

## Ark Housing Association Ltd

**28 March 2014**

This Regulation Plan sets out the engagement we will have with Ark Housing Association Ltd (Ark) during the financial year 2014/15. Our regulatory framework explains more about our assessments and the purpose of this Regulation Plan.

### Regulatory profile

Ark was registered in 1977 and provides housing and support to adults with learning disabilities. It is a registered charity based in Edinburgh and operates across 13 local authority areas. It owns and manages around 276 self-contained homes and 55 non self-contained projects housing 211 people and employs around 683 people mainly support staff. Its turnover for the year ended 31 March 2013 was £17.9 million.

We have recently discussed with Ark the risks and challenges it faces around its pension liabilities. We need to engage with Ark to get assurance about its approach to managing this issue. We also need to get further assurance about its business and financial planning.

### Our engagement with Ark – Medium

In light of Ark's current challenges meeting its pension liabilities and to gain further assurance about its business and financial planning we will have medium engagement with it in 2014/15.

1. By 31 July Ark will send us:
  - its Business Plan including commentary on results of sensitivity tests and risk mitigation strategies;
  - its 30 year projections consisting of income and expenditure statement, balance sheet and cash flow, including covenant requirements and calculation of the loan covenants;
  - sensitivity analysis which looks at key risks such as, arrears levels and covenant compliance. We would also expect this to include analysis of a range of options for rent increases; and
  - its report to the Board about the 30 year projections.
2. We will engage as necessary with Ark as it develops a plan to manage its pensions liabilities.
3. Ark should 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; and
  - Annual Return on the Charter.

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 regulatory framework 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 Ark is:

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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.