23 September 2026

Pineview
Housing Association Ltd
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<u>Pineview Housing Association Annual Assurance Statement (AAS) - 2026</u>

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 tenant engagement and safety. 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. 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 considered the 19/03/2026 AAS letter from the Scottish Housing Regulator (SHR) and the 31/07/2026 SHR publication "Preparing Annual Assurance Statements: a thematic review 2026". We have reviewed the Pineview position against the requirements, findings and recommendations. In response to the SHR letter of 19/03/2026, we would confirm the following where specific assurance is requested:

Data on Homes

We are satisfied that we have assurance in relation to data on our homes. The Association utilises various means to achieve good data on our homes, including:

- ✓ Independent Stock condition surveys – circa 20% each year.
- ✓ CDM Files.
- ✓ Property management information databases – SDM and HUB.
- ✓ Independent bi-annual Fire Risk Assessments.
- ✓ 2 yearly tenant visits and property inspections by staff.
- ✓ HMO schedule of checks and awarding of Licence.
- ✓ Property and estate inspections.
- ✓ Internal audit on stock management.
- ✓ Annual tenant property plans to share stock detail and plans.

We undertake stock condition survey work each year and update our life cycle plans to ensure we have up to date data and have supported plans for repairs, maintenance and renewals.

In assessing the position for our Annual Assurance Statement, we have concluded that there have been no matters deemed as material to report as notifiable events since our last AAS and no matters to report in our 2026 AAS.

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

The Management Committee approved this Annual Assurance Statement at our Management Committee Meeting of 23 September 2026 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: Linda Devlin ______________________________

on behalf of the Pineview Committee of Management

Name: Linda Devlin

Position: Chairperson