

Annual Assurance Statement 2026

Introduction

The Board of Management confirms that we have reviewed and assessed a comprehensive bank of evidence to support this statement. Craigdale Housing Association's Board are therefore confident that the Association is compliant with: -

- All relevant regulatory requirements as set out in Section 3 of the Regulatory Framework.
- The Regulatory Standards of Governance and Financial Management.
- The relevant standards and outcomes of the Scottish Social Housing Charter.
- Our statutory obligations in respect of tenant and resident safety, housing and homelessness and equalities and human rights.

Assurance

Our Assurance Statement takes account of sector guidance, with the Board evaluating the Association's compliance with our Regulatory requirements, the Standards of Governance & Financial Management and our legislative duties (now referred to as the Regulatory requirements), which are contained within the SHR's Framework, Chapter 3 Regulatory Requirements.

The table below summarises our compliance with the Regulatory requirements:

Regulatory Requirements	Compliant?
Assurance & Notification	Yes
Scottish Social Housing Charter (SSHC)	Yes
Tenant & Service User Redress	Yes
Whistleblowing	Yes
Equality & Human Rights	Yes
Statutory Guidance	Yes
Organisational Details & Constitution	Yes
Tenant and Resident Safety	Yes
Regulatory Standards of Governance & Financial Management (RSGFM)	Yes
Legislative Duties	Yes

In determining our compliance with the Regulatory requirements our evaluation process considered:

- ❖ Whether we, as a Board, are sufficiently assured through self-assessment, ongoing oversight and scrutiny that we comply with the Regulatory requirements and are sufficiently confident that we can pass that assurance on to our stakeholders.
- ❖ Further assurance has been sought from our Internal Auditor who carried out a review of our Annual Assurance Statement practices. We have been provided with Strong Assurance that the Association has adequate systems and processes in place for the completion of the Annual Assurance Statement.

Supporting evidence and additional information

We used the toolkit issued by the Scottish Federation of Housing Associations in July 2023 as the basis for our self-assessment against the Regulatory requirements. We can evidence our compliance with supporting documentation, including independent reviews that we commissioned. Our other self-assurance activities include internal audit, independent surveys, in-house assessments and other internal organisational controls and checks. The outcome of our self-assessment, ongoing oversight and scrutiny demonstrates our compliance with the Regulatory requirements.

Stakeholders can be assured that the Board challenges information that it is provided from Staff and consultants to ensure that the information received is robust and accurate. To support this we commissioned our Internal Auditors to review our Assurance Statement supporting evidence in September 2025. They gave a strong assurance that our approach and evidence were robust.

Equalities & Human Rights

In January 2022 the Chartered Institute of Housing published their guidance on housing as a human right. This document sets out the seven dimensions of adequate housing and forms the basis of housing as a human right. Craigdale Housing Association have policies, strategies and processes in place to ensure we meet the requirement for housing as a basic human right but will continuously monitor these to ensure they are compliant and help to meet the ethos of housing as a human right in line with guidance. To ensure this housing as a human right forms part of our Equalities Strategy.

The Association is a founding member of the Castlemilk Housing & Human Rights Lived Experience Board which has a Castlemilk wide strategy on progressing the right to food, housing and health as a human right, this work covers the period of 2024/2027 and includes an award-winning Lived Experience Group. The group have met with the Chair and members of the Scottish Human Rights Commission to discuss progressing human rights in Castlemilk especially on the right to food, housing and health.

Tenant and Resident Safety

We are satisfied that we meet all of our duties in relation to tenant and resident safety. In particular, we have gained the necessary evidence-based assurance of our compliance in respect of duties relating to gas, electrical, fire and water safety and our obligations relating to asbestos, damp and mould. We have developed a compliance register and strategy regarding safety and have sought specialist advice to monitor our compliance in these areas and to support our assurance.

Further assurance has been sought from a recent Internal Audit carried out on tenant and resident safety which provided a strong level of assurance regarding the risks surrounding the gas safety arrangements, fire safety arrangements, electrical safety arrangements, mould management arrangements, legionella safety and asbestos management arrangements in place at the Association are appropriately managed and controlled.

Data on Homes

We are also satisfied that we have robust and reliable data about the condition of our homes. Each year, 20% of our housing stock is independently surveyed to provide ongoing assurance that our properties continue to meet the Scottish Housing Quality Standard (SHQS). This rolling programme means that our entire stock is subject to regular condition assessment over a five-year cycle.

The information gathered through these surveys informs our asset management and investment planning and provides assurance about the quality and condition of our homes. We are satisfied that our properties meet, and where applicable exceed, the requirements of the SHQS, including in relation to safety, energy efficiency and the provision of modern, serviceable components. This robust approach ensures that investment decisions are based on up-to-date evidence and that we can identify and address emerging issues at an early stage.

Next Steps

We will keep our Assurance Statement under review and will notify the SHR and our customers if we become materially non-compliant with the Regulatory requirements prior to issuing our next annual Assurance Statement in October 2027.

Our Assurance Statement is publicly available on our website and is displayed in our office. Finally, I can confirm as Chair of Craigdale Housing Association, I was authorised by the Board at a meeting held on 21st September 2026 to sign and submit this Assurance Statement to the Scottish Housing Regulator.

Des Phee
Chairperson