ANNUAL ASSURANCE STATEMENT 2026

West Granton Housing Co-op

WGHC

Our members, our Priority

A clearer view of our annual assurance process

WGHC COMMITTEE OF MANAGEMENT ASSURANCE COMMITMENT

01 WGHC's Annual Assurance Statement is our formal declaration to the Scottish Housing Regulator, that WGHC complies with statutory and regulatory requirements, whilst disclosing any areas needing improvement.

02 Following feedback from our tenant members, we have made changes to the layout and format in this year's Statement to try and make it more meaningful & welcoming for tenants to read.

03 We are required to make this Statement available to all our tenants and service users. The Scottish Housing Regulator must receive this Statement by 31st October 2026.

04 In this Statement, we will tell you how we have peformed against the Outcomes in the Scottish Social Housing Charter and how to access our Annual Performance Report on the Charter.

05 In this Statement we will explain the approach we have used to provide assurance that WGHC is compliant with the Regulatory Standards and other relevant legislation. We will also state clearly any areas where we are working towards compliance.

This statement is publicly available on our website at www.westgrantonhousing.coop

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Annual Assurance Statement 2026



Committee of Management Assurance
The Scottish Social Housing Charter

There are 14 out of the 16 mandatory Standards & Outcomes in the Scottish Social Housing Charter which we have to measure our performance against each year.

In this section, we are reporting on our assurance, in relation to WGHC's performance against the Standards set out within the Scottish Social Housing Charter.

In 2025-26, WGHC performed well against all 14 Standards across the board and in some cases, our performance was well above the national average.

WGHC's performance is published, for you to read, in our Annual Landlord Report on the Charter. It reports on both our performance and of that of the national Scottish average.

A digital copy is also publicly available on our website: www.westgrantonhousing.coop

Additionally, every WGHC tenant received a hand delivered copy of the Report.

Evidence: In May 2026, we submitted our Annual Return on the Charter to the Scottish Housing Regulator.

This reports WGHC's performance against the Charter in areas such as service quality, tenant satisfaction, repairs, rent management, the condition of our housing stock, how long it takes to relet empty properties, etc

We access to a Digital Evidence Bank which holds all the data, information and system reports which backs up, supports and verifies WGHC's performance in all of these areas. In addition, the Committee receive the Quarterly Accounts and Quarterly Performance Reports, alongside the monthly Committee Reports. This allowed us to approve the submission of WGHC's Annual Return on the Charter to the Scottish Housing Regulator, at our May 2026 meeting.

Having being presented with the above information throughout the course of the year, and on an ongoing basis, we, the Committee of Management, believe we have received both a proportionate and appropriate level of evidence to give it satisfactory assurance, that WGHC is compliant with the Scottish Social Housing Charter.

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Committee of Management Assurance
Regulatory and Legal Requirements (including Tenant Health and Safety)

Regulatory Standards of Governance and Financial Management
In the year WGHC had an improvement focus on its Governance, which was implemented and completed through the use of an Action Plan. From having reviewed the actions undertaken and improvements implemented, we are satisfied that we are meeting the Regulatory Governance Standards. We are satisfied that we meet the Regulatory Standards in relation to Financial Management.

Equalities Data
Following publication of the National Guidance on Collecting Equality Data (2022), our data collection approach was subsequently implemented and continues accordingly. We are satisfied our services are delivered in a way that is consistent with a Human Rights approach.

Tenant Safety / Asset Management
We are satisfied that WGHC meets its duties in relation to tenant and resident safety in the areas of gas, electrical, water and lift safety and our obligations relating to asbestos, damp and mould. WGHC does not have any properties which contain asbestos or have the presence of reinforced autoclaved aerated concrete. As part of our compliance process, we seek specialist advice where appropriate, to support our assurance including the services of an independent Gas Safety Consultant and the consultancy services of a member organisation which provides professional Health, Safety and Environment site inspections, training and advice. All of our frontline staff and senior management have successfully completed the Corgi Level 2 Award in Understanding and Prevention of Damp and Mould.

Area of non-compliance/ working towards compliance
In specific relation to fire, our peer reviewed Single Building Assessment completed in April 2025, confirmed that we are non-compliant owing to the external wall system (cladding) at our Forthquarter Development comprising of 45 flats. A Notifiable Event was accordingly submitted to the Scottish Housing Regulator (SHR).

West Granton Housing Co-op is working towards compliance in this area by:
working jointly with the Wheatley Group (who own the other half of the development) and Scottish Government to fully remediate the external wall systems to a tolerable risk and subsequently allow a Stay Put policy to be formally put in place. All internal measures have now been completed and we have an ongoing Fire Safety Action Plan in place, which has also been shared with the Scottish Fire and Rescue Service.

Evidence:
The evidence which supports this Statement, is retained within a Digital Evidence Bank, which includes a number of various documents, as seen in the table below:-

WGHC Policies	Internal Audit Reports	Quarterly Accounts	Committee Reports	Reports and information about Staff	Budgets and Financial Plans
Quarterly Performance Reports	Quarterly Risk Register Reviews	Specialist Advice and Reports	Training Records	Benchmarking	Business Plans and Annual Reports
Registered Rules	Minutes of Meetings	Financil Audit Reports	Statistical Reports	Tenant Satisfaction & Consultation Reports	Legislation and Regulations

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Gaining Assurance

The Management Committee of West Granton Housing Co-operative (225 RS) confirm that we have seen, and considered sufficient, appropriate and reliable evidence to confirm our level of assurance. We believe that our level of assurance is proportionate to our organisation, our tenant members, both our Internal and Financial Auditors, our Lender, the Financial Conduct Authority and the Scottish Housing Regulator.

Statement of Compliance

With the exception of the declared area of non-compliance, working towards compliance (above), we, as the Committee of Management are satisfied to the best of our knowledge, that the organisation is compliant in:

- The Regulatory Requirements as set out in Chapter 3 of the Scottish Social Housing Regulatory Framework
- The relevant Standards and Outcomes in the Social Housing Charter
- The relevant standards set out in the Standards of Governance and Financial Management
- Other relevant legislative duties

Authority to sign and submit

As Chair, I am authorised by the WGHC Committee of Management, at their meeting held on 21st October 2026, to sign and submit this 2026 Assurance Statement to the Scottish Housing Regulator.

This Assurance Statement will be published on our website on the same date it is uploaded and submitted to the Scottish Housing Regulator.

Signed: [redacted] Date: 21st October 2026

Colin Fraser
Chair
West Granton Housing Co-operative Committee of Management

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