Scottish Housing Regulator
Buchanan House
58 Port Dundas Road
Glasgow
G4 0HF

Date: 29th September 2026

Annual Assurance Statement 2026 - On behalf of Paisley Housing Association Board and Paisley South Property Services (PSPS) subsidiary in the PHA Group

We are satisfied that we have considered sufficient evidence to be assured that we comply with all regulatory requirements set out in Chapter Three of the Scottish Housing Regulator's Regulatory Framework, the Regulatory Standards of Governance and Financial Management, and with our legal obligations relating to housing and homelessness, equality and human rights, and tenant and resident safety. We will continue to work through our Assurance Framework Action Plan for areas we intend to continually improve. We confirm, to the best of our knowledge and belief, that we have assurance of compliance with:

- All relevant regulatory requirements set out in Section 3 of the Regulatory Framework.
- All relevant standards and outcomes in the Scottish Social Housing Charter.
- Our statutory obligations, particularly regarding tenant and resident safety. housing, equalities, and human rights.
- All relevant legislative duties.
- The SHR Standards of Governance and Financial Management.

There are no areas of material or significant non-compliance that require to be disclosed in this statement.

Supporting Evidence and Additional Information
The evidence which supports this statement include;

- Reports about performance in key areas including, finance, service delivery. asset management, tenant and resident safety, development and risk.
- Internal and External Audit reports.
- Resident Satisfaction Surveys.
- Ongoing data analysis about our tenants and customers.
- Benchmarking with FLAIR and other registered social landlords.
- Reports, advice and information from senior staff.
- Advice from external and specialist advisors.

- SFHA Toolkit.
- Board evidence audit reports

Equalities and Human Rights - We have established appropriate systems for the collection of equalities data to take account of equality and human rights issues, we continue to develop our equalities and human rights approach with the production, monitoring and reviewing of the action plan.

Tenant Safety - We are satisfied that we meet all our duties in relation to tenant and resident safety. We have gained the necessary evidence-based assurance of our compliance in respect of duties relating to gas, electrical, fire, water, lift safety and our obligations relating to asbestos, damp and mould. We have reviewed our compliance with the relevant obligations in relation to Tenant Safety, we are assured Paisley Housing Association meets all its duties. The evidence which supports this statement includes:

- The Asset Management Strategy 2024–2026 includes objectives relating to ongoing compliance with Tenant and Resident Safety requirements. The Strategy is scheduled for review and refresh in October 2026, with tenant safety, regulatory compliance and the continued provision of safe, well-maintained homes remaining key priorities within the updated Strategy

- As part of our membership of the EVH Landlord Facilities, Health, Safety and Welfare System, a landlord safety audit was carried out in June 2024. The outcome of the audit demonstrated a high level of compliance. A further landlord safety audit is due planned for 2026.

- Our 5-year internal audit programme will continue to review each of the key areas of Tenant Safety on a cyclical basis.

- We continue to work with our Tenant Safety consultant to develop and improve our existing policies and procedures, keep abreast of legislative and regulatory changes, and support ongoing staff and Board training

- As part of our engagement with our external Tenant Safety consultant, we continue to be members of the Social Housing Safety Network Scotland.

- During 2026, we reviewed and updated our Damp and Mould Policy and associated procedures in preparation for the implementation of the Investigation and Commencement of Repair (Scotland) Regulations 2026 ("Awaab's Law"). This has included staff awareness and training and a review of our arrangements for recording, monitoring and responding to reports of damp and mould.

- We continue to provide regular Tenant and Resident Safety reports and key performance information to our Board, including compliance performance, outstanding actions and any areas requiring further monitoring or intervention.

Quality of data in our homes - We actively maintain and improve the quality of our stock and asset information through a rolling programme of independent stock condition surveys, supported by our wider asset, component, compliance and lifecycle information. Stock condition surveys were undertaken in 2021/22 and 2024/25, with a further programme scheduled during 2026/27. This information is used to inform planned investment programmes, lifecycle assumptions, our Asset Management Strategy and long-term financial planning

Next Steps
We recognise that we are required to notify the Scottish Housing Regulator 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.

We approved our Annual Assurance Statement at the meeting of our Board on Monday 29th September 2026 and as Chair, I was authorised by the Board at the meeting to sign and submit this Assurance Statement to the Scottish Housing Regulator.

We confirm that this Assurance Statement will be published on our website on the same date it is submitted to the Scottish Housing Regulator.

I sign this statement on behalf of the Board.

Karen McMillan
Chairperson _____
Date: **29th September 2026**