
Annual Assurance Statement 2022

Hawthorn Housing Co-operative's Management Committee has considered compliance with regulatory and legislative requirements and has taken account of the impact that COVID has had over the last year in preparing the Annual Assurance Statement for 2022. The comprehensive bank of evidence that supports this statement includes reports, policies, performance information, financial reporting, internal and external audit reports. These have been reviewed by the Management Committee throughout the year.

The Management Committee confirms that the Co-operative is compliant with:

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

Impact of COVID

COVID had significantly less impact than the previous year on our compliance with regulatory requirements. The Management Committee is assured that there are no material areas of non-compliance but have considered the impact on the following aspects of service delivery:

- Restrictions on carrying out non-emergency repairs resulted in a backlog of repairs, which have now been completed. Fewer non-emergency repairs [including void repairs] were carried out on time due to contractors experiencing delays sourcing materials and/or staff absences. We believe these are the main reasons for a drop in satisfaction with the repairs service. We cannot be sure that this is due solely to covid, but we have assessed that our compliance in this area has fallen from fully compliant to compliant with areas of non-material improvement.

Equalities and Human Rights

Hawthorn Housing Co-operative acknowledge the requirement to consider equality, diversity and human rights issues when making decisions, reviewing policies and delivering services. We are collecting equalities information, have reviewed our values to reflect our human rights approach and intend to have developed a human rights strategy by 31st of March 2023.

Tenant and Resident Safety requirement

The Co-operative has adopted a Tenant Safety Scorecard that monitors our performance against all tenant and resident safety requirements. This is reported to our Audit sub-committee every quarter.

Compliance Status and Continuous Improvement

There are no significant areas of non-compliance identified with the Regulatory Framework, but some improvement actions have been agreed which will be implemented to strengthen governance, tenant engagement and information management. We recognise that we are required to notify the SHR of any changes in our compliance during the year and are assured that we have effective arrangements in place to do so.

The Co-op held a strategic Awayday for staff and committee members on the 7th of October 2022. This received a report from our Financial Advisers. The Advisers considered the feedback from a recent stock condition survey, the economic outlook, and the possible extension of rent controls. They provided Committee with an update on the long-term financial projections together with appropriate sensitivity analysis. The assessment indicated that we continue to have a low risk of not meeting our covenants or of meeting the investment needs of our stock.

This statement is provided for and on behalf of Hawthorn Housing Co-operative. The statement was considered by the Management Committee on 26th of October 2022. I confirm that as Chairperson I am authorised to sign the statement on behalf of Hawthorn Housing Co-operative's management committee. It is also signed by our director; he is delegated with leading the day-to-day operational activities of the Co-operative and ensuring we are provided with appropriate advice and guidance to fulfil our role as committee members.

Signed by:

Helen Graham, Chairperson

Colin Turnbull, Director

Date 26th October 2022