

Pineview Housing Association Ltd

31 March 2015

This Regulation Plan sets out the engagement we will have with Pineview Housing Association Ltd (Pineview) during the financial year 2015/16. Our regulatory framework explains more about our assessments and the purpose of this Regulation Plan.

Regulatory profile

Pineview was registered as a social landlord (RSL) in 1990. It owns and manages 535 homes and delivers a factoring service to 25 owners in the Drumchapel area of Glasgow. It also has 24 shared ownership properties and one Homelink property which provides four bedspaces. It has charitable status and employs 13 people. Its turnover for the year ended 31 March 2014 was just over £2.2 million.

Pineview has completed a review of stock condition and now reports that 74 properties (just under 14% of its stock) will not meet the Scottish Housing Quality Standard (SHQS) by the deadline. It has increased resources focussing on SHQS and is working through an action plan to address non-compliance. This will include further stock condition work in 2015/16. We will engage with Pineview to gain further assurance about data quality and its plans to address the necessary work.

Our engagement with Pineview – Medium

We will have medium engagement with Pineview in 2015/16 to gain assurance about progress with SHQS.

1. Pineview will:
 - by the end of April 2015, provide a detailed action plan for addressing non-compliance with SHQS and completing the next stock condition survey;
 - by the end of May 2015, provide revised projections showing the cost of outstanding SHQS work;
 - provide a copy of the stock condition report once available; and
 - send us, quarterly from April, updates on progress with SHQS works.
2. We will review progress and liaise as necessary where we need further information.
3. Pineview 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 Return on the Charter.

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 Pineview 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.