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Annual Assurance Statement 2023
26th September 2023

I write on behalf of the Management Committee of West Whitlawburn Housing Co-operative (WWHC) to confirm that we comply with the regulatory requirements set out in Chapter 3 of the Scottish Housing Regulator's Framework.

This includes that we;

- Achieve all of the standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services
- Comply with our legal obligations relating to housing and homelessness, equality and human rights, and tenant and resident safety
- Comply with the Standards of Governance and Financial Management for RSLs.

We confirm that we have seen and considered sufficient evidence to give us this assurance. We have obtained external consultant support who carried out a review of our evidence. This has provided us with additional assurance that our approach is effective and robust. This included a review of the Co-operative's continued compliance with our tenant and resident safety requirements. We have been provided with assurance for all relevant safety requirements throughout the year on:

- Gas safety
- Electrical safety
- Water safety
- Fire safety
- Asbestos
- Lift safety
- Damp and mould

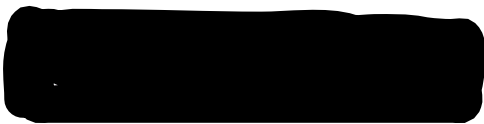
Registered with the Scottish Housing Regulator No. 203
Registered Charity No. SCO38737, VAT Registration No. 180223636
Registered society under the Co-operative and Community Benefit Societies Act 2014

In February 2023, the Management Committee approved a new policy on how WWHC manages Dampness, Mould and Condensation in our properties, which formalised the inspections and reactive maintenance procedures we already had in place.

In considering our compliance with our legal and regulatory requirements in 2023, we have taken account of the ongoing impact of the cost of living crisis and consequent business, economic and social disruption. We are confident that the measures that we have put in place and the contingency planning that we have implemented have ensured that we are able to continue to meet our responsibilities to our tenants, service users, regulators and funders.

In reviewing our compliance with the Regulatory Framework, we are assured that we have made progress with the collection of equalities data. In September 2023, we carried out data collection in relation to the updated sector guidance and 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.

We approved our Annual Assurance Statement at the meeting of our Management Committee on 26th September 2023.



Susan Anderson
Chairperson