



**Annual Assurance Statement  
by the Management Committee  
of Blochairn Housing Association  
29 October 2019**

**Introduction**

As a registered social landlord (RSL), Blochairn Housing Association is required to submit an Annual Assurance Statement to the Scottish Housing Regulator before 31 October 2019. Our Annual Assurance Statement 2019 was considered and agreed by the Management Committee at its meeting on 29 October 2019.

**Annual Assurance Statement**

The Scottish Housing Regulator did not prescribe what the Annual Assurance Statement should look like. We have, therefore, developed a Statement that we think is appropriate for our organisation, given its size and structure, and for our tenants and other customers, whilst also meeting the Regulator's expectations.

We used the 'toolkit' recommended by the Scottish Federation of Housing Associations and added supporting evidence. Each section notes whether we, as a Management Committee, are sufficiently assured that we comply with Regulatory requirements and whether we are sufficiently confident that we can assure our tenants and other customers, as well as the Scottish Housing Regulator. Where we feel that we need to take further action this has been noted.

We can report that we received sufficient and appropriate assurance and that there are **no areas of material non-compliance** with regard to

- ✓ regulatory requirements set out in Chapter 3 of the Regulatory Framework
- ✓ relevant standards and outcomes in the Scottish Social Housing Charter
- ✓ relevant legislative duties
- ✓ Standards of Governance and Financial Management

There are a number of actions that we require to take to improve our performance and to give us further assurance. The most significant of these are

- ✓ Appoint an Internal Auditor from 1 January 2020 to begin a 3 year Internal Audit programme
- ✓ Refer policies under review for legal opinion, where appropriate
- ✓ Implement a programme of work to ensure compliance with new fire and smoke detection legislation which comes into force on 1 February 2021
- ✓ Consider how to assess and monitor our performance on Equalities and Human Rights and how to implement impact assessments. We await further guidance from the Scottish Government and the Scottish Housing Regulator
- ✓ Implement procedures to meet the requirements of Freedom of Information legislation as it relates to housing associations from 11 November 2019

**Next steps**

Our Annual Assurance Statement is publicly available. Any interested party can ask us for further information.

We will keep our Annual Assurance Statement under review, particularly in relation to where we feel that further action is required.

Please contact us if you would like to be involved in our association or if you would like to receive more information.

Signed:

Lynsey Morgan

Chairperson

Date: 29 October 2019