

## Regulation Plan

This Regulation Plan sets out the engagement we will have with Argyll Community Housing Association Ltd (ACHA). Our *Guide to How We Regulate* explains more about our assessments and the purpose of this Regulation Plan.

### Regulatory profile

ACHA was registered and took ownership of its stock from Argyll and Bute Council in November 2006. It is the eighth largest registered social landlord (RSL) in Scotland with around 5090 houses and a further 226 commercial properties and garages. Its turnover at 31 March 2010 was £26.5 million and it employs 186 full time equivalent staff.

We inspected ACHA in September 2009 and awarded the RSL a “C” grade overall, which indicated a fair performance. The RSL knows where it needs to make improvements and responded well to feedback during the inspection. ACHA will provide us with a formal report on progress against its improvement plan in March 2012.

Our engagement with ACHA during 2010/11 has given us assurance that it continues to make progress with the issues identified in the regulation plan. ACHA has completed its annual business plan review and is working through an improvement plan. As part of its ongoing review of business strategy ACHA is revising its constitutional status and repairs service delivery structure.

Given the scale and profile of ACHA’s activities and its ongoing review of its business strategy we will continue our engagement so that we stay informed about its financial position and progress with SHQS.

### **Our engagement with Argyll Community Housing Association – Medium**

1. ACHA should:
  - provide a copy of its current business plan including 30 year projections with scenario planning and sensitivity analysis around key assumptions in April 2011;
  - provide additional information on SHQS progress in September 2011
2. We will liaise with ACHA on any further requirements once we have reviewed its revised business plan. And we will meet senior staff in quarter three to discuss progress with SHQS.
3. ACHA will provide us with a formal report on progress against its improvement plan in March 2012.

4. ACHA should continue to alert us to notifiable events and seek our consent as appropriate. It should provide us with the annual regulatory returns we review for all RSLs:
- audited annual accounts and external auditor's management letter;
  - loan portfolio return;
  - five year financial projections including all SHQS costs; and
  - annual performance and statistical return.

This plan will be kept under review and may be changed to reflect particular or new events. The engagement strategy set out in this plan does not restrict us from using any other form of regulatory engagement to seek additional assurance should the need arise. Our guides to how we regulate, inspect, and intervene and other relevant statistical and performance information, can be found on our website at [www.scottishhousingregulator.gov.uk](http://www.scottishhousingregulator.gov.uk).

Our lead officer for ACHA is:

Name: Janet Dickie, Regulation Manager  
Address: Highlander House, 58 Waterloo Street, Glasgow, G2 7DA  
Telephone: 0141 305 4115

We have decided what type of engagement we need to have with this organisation based on information it provided to us. We rely on the information given to us to be accurate and complete, but we do not accept liability if it is not. And we do not accept liability for actions arising from a third party's use of the information or views contained in the Regulation Plan.