



Southside Housing Association – Annual Assurance Statement

25 September 2025

Annual Assurance Statement 2025

Southside Housing Association is required by the Scottish Housing Regulator's revised Regulatory Framework to prepare and submit its Annual Assurance Statement by 31 October 2025. This document represents the statement that was considered and approved by the Southside Housing Association Board at its meeting on Thursday 25 September 2025.

Statement of the Southside Housing Association Board:

We can advise that, to the best of our knowledge, we comply with:

1. All relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework;
2. All relevant standards and outcomes of the Scottish Social Housing Charter;
3. All relevant legislative duties; and,
4. The Standards of Governance and Financial Management

The Board confirm that we have seen and considered appropriate evidence to support our assurance of compliance with the above. This includes an independent self-assessment of the Association's compliance with the Standards of Governance and Financial Management, Treasury Management Strategy review, our annual programme of internal audit and external audit, our Annual Return on the Scottish Social Housing Charter 2024/25, Governing Body reports, financial reports, tenant and resident health and safety reports, and regular risk management reporting.

We would like to also highlight the following areas in our Annual Assurance Statement.

Asbestos Management

Our Asbestos Management Policy was reviewed and approved in April 2025. This includes the requirement to produce an annual Asbestos Management Plan. All our asbestos information is currently recorded and updated when surveys are carried out. Where we have Asbestos Containing Materials these are risk assessed and managed accordingly. We also ensure that our contractors have access to a register and expect that all contractors be compliant in identifying and managing asbestos.

Electrical Safety

We carry out an Electrical Installation Condition Report (EICR) and inspection on all of our properties at least every five years. We are currently achieving 100% compliance with our EICR programme and have robust compliance systems in place to ensure each inspection is carried out by its anniversary due date.

Damp and Mould

Our Mould, Damp, and Condensation Policy was approved in February 2024 which sets out our approach to managing reported cases. As per our procedure we inspect ALL reported cases and manage accordingly. We have developed our internal systems and processes to log and appropriately progress all cases, ensuring that we can also report annual performance to meet our enhanced obligations in respect of damp and mould within the revised Annual Return on the Charter.

Fire Safety

We have a cyclical programme in place which ensures that all Fire Safety systems and equipment is maintained by a suitably qualified contractor. This contract is due for renewal and expected to be awarded following a competitive procurement exercise by October 2025. We are currently in the process of renewing our Fire Risk Assessments to properties defined as “relevant premises” such as Multi-Storeys, Mini- Multi Storeys, and supported units. The outcomes and recommendations from each FRA will be assessed and actioned. This will also be managed alongside a programme of Single Building Assessments which the Association have secured funding for from Scottish Government.

Gas Safety

We achieved 99.7% compliance for carrying out an annual gas safety inspection by the anniversary date for 2024/25, and we are currently 100% compliant for our annual gas safety inspection programme for 2025/26. An external contractor also conducts quality assurance on a 10% sample of our gas safety inspections.

Lift Safety

We have a programme of monthly maintenance servicing across our forty-four passenger lifts, and six-monthly in-depth inspections by insurers and annual inspections in compliance with our obligations under the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) and SAFed guidelines on the testing of in-service lifts.

The Association are also midway through an extensive major lift replacement programme at our multi-storey blocks at Moss Heights Avenue in Cardonald.

Water Safety

We have an on-going programme to carry out remedial works arising from our annual programme of Legionella Risk Assessments. Our current compliance with water hygiene and Legionella control is 100%. Our bi-annual clean and disinfection programme was completed in October 2024, and the next programme is scheduled to be carried out during 2026.

RAAC – Reinforced Autoclaved Aerated Concrete

We have had assurances provided by external surveyors alongside our own internal staff that our properties do not contain RAAC, however we will remain vigilant in all of our day-to-day inspections and surveys to ensure knowledge of our stock profiles is fully informed.

On-going Improvement Focus

The Association is in the second year of our Corporate Plan 2024-2029, and we have developed a range of key strategies to help us achieve our Strategic Objectives.

To ensure that we can deliver on all of our key Strategic objectives we have also recently refinanced our revolving loan facility which will fund our plans over the next five years to not only build new homes but to improve our existing homes and to fund our energy efficiency and decarbonisation plans. We have also recently implemented a new customer management system which will provide us with improved management information, more effective data management and reporting, and increased tenant and customer access functionality to manage their own information through our tenant portal planned by the end of 2025.

Our Global Action Plan represents the Association’s commitment to continuous improvement and also identifies improvements and actions from a range of different sources across areas such as Equality, Diversity and Inclusion, Tenant and Resident Safety, our Governance and other key areas of our business. This includes improvement actions we have identified but

which do not constitute material non-compliance with Regulatory Standards and Requirements.

We will review the Association's continued compliance with all regulatory and legal requirements on an on-going basis throughout the year. In the event of any in-year incidences of material non-compliance which affects our level of assurance against any of the requirements of the Annual Assurance Statement, we will notify the Scottish Housing Regulator and our tenants and other customers.

Signed by:-----

Ruth McCluskey, Chair, Southside Housing Association.



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