Albyn Housing Society
98-104 High Street
Invergordon
IV18 0D

Mr Stephen Lalley
Scottish Housing Regulator
5th Floor
220 High Street
Glasgow
G4 0QW

27 October 2026

Dear Stephen

I am pleased to present the Annual Assurance Statement for 2026 on behalf of the Albyn Housing Society Board, which encompasses all subsidiaries within the Albyn Group.

The Board confirms that it has reviewed and assessed a comprehensive bank of evidence to support this Statement that Albyn Housing Society is compliant with:

- All relevant regulatory requirements as set out in Section Three of the Regulatory Framework
- The Regulatory Standards of Governance and Financial Management
- The relevant standards and outcomes of the Scottish Social Housing Charter
- Our statutory obligations in respect of tenant and resident safety, housing and homelessness and equalities and human rights

The evidence bank combines reports, policies, advice and information which the Board monitors and oversees on an ongoing basis throughout the year to provide continuous assurance that Albyn Housing Society is compliant. Additionally, the evidence bank incorporates relevant documents and information that contribute to our assurance, and which form the structure of Albyn Housing Society's business and governance activities.

The Board is satisfied that Albyn Housing Society has comprehensive, robust, up to date information about the construction, components and condition of our homes. We use this information to ensure the safety of our tenants' and residents' homes and to inform our asset management and financial planning.

In assessing the evidence, Albyn Housing Society has adopted an improvement focus and created an Action Plan which it has begun to implement and will continue to progress during the course of the year. The Board has reviewed the identified actions in the Action Plan and is satisfied that all are intended to deliver effective improvement and that none are material to current compliance with the Framework.

Albyn Housing Society recognises that it is required to notify the SHR of any changes in compliance during the course of the year and the Board is assured that the organisation has effective arrangements in place to enable this.

As Chair, I was authorised by the Board at a meeting held on 27 October 2026 to sign and submit this Assurance Statement to the Scottish Housing Regulator.

Clea Warner,
Chair of Albyn Housing Society