



2020 ANNUAL ASSURANCE STATEMENT

The Board of Cairn Housing Association, and as group Parent of Ancho Ltd, (Cairn Housing Group) is satisfied that Cairn Housing Group is compliant with the requirements of Chapter Three of the Regulatory Framework including:

- The relevant standards and outcomes of the Scottish Social Housing Charter
- All relevant legislative duties
- The Regulatory Standards of Governance and Financial Management

Covid-19

In considering our compliance with our legal and regulatory requirements in 2020 we have taken account of the considerable impact of the Covid-19 pandemic and consequent business, economic and social disruption. We have complied/continue to comply fully with the temporary changes to legislation and continue to follow national and local policy and requirements e.g. in respect of health and safety, physical distancing, travel, office opening, use of PPE, application of Test and Protect requirements and indoor gatherings.

We are confident that the measures that we have put in place and the contingency planning and updated Service Routemaps that we have implemented have ensured that we are able to continue to meet our responsibilities to our tenants, service users, regulators and funders. Where we have adopted revised standards of service delivery, we have communicated changes clearly to our tenants, and updated the Regulator, and are maintaining the necessary records to ensure a smooth resumption of normal service levels when possible.

We continue to monitor our business plan, budget and financial assumptions in the context of the ongoing emergency situation and associated business interruption. Our Business Plan reflects the regulatory guidance that was current at the time of its preparation and we will take account of updated regulatory advice as we monitor and review our Business Plan in the context of the changed situation.

As a result of Covid-19 we have been unable to maintain full compliance with our gas safety obligations because our contractor was unable to access properties where tenants were shielding/self-isolating. ANCHO were unable to complete 14 services by the anniversary date due to tenants shielding/self-isolating, all services have since been completed. Cairn HA were unable to complete 26 services which were overdue the anniversary date due to tenants shielding/self-isolating. 1 Service was overdue on anniversary date due to non-engagement and was capped 1 day after anniversary date. All services have since been completed. Our current levels of compliance are Cairn HA 98.42% and Ancho 97.28%. We have kept our tenants informed throughout and have provided safety advice to ensure that any emergency work is reported and actioned immediately.

Our review of Fire Risk Assessments in Courts and Leased properties planned to commence in April 2020 has been impacted by Covid-19. We will prioritise this work through our revised Health & Safety Strategy action plan.

Overall Assurance

The Board confirms that we have reviewed and assessed a comprehensive bank of evidence to support this Statement and that we have obtained external support to provide us with additional assurance that our approach is effective and robust.

The Board of Cairn Housing Association (as group parent) has overseen the assurance exercise that supports this Statement and is satisfied that it is comprehensive in its scope to include group members. The Board of the subsidiary, Ancho Ltd, have overseen the relevant components of the Group assurance exercise which relate to their RSL and have also, through their representation on the parent Board, contributed to the Group assurance exercise.

In assessing the evidence, we have adopted an improvement focus and will continue to implement the Continuous Assurance Plan as updated during the course of the year. We are satisfied that the actions identified in the Continuous Assurance Plan are intended to deliver effective improvement and that none are material to our current compliance with the Framework. We recognise that we are required to notify the SHR of any changes in our compliance during the course of the year and are assured that we have effective arrangements in place to enable us to do so.

As Chair of the Board of Cairn Housing Association, I am authorised to confirm that both Cairn Housing Association, which is the parent RSL, and Ancho Ltd, which is the registered subsidiary, comply with Chapter Three of the Regulatory Framework. This Statement was considered and approved by board members and is approved by me on behalf of the Board.

Don Jamieson
Chair of Cairn HA
Date: 30 November 2020