

DECISION

	Board of Management of Sanctuary Scotland Housing Association Limited		
	17/02/2026	Item: 14	No. of appendices: 2
	Director - Sanctuary Scotland		
Subject: Annual Assurance Statement			
Group Corporate Strategy - Strategic Objectives: Customers first ☒ Investing in our assets ☒ Growing our services ☒			
Executive Summary To allow the Board of Management to consider the approach to the annual assurance statement for 2026. This report presents the proposed timetable for self-assessment work for the 2026 Annual Assurance Statement and self-assessment in relation to constitutional requirements to give Board members the assurance that Sanctuary Scotland Housing Association Limited (Sanctuary Scotland Housing Association) is compliant with Chapter Three of the Regulatory Framework in that area. Recommendation: The Board of Management is recommended to: • approve the proposed timetable and approach to self-assessment contained at Appendix 1; and • to consider the self-assessment exercise provided at Appendix 2 and approve that the evidence highlighted confirms that Sanctuary Scotland Housing Association can be considered compliant with regulatory requirements.			
Customer Considerations The requirements of the Scottish Social Housing Charter will form part of the mapping process to ensure compliance. Any relevant employee considerations are noted in the report.			
Risk Management RM 1: Political, government, regulation; Sanctuary Scotland Housing Association must comply with the Regulatory Framework and the assessment process mitigates the risk of meeting requirements in respect of the Annual Assurance Statement. RM 2 Reputational and customer service; assessing compliance with regulatory and legislative requirements supports the delivery of a customer-focused service and protects the reputation of Sanctuary Scotland Housing Association.			

Value for Money

The self-assessment exercises will evidence compliance with the Scottish Housing Regulator regulatory framework in relation to financial viability.

1. Strategic Context

- 1.1 Ensuring compliance with legislative and regulatory requirements supports the effective delivery of all three strategic priorities: putting our customers first, investing in our assets and growing our services.
- 1.2 Following the review of their regulatory framework, the Scottish Housing Regulator (SHR) introduced the requirement for all Scottish landlords to submit an annual statement providing assurance that their organisation complies with the relevant requirements of Chapter Three.
- 1.3 Chapter Three of the framework primarily covers:
 - Assurance and Notification
 - Scottish Social Housing Charter Performance
 - Tenants and Service Users Redress
 - Whistleblowing
 - Equality and Human Rights
 - Compliance with and information submission in accordance with key guidance - notifiable events, group structures, consulting tenants where tenant consent is required, financial viability of registered social landlords, determination of accounting requirements, preparation of financial statements
 - The standards of Governance and Financial Management
 - Constitutional requirements

2. Proposal

- 2.1 Timetable for Assurance Statement 2026
 - 2.1.1 The proposed timetable is attached at **Appendix 1**. This covers the key areas required to be assessed against Chapter Three requirements and the dates they will be submitted to the Board of Management for consideration. The proposed dates ensure that the signed statement can be submitted to the SHR by the expected deadline date of the end of October 2026.
 - 2.1.2 The timetable also highlights the officers who will lead each topic and the dates these will be discussed by the Senior Management Team. The senior team will oversee the work carried out and ensure that any actions identified as a result of the mapping process will be completed.
 - 2.1.3 The proposed timetable also identifies the topics that the Resident Scrutiny Panel (RAP) and the Area Committees will have a more detailed involvement in, if there are significant changes to the mapping.

2.2 Assessment of constitutional requirements

2.2.1 The assessment exercise carried out on the above topic is contained at **Appendix 2**.

2.2.2 Given the level of evidence available against each of the headings, it is recommended that the Board of Management consider Sanctuary Scotland Housing Association Limited (Sanctuary Scotland Housing Association) to be compliant in this area, with no items of materiality requiring to be highlighted to the SHR.

3. Recommendation

3.1 The Board of Management is recommended to approve the proposed timetable and approach to self-assessment contained at **Appendix 1**.

3.2 The Board of Management is recommended to consider the self-assessment exercise provided at **Appendix 2** and approve that the evidence highlighted confirms that Sanctuary Scotland Housing Association can be considered compliant with regulatory requirements.