

Assurance Statement 2022

Introduction

As a Registered Social Landlord (RSL), Shettleston Housing Association is required to submit its annual Assurance Statement to the Scottish Housing Regulator (SHR) before the 31st October 2022.

Assurance

The Board of Management has evaluated the Association's compliance with the Regulatory requirements, the Standards of Governance & Financial Management and legislative duties, which are contained within the SHR's Framework, Chapter 3 Regulatory Requirements.

The table below summarises compliance with the Regulatory requirements:

Regulatory Requirements	Compliant?
Assurance & Notification	Yes
Scottish Social Housing Charter (SSHC)	Yes
Tenant & Service User Redress	Yes
Whistleblowing	Yes
Equality & Human Rights	Yes
Statutory Guidance	Yes
Organisational Details & Constitution	Yes
Regulatory Standards of Governance & Financial Management (RSGFM)	Yes
Legislative Duties	Yes

In determining compliance with the Regulatory requirements our review process considered:

- Whether the Board of Management is sufficiently assured through self-assessment, ongoing oversight and scrutiny that the Association complies with the Regulatory requirements.
- Any areas of material non-compliance with the Regulatory requirements.
- Any areas for improvement.

We evidence our compliance with supporting documentation, including an independent audit commissioned to review compliance with the RSGFM. The Board has established an Assurance Review Working Group of Members, with independent support, to further strengthen its scrutiny of compliance. Other self-assurance activities include for example, internal audit, independent surveys, in-house assessments and other internal organisational controls and checks.

Areas for Improvement

A small number of areas for improvement have been identified from both internal and external reviews of our compliance with the SHR Regulatory standards of Governance and Financial Management. These are being implemented in accordance with our agreed Assurance Improvement Action Plan.

The Association can report that to the best of its knowledge that it has only one area of material non-compliance with the Regulatory requirements. Earlier this year we notified the Scottish Housing Regulator that the Association had not yet been able to complete Electrical Installation Condition Reports (EICRs) on all of its properties falling due for inspection in accordance with the new 5 yearly timescale.

We are continuing to update SHR regarding our progress towards compliance with this requirement. The backlog is being urgently dealt with and 65% of properties now meet the requirements or are in abeyance due to an inability to gain access to the property. We have a plan in place to be fully compliant by the end of March 2023 and are closely monitoring progress with this. In the meantime we have also commissioned an independent audit of our overall systems relating to tenant safety (including gas, fire, legionella and asbestos as well as electrical safety). The audit report concluded that our controls provide substantial assurance overall on compliance with tenant health and safety requirements. A small number of action points for improvement were identified and these have now been substantially addressed.

Equalities and human rights

We also confirm that we have appropriate plans to implement an effective approach to the collection of equalities information, having regard to guidance on equalities data collection that was recently issued by SHR, the SFHA, GWSF and ALACHO.

The Association is also in the early stages of considering how we can adopt a human rights approach to our work.

Next Steps

We will keep our Assurance Statement under review and will notify the SHR and our customers if we become materially non-compliant with the Regulatory requirements prior to issuing our next annual Assurance Statement in October 2023.

Our Assurance Statement is publicly available on our Website and is displayed in our office.

I can confirm as Chairperson of Shettleston Housing Association, that I was authorised by the Board at a meeting held on 25th October 2022 to sign and submit this Assurance Statement to the Scottish Housing Regulator.

Lesley Scoffield
(SHA Chairperson)
28th October 2022