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North Glasgow Housing Association

ng homes 2026 Annual Assurance Statement

I write on behalf of the Board of ng homes to confirm that the Association complies 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 all relevant legislative duties.
- Comply with our statutory and 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.

The Association's current Regulatory Engagement Plan acknowledges that since 2024 the Association has worked openly and constructively with the Scottish Housing Regulator to deliver improvements in our governance and our approach to tenant and resident safety. During this time, we identified and embedded improvements in our operational processes and governance arrangements and the changes implemented resulted in regulatory compliance being achieved.

We confirm that we have comprehensive, robust, up-to-date information about the construction, components and condition of our stock. We use this information to ensure the safety of our tenants' and residents' homes and to inform our asset management and financial planning. Our stock condition survey process is undertaken across all stock types on a rolling programme basis.

The Association's 2026 governance self-assurance process was conducted in line with the latest SFHA Self-assurance Toolkit, and it mirrored the process undertaken last year which received external validation by an experienced, independent governance consultant. The Board confirm that we have considered sufficient evidence to provide us with confidence that the approach taken was both thorough and effective. In addition to this, the robust operational policies, systems and processes that are in place together

with comprehensive audits conducted over the past 12 months and the resultant reports, provide the Board with assurance that all relevant safety requirements are in place for the following:

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

The Association continues to engage positively with the Scottish Housing Regulator on governance and the Association's Board confirms its strong commitment to remain vigilant and to proactively address any risk to compliance.

The Board discussed and formally agreed this Assurance Statement on 22 October 2026. As Chairperson, I was authorised by the Board to sign and submit it to the Scottish Housing Regulator by the due date of 31 October 2026. I can confirm that this Assurance Statement will be published on our website on the same date that it is submitted to the Scottish Housing Regulator.

The Board members understand that the Association is required to notify the Scottish Housing Regulator of any material changes to our Annual Assurance Statement or changes in our compliance status during the next year. We are confident that we have effective arrangements in place to do so and we understand that this would include any tenant and resident safety matter which has been reported to or is being investigated by the Health and Safety Executive or reports from regulatory or statutory authorities or insurance providers relating to safety concerns.

Chairperson: Catherine Rossine

For and on behalf of the Board
22 October 2026