



West Granton

Housing Co-op

Our tenants are paramount in everything we do

WGHC ANNUAL ASSURANCE STATEMENT 2022

By the Committee of Management of
West Granton Housing Co-operative

OCTOBER 2022

As a registered social landlord (RSL), West Granton Housing Co-operative is required to submit an Annual Assurance Statement to the Scottish Housing Regulator (SHR) before 31st October 2022.

This is the third Annual Assurance Statement.

The SHR has not been prescriptive about how this Statement should look.

We therefore welcome your feedback including any suggestions about the format and content of our future Assurance Statements. You can contact a member of staff who will be happy to discuss this with you. Our contact details are below:

Telephone 0131 551 5035

mail@westgrantonhc.co.uk

This statement is publicly available. It is also on our website:

www.westgrantonhousing.coop Any interested party may ask for further information on the supporting evidence relating to any of the assurances given in this document.

This statement may be made available in other languages and formats free of charge. Please contact a member of staff if you, or anyone you know, would benefit from this.

WEST GRANTON HOUSING CO-OPERATIVE LIMITED
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West Granton Housing Co-operative Limited is a fully mutual housing co-operative registered as a social landlord with the Scottish Housing Regulator (HAC 225); and is a registered society under the Co-operative and Community Benefit Societies Act 2014 (2357 RS).



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Our Assurance Statement covers the following areas:



Registered Social Landlord Requirement	Compliance Status	Relevant Comments
All relevant regulatory requirements as set out in Section 3 of the Regulatory Framework	compliant	Compliance review of Regulatory Standards 1 and 3 was carried out by our Internal Auditors in January 2020. There are no outstanding actions in relation to this. WGHC hold an evidence bank reviewed by Committee specific to our compliance of Section 3.
Assurance and Notification.	compliant	WGHC has now completed its 3 year Internal Audit Plan with its Internal Auditors, Wylie Bisset, to assist with ongoing self-assessment. A new 3 year Internal Audit Plan proposed by Wylie Bisset was approved by Committee in May 2022. Corporate Governance and Planned Maintenance will be internally audited in February 2023.
The relevant standards of the Scottish Social Housing Charter	compliant	WGHC will a copy of its Annual Performance Report on the Charter for 2021-22 to SHR and to tenants by 28 th October 2022.
Whistleblowing	compliant	WGHC has information on its website advising how to report a significant failure to SHR and has details in both the Governance and Complaints Policies.
Constitutional Requirements	compliant	WGHC held an SGM in Sept 2021 to adopt the 2020 Model Rules. Approval was made awarded by the FCA on 7 th February 2022.

Regulatory Standards of Governance and Financial Management	compliant	Following an external and independent job re-evaluation exercise and Committee approval, WGHC's Governance & Compliance Manger was promoted to Chief Operating Officer- a new role for WGHC to ensure ongoing compliance with these standards, along with other key responsibilities.
Our statutory obligations in respect of tenant and resident safety, housing and homelessness and equalities and human rights.	compliant	WGHC is continuing work on its Equalities Framework Action Plan. Further details are provided on page 3.

WGHC Assurance Statement Declaration

I, **Colin Fraser**, Chairperson of West Granton Housing Co-operative (WGHC), for and behalf of the Committee of Management of the Co-operative, confirm that:

- We have reviewed and considered various reports and evidence (including those of our Internal and External Auditors);
- We have reviewed and considered supporting statements contained within our Committee Reports and their linkage with the Scottish Housing Regulator's Regulatory Standards;
- We have been presented with the WGHC electronic evidence bank in support of the approval and signing of WGHC's Annual Assurance Statement; this is a running agenda item at our Committee Meetings;
- We are satisfied WGHC has identified areas where it can continue to further improve, develop or enhance existing services, policies and procedures, however, none of which result in non-compliance; or are of a material or significant performance failure;
- We are also members of the Scottish Procurement Alliance have used their specialist services and support to call-off frameworks for component replacement programmes.
- We are satisfied we are fully compliant with the new Tolerable Standard for fire and carbon monoxide detection.
- Our Complaints Handling Policy is up to date and compliant with the SPSO Model Policy.
- We are continuing to work and strive towards ensuring that all our services comply with equality and human rights law, the regulatory framework and guidance produced by national bodies such as the Equality and Human Rights Commission.
- We have undertaken equality data collection using the SFHA National Guidance and now hold data on WGHC staff, governing body members and tenants. The purpose of collecting data, aside from compliance with the SHR, is to have an understanding of our tenants (new and existing), governing body members and staff (including job applicants) with the aim of WGHC of supporting these groups and ensuring that none suffer social exclusion or

discrimination as a result. Some information may allow us to make reasonable adjustments for disabled people and considering positive action initiatives.

WGHC has chosen to collect the required equality data using the UK GDPR Article 6 lawful basis of 'consent' and the Article 9 derogation of 'explicit consent'.

- We will continue to monitor our rental income and budgets in the context of the ongoing situation.
- We continue to meet our covenants with our lender and they reduced their information requirements from us as part of their annual review.
- Our Business Plan reflects the regulatory guidance advice that was current at the time of its approval.

In light of the above we believe, to the best of our knowledge, that WGHC is compliant in all the areas, as set out in the Assurance Standards requirements.

WGHC will keep this statement under review and will notify the Scottish Housing Regulator and our tenants if our compliance status changes in any of the above areas. This statement was agreed at our Committee of Management meeting on 19th October 2022.

Signed on behalf of the WGHC Committee of Management:



Date: 19th October 2022

Colin Fraser, WGHC Chairperson