

Regulation Plan

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

Regulatory profile

East Lothian Housing Association (ELHA) registered as a social landlord (RSL) in 1988. It has charitable status and employs 33 people. It owns approximately 1100 properties in East Lothian and factors around a further 50. Its turnover for the year ended March 2010 was around £4.2 million.

The association has set up an unregistered subsidiary, R3 Repairs Ltd to provide maintenance services to its own and other RSLs stock. It intends also to extend its services to the private sector.

ELHA is a moderately large developer of social housing in East Lothian and received a considerable amount of subsidy in the form of housing association grant (HAG). It anticipates a moderate increase in its stock through future development activities.

Our engagement with East Lothian Housing Association - Medium

1. We need to gain a better understanding of ELHA's current and future business and we will, therefore, inspect the association during the first quarter of 2011/12. The inspection will focus on the quality of service and outcomes for current and prospective tenants. The final scope of the inspection will be subject to further liaison and a review of relevant self-assessment material.
2. ELHA 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
 - 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.

Our lead officer for East Lothian Housing Association is:

For inspection:

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For other engagement:

Name: Janet Dickie, Regulation Manager
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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.