

WILLIAMSBURGH HOUSING ASSOCIATION ANNUAL ASSURANCE STATEMENT TO THE SCOTTISH HOUSING REGULATOR 2026

The Management Committee of Williamsburgh Housing Association has now completed the annual assessment of compliance with the Regulatory Framework and the Regulatory Standards of Governance and Financial Management.

In carrying out our assessment, we are satisfied that we have seen and considered sufficient appropriate and reliable evidence to confirm our level of assurance that, to the best of our knowledge and understanding, Williamsburgh Housing Association complies with the following:

- the regulatory requirements set out in Chapter 3 of the Regulatory Framework;
- the standards and outcomes in the Scottish Social Housing Charter
- relevant legislative duties; and
- the standards of governance and financial management for RSLs.

We are satisfied that we hold comprehensive, good quality and up to date information on the construction, components and condition of our homes. We have invested in regular stock condition surveys and ensured independence by using specialist external contractors. We have also expanded the surveys beyond standard building elements to cover the condition of external stonework for all our sandstone tenement stock. We do not own any non-traditional housing stock or system-built stock, for example high-rise, concrete construction types or stock with RAAC panels.

While we are satisfied that we now fully comply with all duties in relation to tenant and resident safety, we did identify a short delay in completing the electrical safety check for one property following repeated no access to the property. We also found a single property where the smoke detector was removed by the tenant and not correctly scheduled for replacement. Both properties are fully compliant now and we are satisfied that both these incidents were the result of human error in scheduling following an investigation. We have introduced a new role of Compliance Co-ordinator to improve scheduling and data analysis.

The assurance process is based on the good practice advice that is provided in the Scottish Federation of Housing Association's (SFHA) tool kit, along with our own internal reporting considerations. We update our assurance self-assessment process based on the updated SFHA toolkit.

The Management Committee receives Annual Assurance Statement self-assessment reports 3 times per year which contain a comprehensive review of our compliance with every standard. It has continuous on-line access to the supporting evidence used to reach compliance judgements and reviews the outcome of the annual self-assessment review prior to submission. The process also identifies any potential areas of material non-compliance and other areas for improvement, which are both taken forward as new business objectives. The Management Committee

has agreed what would be considered a material issue and those that are areas for improvement. This informs whether any notification of change to our compliance status should be made to the Scottish Housing Regulator during the year.

Our 2026 assessment is based on a wide range of information including Committee reports, internal and external audit reports, risk assessments, policy reviews and operational information that is held within our systems. This is supported by training for Management Committee members.

Social Housing Charter Performance

We continue to perform above the sector average in our key Social Housing Charter performance measures.

Value for Money and Rent Affordability

We continue to work hard to control costs and support tenants through the cost-of-living crisis. Our rent charges continue to remain below the social housing sector average.

Tenant Safety

Ensuring the continued safety of our customers and staff remains our top priority. We have commissioned a rolling programme of forensic specialist tenant safety audits most recently for dampness and mould to support the introduction of Awaab's Law duties.

Housing Quality

We continued to implement our new Asset Management Strategy and delivered significant investment in the quality of our homes, including to support energy efficiency and climate change goals.

Tenant Engagement

We continued to expand the range, method and focus of tenant consultation activities. Our 2025 STAR survey results showed 99% of tenants are satisfied with the participation opportunities available.

Approval

The Management Committee of Williamsburgh Housing Association approved this Annual Assurance Statement at their meeting held on 28 October 2026 and authorised that it be signed on their behalf, by the Chairperson, John Scott, and subsequently submitted to the Scottish Housing Regulator. This statement will be made available to our tenants and other stakeholders by publishing it on our website.

We will notify the SHR of any material changes in our compliance during the year ahead and confirm that we have effective arrangements in place to enable us to do so.

John Scott



**Chairperson
Williamsburgh Housing Association
28 October 2026**