

Southside Housing Association Annual Assurance Statement

1st October 2026

Annual Assurance Statement 2026

Southside Housing Association is required by the Scottish Housing Regulator's revised Regulatory Framework to prepare and submit its Annual Assurance Statement by 31 October 2026. This document represents the statement that was considered and approved by the Southside Housing Association Board at its meeting on Thursday 1 October 2026.

Statement of the Southside Housing Association Board:

We can advise that, to the best of our knowledge, we comply with:

1. All relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework;

2. All relevant standards and outcomes of the Scottish Social Housing Charter;

3. All relevant legislative duties; and,

4. The Standards of Governance and Financial Management

The Board confirm that we have seen and considered appropriate evidence to support our assurance of compliance with the above. This includes an independent self-assessment of the Association's compliance with the Standards of Governance and Financial Management completed in August 2025, a rolling programme of self-assessment of our compliance with Regulatory Standards and Regulatory Requirements, our annual programme of internal audit and external audit, our Annual Return on the Scottish Social Housing Charter 2024/25, Governing Body reports, financial reports, tenant and resident health and safety reports, and regular risk management reporting.

External Wall Panels & Building Regulations

The Board wish to highlight a matter which we consider to be 'actively managed non-compliance' with current building regulations. This relates to one of the Associations' tower blocks which contains a High-Pressure Laminate boards exterior cladding system which no longer conforms to current Scottish building regulations. The Association considers this to be in 'active management' as the building has been classified as an active clearance area with a planned objective to demolish and redevelop the site. The Board anticipate a completion date of March 2027. As of 1st October 2026, the current occupancy of the building is approximately 50%.

We would like to also highlight the following areas in our Annual Assurance Statement:

Tenant and Resident Safety

The Board is assured that the Association meets all of our current compliance obligations with respect to tenant and resident safety. The Operations Sub-Committee has recently

considered a self-assessment report of our compliance with Regulatory Requirement AN3, including how we comply with our tenant and resident safety legal obligations. The Operations Sub-Committee also considers quarterly tenant and resident safety reports which detail our level of compliance with key tenant and resident safety risk areas, and provide evidence of compliance for the Boards' assurance including, but not limited to the following risk areas:

- Asbestos Management
- Damp, Mould and Condensation
- Electrical Safety
- Fire Safety
- Gas Safety
- Legionella and Water Control
- Lift Safety, and;
- Reinforced Aerated Autoclaved Concrete

We are assured that the Association has effective cyclical maintenance and inspection regimes and tenant and resident safety inspection systems in place which includes dedicated tenant safety compliance staff resources. The Associations' Property Services, Asset Management and ICT teams also work closely in ensuring on-going improvement in our housing management system in monitoring and reporting on tenant and resident safety including the Association's new legal obligations with regard to damp, mould and condensation introduced by Investigation and Commencement of Repair (Scotland) Regulations 2026, which take effect from 6 October 2026.

The Association's Data about our Housing Stock

The Association is able to provide the following sources of evidence for assurance of compliance with comprehensive data about our housing stock:

- We have robust and comprehensive stock data stored on the Association's Rubixx customer management system, including building type and date of construction.

- Our most recent stock condition survey of ten percent of SHA stock was completed and reported to the SHA Board in September 2025. Stock condition survey data has also been cloned against similar stock archetypes.

- A comprehensive visual survey of the Association's pre-1919 tenement stock commenced in September 2026 to assess the condition of the external fabric and communal areas, and to address any areas of concern which may arise from the survey.

On-going Improvement Focus

The Association is in the third year of our Corporate Plan 2024-2029, and we have developed a range of key strategies to help us achieve our Strategic Objectives.

Our Global Action Plan represents the Association's commitment to continuous improvement and also identifies improvements and actions from a range of different sources across areas such as Equality, Diversity and Inclusion, Tenant and Resident Safety, our Governance, and other key areas of our business. This includes improvement actions we have identified but which do not constitute material non-compliance with Regulatory Standards and Requirements.

We will review the Association's continued compliance with all regulatory and legal requirements on an on-going basis throughout the year. In the event of any in-year incidences of material non-compliance which affects our level of assurance against any of the requirements of the Annual Assurance Statement, we will notify the Scottish Housing Regulator and our tenants and other customers.

Signed by:----------

Ruth McCluskey, Chair, Southside Housing Association



Southside Housing Association

T: 0141 422 1112
E: CSD@southside-ha.co.uk

A: Southside House, 135 Fifty Pitches Road, G51 4EB