

Assurance Statement 2020

The Management Committee of Shettleston Housing Association confirms that we have reviewed and assessed a comprehensive bank of evidence to support this Statement regarding the Association's compliance with the Regulatory Standards of Governance and Financial Management and the requirements of Chapter Three of the Regulatory Framework (2019).

The evidence which supports this Statement includes:

- Reports about performance in key areas including finance, service delivery, asset management, development and risk
- Key governance documents including, our Business Plan, Management Committee and Sub- Committee papers and Minutes
- Internal and External Audit Reports
- Advice from external and specialist advisers
- Reports, advice and information from senior staff

The Management Committee has assessed an evidence bank which brings together information that it monitors and oversees on an ongoing basis throughout the year. We are satisfied that Shettleston Housing Association has effective measures in place to provide the Management Committee with the information it needs to be assured of continuous compliance and to enable us to identify any changes to our compliance and make the necessary notifications to the SHR.

In reviewing the evidence and assessing compliance, we have taken account of good practice advice and we have obtained external support to provide us with additional assurance that our approach is effective and robust.

We have adopted an improvement focus in undertaking our assurance assessment which has enabled us to develop an Improvement Action Plan which we will progress during the course of the year. We have reviewed the identified actions in the improvement plan. We are satisfied that these are intended to deliver effective improvements to enhance our current arrangements and are not material to our current compliance with the Regulatory Framework.

However two issues have arisen in recent months which we have already drawn to the attention of the Scottish Housing Regulator. Whilst we are satisfied that all necessary action has already been taken to address these matters they are each, in their own ways, ongoing issues and as such we feel they are worthy of reference in this Statement.

- *AN3: Meeting legal obligations:* The Association is committed to tenant safety and has a strong track record of carrying out all gas safety inspections of properties within the required 12 months period. However, due to Covid, we have, in recent months, had greater difficulty in securing access to some properties. In 15 cases the inspection has not been carried out within the required timescale. We are satisfied that our

management systems and processes are appropriate and that all reasonable steps have been taken, including forced access where appropriate. Furthermore, all of these inspections have now been successfully carried out. However, in light of the ongoing pandemic it is possible that some other tenants may be nervous of permitting access in the coming months and so further issues may occur.

- *Regulatory Standard 3: The RSL manages its resources to ensure its financial well-being and economic effectiveness.* Our Fenella Street new build development (46 homes) has been on-site since March 2017. As well as being substantially delayed the costs for the project are now projected to be very significantly above the original cost plan. There have been a variety of reasons for this. We have undertaken a review of the project and identified some areas for improvement within our own procurement and project management arrangements. In the past year we have carried out an internal audit and comprehensive review of our development policies and procedures and are assured that these now meet best practice standards. We are satisfied that the cash-flow issues are manageable and the project does not represent a viability risk to the Association. However, the scheme is not now due to complete until March 2021, the final costs and how these will be funded, is still to be determined and we will be continuing to engage with our stakeholders in the coming period.

As Chairperson, I have been authorised by the Management Committee to sign and submit this Assurance Statement to the Scottish Housing Regulator.

We confirm that this Assurance Statement is also being circulated to all tenants along with our Performance Report and will be published on our website in due course.

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(SHA Chairperson) 27th November 2020