

Loreburn Housing Association Ltd

29 March 2018

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

Regulatory profile

Loreburn was registered as a social landlord in 1982. Loreburn currently owns and manages 2,422 homes including 155 shared ownership properties and provides factoring services to 250 owners in Dumfries and Galloway. It has charitable status and employs around 103 people.

Loreburn has one subsidiary, Dumfries and Galloway Homes Ltd. which provides properties for mid-market rent, student accommodation, commercial properties and factoring services to Loreburn's sharing owners.

As at 31 March 2017 Loreburn's turnover for the year was just over £12.7 million and its debt per unit was £9,812.

Engagement

Loreburn has an on-going development programme and receives significant public subsidy to help achieve this. Loreburn plans to continue to grow through a considerable programme of new homes for social rent.

We will engage with Loreburn as it progresses its strategy to support and deliver its plans for significant growth.

Our engagement with Loreburn Housing Association Ltd in 2018/19 – Medium

We will engage with Loreburn about its development plans.

1. Loreburn will send us by 30 June 2018:
 - its approved business plan and report to the Board about the plan;
 - evidence of how it demonstrates affordability for its tenants; and
 - details of its risk management and mitigation strategy, including the risks arising from the development programme.
2. Loreburn will send us an update on its development programme by 31 October 2018. This will include details of the units and tenure types to be delivered, timescales, completions and any material delays or changes to the programme.
3. We will:
 - meet with senior staff to discuss the business plan and other information in quarter two of 2018/19; and

- review Loreburn's development update in quarter three of 2018/19.
4. Loreburn 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 Loreburn Housing Association 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.