

Annual Assurance Statement 2025

Our evidence bank combines reports, policies, advice and information which Management Committee members monitor and oversee through the audit sub-committee every quarter to provide continuous assurance that Hawthorn Housing Co-operative is compliant.

The evidence which supports this Statement includes:

- Internal and External Audit reports
- Reports about performance in key areas including finance and treasury management, service delivery, asset management, tenant and resident safety, development and risk
- Advice from external and specialist consultants and advisers
- Feedback from resident surveys and consultations
- Benchmarking reports and presentations
- Reports, advice and information from senior staff
- Reviews of Policies and Procedures
- Collaborative reviews and training sessions

We are satisfied that we meet all 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, water and lift safety and our obligations relating to asbestos, damp and mould. [In June 2025 an external consultant reviewed our policy for dealing with dampness and condensation, providing assurance that we are dealing with it appropriately].

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

In assessing the evidence, we have adopted an improvement focus which will result in the creation of an Action Plan which we expect to approve next month. We are satisfied that this will deliver effective improvement and that none of the areas for improvement constitute material non-compliance. We assess that we are now fully compliant in three areas we assessed that we had areas for improvement in 2024 and in one area we have assessed that we now only have sufficient evidence to assess that we have areas for improvement rather than being fully compliant as we assessed last year.

The Management Committee confirms that we have reviewed and assessed a comprehensive bank of evidence to support this Statement that the Co-op is compliant with:

- All relevant regulatory requirements as set out in Section Three of the Regulatory Framework
- The Regulatory Standards of Governance and Financial Management
- The relevant legislative duties
- 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

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 enable us to do so.

As Chair, I was authorised by the Management Committee at a meeting held on 27th of October 2025 to sign and submit this Assurance Statement to the Scottish Housing Regulator. We confirm

that this Assurance Statement is being published on our website on the same date that it is submitted to the SHR.

In reviewing our compliance with the Regulatory Framework, we are assured that we have established appropriate systems for the collection of equalities data when an external contractor carries out our Tenant Satisfaction Survey every two years. We are assured that we are working towards using this data to take account of equality and human rights issues in our decisions, policy-making and day-to-day service delivery.

Cathie Ritchie
CHAIR

Colin Turnbull
DIRECTOR

