



2025 ANNUAL ASSURANCE STATEMENT

The Board of Cairn Housing Association confirms that it has appropriate assurance that Cairn Housing Association complies with:

- The regulatory requirements set out in Chapter three of the Regulatory Framework;
- The relevant standards and outcomes of the Scottish Social Housing Charter;
- All relevant statutory and legislative requirements;
- The Regulatory Standards of Governance and Financial Management;
- Our statutory obligations in respect of tenant and resident safety, housing and homelessness and equalities and human rights.

The evidence bank which supports this statement combines reports, policies, advice, and relevant documents and information that contribute to our assurance, and which form the structure of our business and governance activities. The Board of Cairn Housing Association monitor and oversee the evidence on an ongoing basis to monitor continuous assurance on compliance. Our Internal Audit programme provides additional assurance where appropriate, and ensures that our evidence and process are effective and robust.

We have gained the necessary evidence-based assurance of our compliance with tenant and resident safety in relation to gas, electrical, fire, water and lift safety and our obligations relating to asbestos, damp and mould. EICR compliance at the date of the assurance statement was 99% complete due to access challenges and the remaining work is actively being scheduled. Additionally, we have sought specialist advice to monitor our compliance in these areas and to support our assurance, this work is ongoing with reports expected in Q4.

In assessing the evidence, we have adopted an improvement focus which has resulted in the creation of an Improvement Action Plan which we regularly review, update and implement with the oversight of the Board, the identified actions are intended to deliver effective improvement and are not 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 year and are assured that we have effective arrangements in place to enable us to do so.

The Board of Cairn Housing Association has overseen the assurance statement process and evidence gathering that supports this Statement, and is satisfied that it is comprehensive and accurate. This Statement was considered and approved by all Board members at its meeting on 22 October 2025 and as Chairperson I have been authorised to sign it on behalf of the Board. I confirm that this Assurance Statement is being published on our website on the same date that it is submitted to the SHR.

Angus Lamont
Chairperson
22 October 2025