

1st October 2025

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



Assurance Statement 2025

The evidence which supports this Statement includes:

- Reports about performance in key areas including finance, service delivery, asset management, tenant and resident safety, development and risk.
- Internal & External Audit reports
- Advice from external and specialist advisors
- Tenant Scrutiny reports and the outcomes from specific consultation
- Data analysis about our tenants and customers
- Benchmarking
- Reports, advice and information from senior staff

The Management Committee are assured that Fyne Homes is compliant with the Regulatory Standards and Regulatory Framework requirements, with only the following exception:

- Failure to have carried out our Electrical Installation Certificate Reports & Fire Safety Reports for all our properties.

This failure is attributed to 2 properties failing due to having an invalid EICR as a result of property condition. To address this area of non-compliance Fyne Homes will be proceeding with tenancy enforcement action to ensure these properties comply with electrical safety obligations.

The Management Committee of Fyne Homes is satisfied that, to the best of our knowledge, Fyne Homes is compliant with the requirements of Chapter three of the Regulatory Framework and the Regulatory Standards of Governance and Financial Management. We have gained this assurance from a review of a comprehensive bank of evidence and from our ongoing oversight and scrutiny of Fyne Homes affairs throughout the year (2024/2025)

In reviewing our compliance with the Regulatory framework, we are assured that we have established appropriate systems for the collection of equalities data. We are assured that we are working towards using this data to take account of equality and human rights issues in our decisions, policy making and day-to-day service delivery.

3 Harvey Lane, Burnside Street
Campbeltown, Argyll.
PA28 6GE



78 B John Street,
Dunoon, Argyll.
PA23 7NS



Smiddy House, Smithy Lane
Lochgilphead, Argyll.
PA31 8TA



81 Victoria Street,
Rothesay, Isle of Bute
PA20 0AP



Email: postmaster@fynehomes.co.uk
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Scottish Federation of
Housing Associations

Calls may be recorded for quality and training purposes

Fyne Homes Limited. Registered Office: 81 Victoria Street, Rothesay, Isle of Bute, PA20 0AP. Registered Social Landlord (REG. No. 321) ; Registered Scottish Charity No. SC 009152 ;
Property Factor Registered Number PF000155. Registered society under the Co-operative and Community Benefit Societies Act 2014 (REG. No. 1454 R[S]).
Incorporating: William Woodhouse Strain Housing Association and Bute Housing Association
VAT Registration Number 454 6688 51



We are satisfied that we meet all of the duties in relation to tenant and resident safety. In particular, we have gained the necessary evidence-based assurance of our compliance in respect of duties relating to gas, electrical, fire, water and lift safety and our obligations relating to asbestos, damp and mould.

We have completed our assessment into the potential presence of RAAC in our stock and confirm that none has been identified.

We recognise that we are required to notify the SHR of any changes in our compliance during the course of the year and are assured that we have effective arrangements in place to enable us to do so.

In reviewing compliance, we have adopted an improvement focus and have also identified a number of improvement actions which will progress during the course of the year. To support effective implementation, these actions form an Improvement Action Plan which will be monitored by the Management Committee at agreed intervals to ensure successful achievement,

As Chair, I was authorised by the Management Committee at the meeting held on 1st October 2025, to sign and submit this Assurance Statement to the Scottish Housing Regulator. The Management Committee of Fyne Homes confirms that this Assurance Statement is being published on our website on the same date that it is submitted to the SHR.

Signed

Shirley MacLeod, Chair
Date: 1st October 2025