



WGHC

Our tenants are paramount in everything we do

WGHC ANNUAL ASSURANCE STATEMENT 2024

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

OCTOBER 2024

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 2024.

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, updated 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, would benefit from this.

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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).



ANNUAL ASSURANCE STATEMENT 2024

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

October 2024

Gaining Assurance

The Committee of Management advise that, to the best of our knowledge and understanding, West Granton Housing Co-operative complies with the Registered Social Landlord Regulatory Requirements as laid out within the Scottish Housing Regulator's Regulatory Framework.

We are satisfied that we have seen and considered sufficient, appropriate and reliable evidence to confirm our level of assurance. We believe our level of assurance is proportionate to our business, our tenant members and the Scottish Housing Regulator.

The evidence bank which complements this statement includes:

- ❖ Reports about performance in key areas including governance and finance;
- ❖ Reports regarding tenant health and safety, including within their homes, risk analysis and risk mitigation;
- ❖ Quarterly reporting and evaluation of our performance (operational and financial) throughout 2023/24;
- ❖ Internal and External audit reports, both of which, have been presented to the Committee of Management, by our independent auditors;
- ❖ Professional advice from external and specialist advisors;
- ❖ Our annual benchmarking performance analysis visit, presented to us in person by Scotland's Housing Network (also presented, separately, to WGHC staff);
- ❖ Data analysis about our tenants and service user satisfaction results;
- ❖ Reports, advice, guidance, presentations and information from our Senior Executive Team;
- ❖ Scottish Social Housing Charter Performance
- ❖ Listening and responding to tenants and service users
- ❖ Tenants and service users Redress
- ❖ Whistleblowing
- ❖ Promoting Equality and Human Rights
- ❖ Complaints Handling in accordance with the Scottish Public Services Ombudsman requirements
- ❖ Compliance with and information submission in accordance with key guidance - notifiable events, group structures, consulting tenants where tenant consent is required, financial viability of registered social landlords, determination of accounting requirements, preparation of financial statements
- ❖ The standards of Governance and Financial Management
- ❖ Constitutional requirements
- ❖ Compliance with each of the Regulatory Standards as set out in Section 3 of the Regulatory Framework. The evidence bank provides us with the detail of the evidence and compliance;
- ❖ Compliance with the requirements of the Scottish Social Housing Charter

Gaining Assurance, continued

The electronic evidence bank combines reports, policies, advice and information which the Governing Body monitors and oversees on an ongoing basis throughout the year to provide continuous assurance that WGHC is compliant. Additionally, the evidence bank incorporates relevant documents and information that contribute to our assurance and which form the structure of WGHC's business and governance activities.

Improvement Focus

The process of continuous self-assessment for the purpose of gaining assurance has identified some potential areas for improvement. These improvements are not material to West Granton Housing Co-operative's compliance with the regulatory framework and the submission of this Assurance Statement.

To support our focus on improvements we have:

- ❖ Agreed the Internal Audit Plan for 2025 to concentrate on WGHC Asset Management;
- ❖ Having implemented (01 May 2024) the new WGHC Tenant Service Charter (commissioned in 2023 and reported within the 2023 Assurance Statement) – undertaking an annual review of the outcome with the Tenant Information Service and a scrutiny panel of WGCH tenant members;
- ❖ Continue with our membership and commitment to the Investors in Excellence programme working to become both an 'Investor in Excellence' and a 'Centre of Excellence' in Scotland;

Tenant Safety / Asset Management

Tenant and Resident Safety

We are satisfied that we meet our duties in relation to tenant and resident safety. We have gained the necessary evidence-based assurance of our compliance in respect of duties relating to:

- ❖ Gas safety and annual testing
- ❖ Electrical safety and EICR testing
- ❖ Fire safety compliance (testing, fire alarms, co2 alarms, heat detectors etc.)
- ❖ Water safety and testing (tank cleans / legionella etc.)
- ❖ Lift safety (LOLER / testing etc.)
- ❖ and our obligations relating to Condensation, Damp and Mould

Asset Management

West Granton Housing Co-op does not have any properties which contain asbestos. We also sought independent, specialist services to inspect our compliance in these areas and support our assurance.

We have completed our assessment into the potential presence of RAAC in our housing stock and confirm that none has been identified.

Ongoing Monitoring

In accordance with the SHR Statutory Guidance on Notifiable Events (updated 20 June 2019) we recognise that we are required to notify the Scottish Housing Regulator of any changes in our compliance during the year and are assured that we have effective arrangements in place to enable us to do so as follows:

- ❖ Our CEO will submit all notifiable events relating to performance and service delivery issues or financial and funding issues;
- ❖ Our Chair will submit all notifiable events relating to a governance or organisational issue or changes relating to our Annual Assurance Statement;
- ❖ In all instances, the CEO will make us, as the Governing Body, aware of all notifiable events and will also notify any other organisation as is relevant, for example our lenders or the Health and Safety Executive.

Basis of Assurance

The Governing Body of WGHC is satisfied that, to the best of our knowledge, WGHC is compliant with the requirements of Section Three of the Regulatory Framework and the Regulatory Standards of Governance and Financial Management. In addition, we believe we are compliant with relevant standards and outcomes of the Scottish Social Housing Charter

We have gained this assurance from a review of a comprehensive bank of evidence and from our ongoing oversight and scrutiny of WGHC's affairs throughout the year (2023/2024).

Authority to sign and submit

As Chair, I was authorised by the Committee of Management at their meeting held on Wednesday, 16th October 2024 to sign and submit this 2024 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: 16th October 2024

Colin Fraser

Chair, West Granton Housing Co-operative
Committee of Management