



Forgewood Housing Co-operative Annual Assurance Statement – 2025

The management committee of Forgewood Housing Co-operative confirms that, to the best of our knowledge and understanding, we comply with the Regulatory Framework for social housing in Scotland, including:

- 1) All relevant regulatory requirements set out in Section 3 of the Regulatory Framework.
- 2) The Regulatory Standards of Governance and Financial Management.
- 3) The relevant standards and outcomes of the Scottish Social Housing Charter.
- 4) Our statutory obligations in respect of tenant and resident safety, housing and homelessness, equalities and human rights.

We are satisfied that we have reviewed and assessed a comprehensive evidence bank which supports this statement and provides ongoing assurance throughout the year. This includes reports, policies, performance data, audit findings, and advice from staff and external specialists. The Committee has scrutinised this evidence and is fully assured of our compliance.

Tenant and Resident Safety

Tenant safety is of paramount importance to Forgewood Housing Co-operative. We confirm that we are compliant with all relevant safety duties, including:

- 1) Gas safety
- 2) Electrical safety
- 3) Water safety
- 4) Fire safety
- 5) Asbestos
- 6) Damp and mould

We do not have any stock with lifts, and therefore lift safety is not applicable to our properties. We have robust systems in place to monitor and manage safety compliance, and there are no outstanding safety issues such as lapsed certificates. We regularly go above and beyond minimum requirements to ensure tenant safety. Our staff team reports on safety matters at each Committee meeting.

Annual Assurance Statement visit May 2025

In May 2025, Forgewood Housing Co-operative underwent a scrutiny inspection by the Scottish Housing Regulator. We welcomed this engagement and are pleased to confirm that we met all requirements and passed the inspection with no material concerns raised. This further strengthens our assurance of compliance.

Equalities and Continuous Improvement

We are assured that we have appropriate systems in place for the collection of equalities data and continue to improve our approach to inclusivity and engagement. We maintain a continuous improvement focus and monitor any actions identified to enhance our assurance levels further.

Financial Health

Forgewood Housing Co-operative also maintains strong financial health through robust budgetary control, prudent financial planning, and effective governance. The management committee receives regular financial reports and performance updates, ensuring transparency and oversight.

We are assured of our financial compliance through a combination of internal and external audits, which confirm that our financial systems and controls are sound and effective. Our financial strategy supports the long-term sustainability of the organisation and enables us to continue delivering high-quality services to tenants.

The Committee is satisfied that Forgewood Housing Co-operative meets the Regulatory Standards of Governance and Financial Management and has no financial concerns that would impact our compliance or service delivery.

This Assurance Statement was approved by the management committee at its meeting on Wednesday 29 October 2025. As Chairperson, I have been authorised to sign and submit this statement to the Scottish Housing Regulator. It will be published on our website and communicated to tenants and stakeholders.

Name: Alan Thomson **CHAIRPERSON**

Signed: 

Dated: 29 October 2025