

WGHC ANNUAL ASSURANCE STATEMENT 2025

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

OCTOBER 2025

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 2025.

This is our fifth Annual Assurance Statement to the Scottish Housing Regulator (SHR).

The SHR have not been prescriptive in their requirements as to the presentation of this statement, or how it should look. Guidance has been provided by SFHA, which was updated in April 2024.

We therefore welcome your feedback including any suggestions about the format and content of this and 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:



0131 551 5035



mail@westgrantonhc.co.uk

This statement, when signed by the WGHC Committee of Management, will be publicly available. It will also be published on the WGHC website: <https://www.westgrantonhousing.coop/>

Any interested party may ask for further information on the supporting evidence relating to any of the assurances given within this statement.

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, will benefit from this.

WEST GRANTON HOUSING CO-OPERATIVE LIMITED
26 Granton Mill Crescent Edinburgh EH4 4UT
Tel: 0131 551 5035 Email: mail@westgrantonhc.co.uk

ANNUAL ASSURANCE STATEMENT 2025

By the Committee of Management of West Granton Housing Co-operative Ltd October 2025

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

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 have sought and continue to seek specialist advice, where appropriate, in these areas to support our assurance including the services of an independent Gas Safety Consultant and the independent consultancy services of a member organisation which provides professional Health, Safety and Environment site inspections, training and advice. Additionally, all 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. There were also some additional internal management measures required to be actioned.

A Notifiable Event was accordingly submitted to the Scottish Housing Regulator (SHR).

We are satisfied that West Granton Housing Co-op is working towards compliance through:

- In relation to the remediation works required for the external wall system, we are now working jointly with the 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.
- In regard to the internal works of the development, we have a Fire Safety Compliance Action Plan in place to help reduce and mitigate against risks as a result of the existing external wall systems. We are satisfied that this Fire Safety Action Plan is actively managed and monitored and will continue to be operational until the development has been fully remediated to that of a tolerable risk.

Statement of Compliance

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

- The relevant regulatory requirements as set out in Chapter 3 of the 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 was authorised by the Committee of Management at their meeting held on Wednesday, 22nd October 2025 to sign and submit this 2025 Assurance Statement to the Scottish Housing Regulator.

This Assurance Statement will be published on our website <https://www.westgrantonhousing.coop/> on the same date that it is uploaded and submitted to the Scottish Housing Regulator.

Signed:



Date: 22nd October 2025

Colin Fraser

Chair

West Granton Housing Co-operative Committee of Management