



Scottish Housing Regulator  
Buchanan House  
58 Port Dundas Road  
Glasgow  
G4 0HF

Phone Number: 0141 889 7105  
Date: 31/10/2022

Dear Sir,

**Annual Assurance Statement 2022 on behalf of Paisley Housing Association Board and PSPS subsidiary in the PHA Group.**

As a result of robust, timely and evidence based reporting to the Board, along with ongoing self-assessment, we can confirm to the best of our knowledge and belief that we have assurance of compliance with:

- All relevant regulatory requirements set out in section 3 of the Regulatory Framework.
- All relevant standards and outcomes in the Scottish Social Housing Charter.
- All relevant legislative duties.
- The SHR Standards of Governance and Financial Management.

There are no areas of material or significant non-compliance that require to be disclosed in this statement.

**Business Plan**

Our Business Plan review completed in May 2022 and was updated in October 2022.

**Equalities and Human Rights.**

We have made good progress on implementing the Guidance on Collecting Equality Data. In June 2022 we introduced an annual report to Board on equalities data on all protected characteristics. By March 2023 we will have collected equality data in all

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areas of operation and will work to analyse this to improve services. We have training for Staff on equality impact assessments arranged for January 2023 and Internal Audit scheduled for Feb 2023. We hope to start implementing Equality Impact Assessments on relevant Policies in April 2023.

### **Tenant Safety**

Tenant Safety remains a priority. An Internal Audit of Tenant Safety was carried out in October 2022. The outcome of the Internal Audit is that we have "Reasonable Assurance" from our Auditors which means we have "A reasonable system of controls in place with procedural requirements being applied and improvements recommended". The Internal Audit Report will go to Board in October 2022 followed by an action plan for improvement in November 2022. We are confident that all the improvement actions will be carried out by March 2023. In preparing for the Internal Audit we found 6 Gas Safety Certificates which had expired by 1 month. They have now all been processed. We will report this in the ARC for 2022/23.

### **Financial Viability and Rent Setting**

Despite current financial pressures and uncertainty over future rent levels the Association has and will continue to take appropriate action to ensure Standard 3 of the Regulatory Framework is met. Our consultation with Tenants will start in November 2022 outlining the current situation and begin our dialogue with Tenants regarding the position in 2023/24.

We undertake to notify the SHR should there be any supplementary information or changes to the assurances reported in this statement and will make this statement available to our tenants and stakeholders by publishing it on our website. We approved our Annual Assurance Statement at the meeting of our Board on Monday 31<sup>st</sup> October 2022.

I sign this statement on behalf of the Board.

**Ian Johnstone**

**Chairperson**

**Date** 31/10/2022

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