



Annual Assurance Statement

October 2026

The Management Committee of Gardeen Housing Association has taken external support from an independent governance consultant to develop a self-assurance document. This document was discussed at a Management Committee Meeting on 1 October 2026, and the Management Committee has now been assured that the Association complies with:

- All relevant regulatory requirements set out in Section 3 of the Regulatory Framework
- All relevant standards and outcomes in the Scottish Social Housing Charter
- All relevant legislative duties
- The standards of Governance and Financial Management

The Management Committee confirms that there are no areas of material non-compliance. The Management Committee has identified advisory areas for improvement including equalities. We continue to collect equalities information, and we are discussing how we can adopt a human rights approach in our work.

An independent governance audit was carried out during 2026 which determined that the overall level of assurance was substantial and that the Association has appropriate systems, processes and evidence in place to support its Annual Assurance Statement.

The Management Committee confirms that Gardeen Housing Association meets all duties in relation to tenant and resident safety, and have gained assurance of compliance through internal audit with all relevant safety requirements including:

- Gas safety • Electrical safety • Water safety • Fire safety • Asbestos
- Dampness, Mould and Condensation • Lift safety

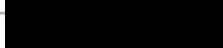
The Management Committee confirms that Gardeen Housing Association has high-quality data on our homes. A stock condition survey is carried out every three years by an external consultant. An independent Clerk of Works has carried out external dilapidation surveys in the last three years for all Gardeen properties. Staff carry out property inspections alongside planned maintenance programmes.

The Association does not provide any Gypsy/Traveller sites.

The Management Committee shall review this statement on a regular basis and report any areas of material non-compliance to the Scottish Housing Regulator.

This Annual Assurance Statement 2026 will be published on our website, newsletters and social media.

As Chairperson, I was authorised by the Management Committee at a meeting on 1 October 2026 to sign and submit this Assurance Statement to the Scottish Housing Regulator.

Chairperson	Corrina Brewer	
Date	Management Meeting	1 October 2026