

Cordale Housing Association Ltd

1 August 2012

This Regulation Plan sets out the engagement we will have with Cordale Housing Association Ltd during the financial year 2012/2013. Our regulatory framework explains more about our assessments and the purpose of this Regulation Plan.

Regulatory profile

Cordale registered as a social landlord in 1992. It has charitable status and employs 10 full time equivalent staff. It owns 512 homes in West Dunbartonshire, providing a mix of extra care, wheelchair and general needs housing. It factors a further 22 properties. Cordale's turnover for the year ended 31 March 2011 was just under £1.6 million.

Cordale has been a major developer of rented housing and received high levels of public subsidy to achieve this.

We are currently engaging with Cordale about staffing and governance issues it is dealing with. Cordale received a complaint recently containing serious allegations about governance and management at the Association. In accordance with our Notifiable Events guidance, the Association informed us about the complaint and appointed an independent investigator to investigate the allegations. Our regulatory expectation is that the governing body acts on the findings of the investigation report in accordance with its constitution. To support it during this period, Cordale has brought on to its governing body three independent members. It has also appointed a consultant to help it address the staffing and governance issues.

Cordale's performance for percentage lets to homeless people is poor compared to the sector overall.

Our engagement with Cordale - Medium

We will have medium engagement with Cordale in 2012/13 in light of the staffing and governance issues it is dealing with.

1. We will continue to work with Cordale to seek assurance about its progress in resolving its staffing and governance issues. We will discuss further actions with Cordale after this.
2. We will review Cordale's progress in increasing allocations to homeless people when we consider its 2011/12 APSR return in quarter two.
3. Cordale 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; 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 regulatory framework and other relevant statistical and performance information can be found on our website at www.scottishhousingregulator.gov.uk.

Our lead officer for Cordale 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.