



West Granton

Housing Co-op

sustaining and championing the co-operative way

WGHC ANNUAL ASSURANCE STATEMENT 2020

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

November 2020

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 the 30th November 2020. This is the second 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 our 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
26 Granton Mill Crescent Edinburgh EH4 4UT
Tel: 0131 551 5035 Email: mail@westgrantonhc.co.uk

West Granton Housing Co-operative Limited is a fully mutual co-operative housing association 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 | 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 to be taken. |
| Assurance and Notification | compliant | WGHC has a 3 year agreed Internal Audit Plan with our Internal Auditors to assist with ongoing self-assessment. |
| The relevant standards of the Scottish Social Housing Charter | compliant | |
| Whistleblowing | compliant | |
| Constitutional Requirements | compliant | |
| Regulatory Standards of Governance and Financial Management | compliant | We are currently in the process of recruiting a full time Governance and Compliance Manager to assist with improvements, compliance and ongoing self-assessment. |
| 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 with Dr Stewart Montgomery and the Glasgow Centre for Inclusive Living; this includes an equality data procedural framework to collect protected characteristics data from our tenants. Dr Montgomery is co-author of the forthcoming SFHA guidance on the collection of equality data. |

WGHC Assurance Statement Declaration

I, Wendy Riordan, 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 are satisfied WGHC has identified areas where it can continue to further develop or enhance existing services, policies and procedures, however, none of these result in non-compliance;
- We are satisfied and confident that we will be able to meet the new Tolerable Standard for fire and carbon monoxide detection comfortably well in advance of the current February 2021 deadline (under review).
- We are currently reviewing our Complaints Handling Policy to ensure it is up to date and compliant with the new SPSO Model Policy by the required date of April 2021;
- We are satisfied that we have taken account of the impact of the Covid-19 pandemic and consequent business, economic and social disruption. We continue to comply fully with the temporary changes to legislation and continue to follow national and local policy requirements e.g. in respect of health & safety, physical distancing, travel, office opening, use of PPE and indoor gatherings;
- We have secured the services of a Welfare Rights Officer specifically for our tenants through a joint working partnership arrangement with ARCHIE.
- We held a successful virtual AGM in September 2020. All Committee members have been issued with tablets for virtual meetings and to view documents and reports electronically.
- We will continue to monitor our rental income and budgets in the context of the ongoing situation. Our Business Plan reflects the regulatory guidance advice that was current at the time of its approval. We will take account of updated regulatory advice as we monitor and review our Business Plan, and scan the economic environment taking into account variables such as the consumer price index in respect of our rent setting and the rate of inflation when considering our financial assumptions.

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 18th November 2020. Signed on behalf of the WGHC Committee of Management:

This section has been redacted because it contains personal information Date: 18th November 2020
Wendy Riordan, WGHC Chairperson