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Your ref: RCH AAS 2025
Our ref: RCH AAS 2025
Date: 31st October 2025

The Scottish Housing Regulator
5th Floor
220 High Street
Glasgow
G4 0QW

Dear Sir/Madam

Annual Assurance Statement - River Clyde Homes (RCH)

The RCH Board has carried out a comprehensive review of compliance with the Regulatory Standards of Governance and Financial Management and the requirements of Chapter Three of the Regulatory Framework.

From the evidence reviewed, the Board is satisfied to the best of its knowledge, RCH is compliant with the regulatory requirements set out in Chapter 3 of the Regulatory Framework with the exception of the regulatory requirements in relation to Electrical Installation Condition Reports.

RCH has identified that as of w/e 24 October 2025, 652 of our properties do not have a valid Electrical Installation Condition Report and are therefore non-compliant. We have identified specific actions to address this and progress with these is closely monitored by the Executive Leadership Team and will be reported to the Scottish Housing Regulator (SHR) on a monthly basis. We endeavour to complete these actions by the end of January 2026 and, upon completion, full compliance will consequently be achieved. The Board and Social Landlord Operations Sub-Committee will monitor progress at each meeting on an ongoing basis. We will confirm our compliance as soon as we are satisfied that all of the necessary actions and improvements have been completed successfully.

Whilst there is no evidence of non-compliance in other tenant and resident safety areas, an integral aspect of our action plan includes an in-depth review of RCH's tenant and resident safety arrangements in relation to all other electrical safety requirements as well as gas, fire, water and lift safety together with our obligations relating to asbestos, damp and mould.

In relation to properties affected by RAAC (55 units in total of which 43 are owned by RCH, 0.71% of total stock), we continue to follow professional guidance and we are working with all relevant stakeholders to effect a long-term solution. This includes engagement with our tenants, owners, residents, local authority officers, elected representatives and the Scottish Government. We will continue to liaise with the SHR in line with the requirements of our Engagement Plan.

As outlined above, the Board is satisfied to the best of its knowledge, RCH is compliant with all other Regulatory Framework requirements. The evidence bank supporting this position combines reports, policies, advice and information which the Board monitors and oversees on an ongoing basis throughout the year to provide continuous assurance that RCH is compliant.

In assessing the evidence, the Board continues to adopt an improvement focus which has resulted in the creation of an Annual Assurance Action Plan which is subject to constant review and scrutiny by the Board. We have reviewed the identified actions in the improvement action plan and are satisfied that all are intended to deliver effective improvement and that none are material to our current compliance with the Framework (with the exception of the Electrical Installation Condition Report matter referred to above).

The Board also continues to have access to an online portal which holds a repository of evidence supporting Annual Assurance compliance. This enables the Board to analyse and review the evidence on a real time basis. RCH also implemented an Annual Assurance Focus Plan to allow Board members to undertake an in-depth review of the Annual Assurance Compliance Checklist in preparation for our 2025 Annual Assurance Statement submission.

The Board has confirmed its strong commitment to ensuring that RCH is able to evidence full compliance as soon as possible and agreed the terms of this Annual Assurance Statement on 31st October 2025.

As Chair, I was authorised by the Board to sign and submit this Assurance Statement to the Scottish Housing Regulator.

I confirm that this Assurance Statement is being published on our website on the same date that it is submitted to the SHR.

John Quinn
Chair, RCH Group Board

Date: 31st October 2025