

24 September 2025

Pineview Housing Association Annual Assurance Statement (AAS) - 2025

The Committee of Management advise that, to the best of our knowledge and understanding, Pineview Housing Association complies with the RSL regulatory requirements set out in the Regulatory Framework. We are satisfied that we have seen and considered sufficient appropriate and reliable evidence to confirm our level of assurance, and that our level of assurance is proportionate for our business and our context.

The evidence we have to support this statement includes, but is not restricted to:

- Reports about performance in key areas including finance, risk, governance, service delivery, asset management, and governance. Including advice and information from senior staff.
- Internal and external audit reports.
- Advice from external and specialist advisers.
- Tenant and customer feedback through our customer forum and from specific consultations.

In reviewing compliance, we adopt an improvement focus and identify any improvement actions which we will progress during the year. These actions are monitored by the Committee. None of the improvements are required for compliance, they are simply actions we believe will improve our current assurance levels further.

In determining our compliance position, the Committee of Management has considered the Regulatory Framework and associated statutory and advisory guidance. We have also considered the 11/03/2025 AAS letter from the Scottish Housing Regulator (SHR) and the 04/08/2025 SHR publication "Preparing Annual Assurance Statement: a thematic review 2025" and reviewed the Pineview position against the findings and recommendations within. In response to the Scottish Housing Regulator's letter of 11/03/2025 regarding Annual Assurance Statements for 2025, we would confirm the following in the area of tenant and resident safety on which the SHR has requested confirmation of assurance:

❖ Tenant and Resident Safety

We are satisfied that we meet our duties in relation to tenant and resident safety. In particular, we have gained the necessary evidence-based assurance of our compliance in respect of safety duties relating to gas, electrical, water, fire, asbestos and damp and mould (we do not have any lifts). Pineview has robust internal policies and procedures in place which are regularly reviewed to provide assurance that we are compliant with health and safety, legislative and regulatory requirements. We have also sought specialist advice on our compliance in these areas and to support our assurance. As part of this, we undertook a Duty of Care internal audit in late 2023 to independently review this area of work. There was a follow up audit in 2024, and as part of our 2025 programme of internal audit we instructed an estates management audit, which included aspects of tenant and resident safety. We have our Housing Services Manager report on tenant and resident safety matters in each housing services report to Committee and also to keep our SHR Regulation team updated if there are any matters to bring to their attention, whether material or not, for example, if an electrical inspection is late. Such matters are also reported to the Committee of Management. There have been no matters deemed as material to report as notifiable events.

We understand that we are required to notify SHR of any changes in our compliance assurance during the year and will do so.

The Management Committee approved this Annual Assurance Statement at our Management Committee Meeting of 24 September 2025 and authorised this to be signed on our behalf, to be submitted to the SHR, and to be made publicly available to our tenants and customers through our website.

Signed: [Redacted Signature]

Linda Devlin, Chairperson, on behalf of the Pineview Committee of Management