30 October 2024

ANNUAL ASSURANCE STATEMENT 2024

We, the Harbour Homes Board of Management, confirm that we comply with the regulatory requirements set out in Chapter 3 of the Scottish Housing Regulator's Framework.

This includes:

- The relevant standards and outcomes of the Scottish Social Housing Charter
- All relevant statutory and legal obligations and
- The Regulatory Standards of Governance and Financial Management.

Supporting Evidence

The evidence bank combines reports, policies, advice and information which the Board monitors and oversees on an ongoing basis throughout the year to provide continuous evidence that Harbour Homes is compliant. This includes:

- Regular reports about key performance information
- Internal and External Audit reports
- Outcomes of tenant consultation exercises
- Benchmarking
- Reports, advice and information from senior staff.

Areas for Improvement

As at 31 March 2024 we had 71 properties which do not have valid Electrical Installation Condition Reports (EICRs) and / or LD2s. Following our consultation with our solicitors we have updated our policy to allow for forced entries for EICRs and LD2 installations. We continue to synchronise access with other safety inspections, planned and responsive works wherever possible. We anticipate a significant improvement in the performance against both Element 11: Electrical installations and Element 45: Safe electrical systems in 2024/25.

We believe these issues are material as they relate to tenant safety, however we are confident that these issues are being addressed and have either been resolved or will be resolved by 31 December 2024 (dependent on court proceedings being settled).

We acknowledge that we are required to notify the Scottish Housing Regulator of any changes in our compliance during the year and we are assured that we have effective arrangements in place to enable us to do so.

We confirm that this Assurance Statement is being published on our website on the same date it is submitted to the SHR.

As Chair, I was authorised by the Board at a meeting held on 25 September 2024 to sign and submit this Assurance Statement to the Scottish Housing Regulator.

David Welsh
Chair
Harbour Homes Scotland Ltd

Date: 30 October 2024