

Garrion Peoples Housing Co-operative Ltd

29 March 2018

This Regulation Plan sets out the engagement we will have with Garrion Peoples Housing Co-operative Ltd (Garrion Peoples) during the financial year 2018/19. Our regulatory framework explains more about our assessments and the purpose of this Regulation Plan.

Regulatory profile

Garrion Peoples was registered as a social landlord in 1990. Garrion Peoples currently owns and manages 252 homes and provides factoring services to eight owners in the Gowthraple area of Wishaw. It has charitable status and employs around five people.

As at 31 March 2017 Garrion Peoples' turnover for the year was almost £1.1 million and its debt per unit was £13,476.

Engagement

In December 2017 Garrion Peoples advised us that its Director was due to leave the organisation by the end of March 2018.

We have been engaging with Garrion Peoples as it has been considering options resulting from this senior management change.

We have asked Garrion Peoples to undertake an independent strategic options appraisal and consider the results of this before deciding how to move forward.

Garrion Peoples has highlighted that 32% of its homes currently meet the Energy Efficiency Standard for Social Housing (ESSH). We expect Garrion Peoples HA to have plans in place to meet ESSH by December 2020. We will review Garrion Peoples' performance when we receive its ARC return in June 2018.

Our engagement with Garrion Peoples Housing Co-operative Ltd in 2018/19 – Medium

We will engage with Garrion Peoples because it is carrying out an options appraisal:

1. Garrion Peoples will commission an independent strategic options appraisal and share the outcomes from this with us.
2. We will engage with Garrion Peoples as it decides how to progress the outcomes from the strategic options appraisal.
3. Garrion Peoples 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 financial statements and external auditor's management letter;
- loan portfolio return;
- five year financial projections;
- Annual Return on the Charter; and
- the return on the Energy Efficiency Standard for Social Housing.

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 Garrion Peoples Housing Co-operative Ltd 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.