

WILLIAMSBURGH HOUSING ASSOCIATION ANNUAL ASSURANCE STATEMENT TO THE SCOTTISH HOUSING REGULATOR 2025

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.

While we are satisfied that we now fully comply with all duties in relation to tenant and resident safety, we did identify a period of non-compliance in gas safety. This related to a single property and was reported as a Notifiable Event. We commissioned a specialist gas safety audit which confirmed the single property affected and that overall gas safety control systems were otherwise good. An unrelated gas safety check was completed one day late in 2025, and we are satisfied that this was human error in scheduling following an investigation.

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. Our assurance self-assessment process was reviewed in 2024 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 2025 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 to enable informed scrutiny in key compliance areas, for example tenant safety.

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 and continue to focus on tackling dampness and mould whilst developing our recording systems. We act quickly to repair our homes and help the very small number of tenants affected by dampness.

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

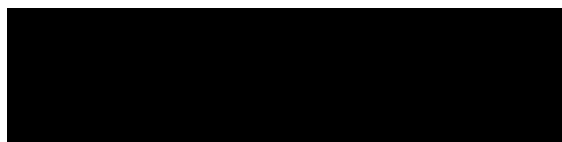
We continued to expand the range, method and focus of tenant consultation activities and increased the level of feedback. Our 2025 STAR survey results showed 99% of tenants are satisfied with the participation opportunities available.

Approval

The Management Committee of Williamsburgh Housing Association approved this Annual Assurance Statement at their meeting held on 29 October 2025 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
29 October 2025**