

Assurance Statement (2025)

Loreburn Housing Association's Management Committee has been actively involved in the development of our Annual Assurance Statement. A comprehensive evidence bank has been collated to support our assurance statement and regulatory and legal compliance is monitored on a regular and ongoing basis.

After considering the evidence, the Management Committee are confident that we are compliant with the regulatory requirements set out in Chapter 3 of the Regulatory Framework; the relevant standards and outcomes of the Scottish Social Housing Charter; all relevant statutory and legislative requirements; and the Standards of Governance and Financial Management.

In collating and reviewing the evidence to assess compliance, we have taken account of best practice guidance. The evidence which supports our Assurance Statement includes:

- Reports about performance in key areas including finance, service delivery, asset management, health & safety, development, risk; and governing body and senior officer appraisals
- Internal and External Audit reports (including Assurance Review of Corporate Governance – Regulatory Standards and ARC Data Validation)
- Strategies and Policies
- Advice from external and specialist advisers (including legal advisors, treasury management advisors, external and internal auditors, health and safety specialists)
- Benchmarking information from the Scottish Housing Regulator
- Reports, advice, and information from senior staff
- Reports and Minutes from Management Committee, Sub-Committees and the Health & Safety Executive Group.

We are in Year 3 of our Equality, Diversity & Inclusion Strategy and have ongoing training for Management Committee and staff including micro-aggression and unconscious bias. We continue to collect equalities data and use this data to inform Equality Impact Assessments and policy reviews to identify and mitigate risks as well as to enhance and personalise our service offer.

As a Management Committee we receive quarterly information regarding health & safety compliance, as well as access to minutes of the Health & Safety Executive Group, providing assurance on matters relating to tenant safety and regulatory compliance including, but not restricted to: gas safety; electrical safety; water safety; fire safety; asbestos; damp and mould; and lift safety. At the time of writing, 100% compliance is confirmed in relation to regulatory and legislative requirements regarding gas safety, water safety, fire safety, lift safety and asbestos management. With regards to electrical safety, we advise that there are 5 properties where the EICRs and detectors are overdue because of property condition, meter debt and hoarding. We are working with tenants to resolve these matters and complete EICRs and detector installations as soon as possible.

In addition, in 2025 we updated our policy and procedure in relation to our management of damp and mould to ensure we have an efficient and tenant centred approach to inspection, risk assessment and resolution. We are aware Awaab's law is not legislation in Scotland, however, we are working to further improve our policy and procedure to reflect the recommendations and requirements of Awaab's law to strengthen our practices. A review and assessment of the potential presence of RAAC in our properties was completed by an independent structural engineer and we confirm that none was identified.

Since our previous submission, we have worked closely with non-executive recruitment specialists to strengthen our Management Committee and have recruited in line with an independently commissioned skills gap analysis. We are confident the Management Committee in place will continue to strengthen the governance of the organisation.

We continue to work closely with our treasury advisors and auditors to regularly monitor our business plan, budget and financial assumptions. Our business plan reflects the regulatory guidance that was current at the time of preparation. We maintain an open dialogue with the Regulator regarding our financial position and the impact of a complex, high volume development programme in previous years.

The Management Committee and the Executive Team continue to adopt an improvement focus through the progression of an Assurance Improvement Plan with a sustained focus on strengthening governance through board recruitment and data management as well as the collection and integration of equalities and human rights information. The Management Committee will continue to monitor the progress of the Improvement Plan throughout 2025/26. The Management Committee are satisfied that the actions identified in the plan are intended to deliver effective improvement and that none are material to our current compliance with the Framework.

We recognise that we are required to notify the SHR of any changes in our compliance during the year and are assured that we have effective arrangements in place to enable us to do so.

This statement was considered and approved by the Management Committee at our meeting on 7th October 2025.

Alan Sandey

Loreburn H A Convener on behalf of the Management Committee