



REIDVALE HOUSING ASSOCIATION

REIDVALE HOUSING ASSOCIATION ANNUAL ASSURANCE STATEMENT 2025

The Management Committee of Reidvale Housing Association confirms that we have reviewed and assessed a comprehensive bank of evidence and has appropriate assurance that, to the best of our knowledge, we comply with:

- all relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework
- all relevant standards and outcomes in the Scottish Social Housing Charter
- all relevant statutory and legal requirements

With respect to the seven Regulatory Standards of Governance and Financial Management, we have gained sufficient assurance to be confident of our overall compliance with all 7 Standards. The Association has declared material non-compliance with one or more of these Standards for a number of years in previous Annual Assurance Statements. Whilst there remain a handful of areas where we are less than fully compliant with detailed guidance, including one area of non-material non-compliance, and also partial compliance with one regulatory requirement, and we have updated our Governance Improvement Plan to reflect this, but in terms of the 7 overall Standards there is no further material non-compliance to report.

We have again been asked by the Scottish Housing Regulator (SHR) to provide specific assurance of our compliance with relevant obligations in relation to tenant and resident safety. Last year we conducted a specific internal audit review of our compliance with these requirements, and this provided substantial assurance that we comply with our duties and obligations in this regard. We relied on this process to confirm that we have appropriate systems in place to maintain compliance. We have appointed a Compliance Officer to our Maintenance team whose primary responsibility is to oversee and report to our Housing Services Sub-Committee on compliance in this area. Through these means we have gained evidence-based assurance of full compliance in respect of tenant and resident safety regarding gas, electrical, fire, water and lift safety, and asbestos, damp and mould management arrangements. In addition, we fully recognise risks associated with the stonework, and the potential for falling masonry, in our tenemental buildings and apartments. Increased and targeted grant assistance for both Reidvale Housing Association and home owners will be required from 2025/26 if essential stonework and external fabric repair schemes are to be progressed at an optimal / acceptable pace following stock and stonework condition surveys of our nine neighbourhoods. We have put in place ongoing and proactive risk management arrangements while our stonework repair programme is being completed. We are delighted to have secured substantial grant funding to address a very substantial and one-off safety concern via a major rebuilding programme at our properties at 149/157 Bellfield Street in Dennistoun – a significant achievement. With works underway we are now able to mitigate this substantial risk. We believe more grant funding will be needed to preserve our cities' cultural heritage that lies within the conservation of its tenement buildings.

During 2024 we conducted a comprehensive self-assessment review of our compliance with regulatory standards and requirements, co-ordinated by a specialist consultant, which resulted in a substantial enhancement to the detail of our Evidence Banks and associated evidence documents, and provided significant assurance in endorsing our 2024 Statement. Based on this work we have introduced an ongoing “preparation for submission of Annual Assurance Statements” process, which was followed in 2025. This exercise has also identified a number of further areas for improvement, which we have incorporated into our Governance Improvement Plan. We are satisfied that none of these improvement actions are material to our declared areas of compliance. An internal audit review of the assurance statement preparation process carried out in 2024 provided us with substantial assurance of its effectiveness.

We recognise that we are required to notify the Scottish Housing Regulator (SHR) of any changes in our compliance during the course of the year, and we have been engaging with SHR about the outcomes of our improvement plans relating to the four areas of material non-compliance included in our previous Statement, none of which are continuing as at the date of signing of this Statement. We receive a report to every Management Committee meeting on regulatory compliance and the current status of our Improvement Plan, and this enhances our assurance that we have effective arrangements in place to enable us to report any changes to SHR.

We confirm that this Assurance Statement is being published on our website on the same date that it is being submitted to the Scottish Housing Regulator.

The Management Committee considered and approved this Assurance Statement at a meeting held on 29th October 2025, and authorised the Chair to sign and submit it to the Scottish Housing Regulator.

Name of signatory: Denise Dempsey

Position: Chair of Reidvale Housing Association

Signed:

Date: 30 October 2025