. relevant legislative duties,
 - d. the Standards of Governance and Financial Management.
2. Following self-assessment of the requirements of Regulatory Standards we are satisfied that there are no areas of material non-compliance.
3. This statement has been informed by the Board's consideration of a comprehensive compliance assessment and supporting evidence.
4. Key sources of information considered in preparing this statement, in the period to 31st October 2022, include:
 - a. External audit
 - b. Internal audit programme
 - c. External Health and Safety audits
 - d. Independent large-scale Tenant Satisfaction Survey
 - e. Independent, comprehensive full Governance Review by an expert in the Sector with scrutiny of all areas of SHR regulation
 - f. 30 year financial forecast compiled by an external consultant
 - g. Linstone's policies and governance documents
5. Our work on the Annual Assurance Statement has identified development activities which we will carry out to ensure LHA are compliant and working towards best practice:
 - a. Tenant Health and Safety
 - i. We have identified two significant areas of non-compliance with relation to risks from Legionella and Asbestos. We have been in regular contact with the SHR in this respect and have taken action to remediate and assessed there is currently no material risk to tenants in these respects. We have a plan in place to reach compliance in these areas by December 2022.

- ii. We have identified some testing and remedial work required on EICR's and we are putting in place a plan to complete this subject to availability of labour.
 - iii. We have further identified EICR's in some communal blocks for which a Risk Matrix Report was received. We are working with an external advisor to complete a pilot scheme to remediate one block and will use this to put in place a wider plan for the other blocks. As this work will involve cost to owner-occupiers within the blocks this may delay our completion of this work.
6. In reviewing our compliance with the Regulatory Framework, we are satisfied that we are working towards having appropriate systems in place for the collection of Equalities data. We are assured that we are working towards using this data to take account of equalities and human rights issues in our policy-making and day to day service delivery
 7. The Board have put in a place a system of continual monitoring of the areas included in the AAS to ensure ongoing assurance and compliance.
 8. We recognise that we are required to notify the SHR of any change in our compliance during the year and the Board is satisfied that Linstone has appropriate arrangements in place to enable us to do so.
 9. I confirm that this Statement is being posted on Linstone's website on the same date that it is being submitted to the SHR.
 10. The Board considered and approved this statement, together with relevant evidence at its meeting on 25th October 2022.

..... – Jamie Irvine - Chairperson