

## Ferguslie Park Housing Association Ltd

28 March 2013

This Regulation Plan sets out the engagement we will have with Ferguslie Park Housing Association Ltd (Ferguslie Park) during the financial year 2013/14. Our regulatory framework explains more about our assessments and the purpose of this Regulation Plan.

### Regulatory profile

Ferguslie Park was registered in 1988. It owns and manages 798 houses in the Renfrewshire local authority area in Scotland. It has charitable status and employs around 14 people. It has a non registered subsidiary, the New Tannahill Centre Ltd. Its turnover for the year ended 31 March 2012 was just over £2.9 million.

We have assessed Ferguslie Park's performance against key service quality measures. Ferguslie Park's reported performance for current tenants owing more than 13 weeks rent and for the percentage of lets to homeless people is poor and deteriorating. Its performance for the percentage of current tenants rent collected is poor and performance for tenancies sustained is in the bottom quartile for all RSLs. We have previously highlighted our concerns to Ferguslie Park about its performance on rent arrears.

We have reviewed Ferguslie Park's financial returns and need to engage with it to get an update on its business plan, its subsidiary activity, its progress with auto enrolment (60% of its staff not enrolled at 31 March 2012) and its plans to manage the welfare reform changes including the impact on future income and costs and assumptions for arrears and bad debts.

### Our engagement with Ferguslie Park– Medium

We will engage with Ferguslie Park in 2013/14 to gain a higher level of assurance about its service quality and its business plan.

1. We will discuss with Ferguslie Park how we will obtain assurance about its service quality. Depending on the outcome of this engagement, we may review our future regulatory engagement with it.
2. In quarter one, Ferguslie Park will send us the business plan and 30 year projections for it and its subsidiary including the income and expenditure account, balance sheet, cash flows, sensitivities and covenant calculations and results.
3. By September, September 2013, Ferguslie Park will send us:
  - management accounts for its subsidiary;
  - an update on progress with auto enrolment; and
  - details of its plans to manage welfare reform including the impact on future income, costs and assumptions for arrears and bad debts.

4. Ferguslie Park 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 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](http://www.scottishhousingregulator.gov.uk).

Our lead officer for governance and performance for Ferguslie Park is:

Name: Paul Milligan, Regulation Manager  
Address: Highlander House, 58 Waterloo Street, Glasgow, G2 7DA  
Telephone: 0141 305 4183

Our lead officer for business planning for Ferguslie Park is:

Name: Janet Dickie, Regulation Manager, Finance and Risk Division  
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.