

Lochaber Housing Association – HAL151

Assurance Statement 2025

In considering our compliance with our legal and regulatory requirements in 2025 we continued with our previous approach which had been approved by our internal auditor.

The evidence bank combines reports, policies, advice and information which the Board monitors and oversees on an ongoing basis throughout the year to provide continuous assurance that Lochaber Housing Association is compliant. Additionally, the evidence bank incorporates relevant documents and information that contribute to our assurance and which form the structure of Lochaber Housing Association's business and governance activities.

We are satisfied that we continue to meet all of our duties in relation to tenant and resident safety. In particular, we have gained the necessary evidence-based assurance of our compliance in respect of duties relating to gas, electrical, fire and water safety and our obligations relating to asbestos, damp and mould. We have sought specialist advice to monitor our compliance in these areas and to support our assurance.

In reviewing compliance, we have adopted an improvement focus and have identified a number of opportunities for improvement which we will progress during the course of the year. To support effective implementation, these actions form an Improvement Action Plan which will be monitored by the Board at agreed intervals to ensure successful achievement.

The Board of Lochaber Housing Association is satisfied that, to the best of our knowledge, Lochaber Housing Association is compliant with the requirements of Chapter Three of the Regulatory Framework and the Regulatory Standards of Governance and Financial Management. We have gained this assurance from a review of a comprehensive bank of evidence and from our ongoing oversight and scrutiny of Lochaber Housing Association's affairs throughout the year (2024-25).

We are assured that Lochaber Housing Association has the necessary arrangements in place to identify any risks to compliance during the conduct of our business and governance arrangements.

As Chair, I was authorised by the Board at a meeting held on 07th October 2025 to sign and submit this Assurance Statement to the Scottish Housing Regulator.

Cathy Osborn (Chair) 07th October 2025