

## Port of Leith Housing Association Ltd

4 April 2012

This Regulation Plan sets out the engagement we will have with Port of Leith Housing Association Ltd during the financial year 2012/2013. Our regulatory framework explains more about our assessments and the purpose of this Regulation Plan.

### Regulatory profile

Port of Leith was registered in March 1976 and has charitable status. It owns and manages around 2320 homes in Edinburgh and employs 55 people. Its turnover for the year ended 31 March 2011 was just over £8.2 million. It has recently established a subsidiary, Persevere Developments Ltd to support its core activities with the provision of mid market rent.

Port of Leith is one of the largest developers of social housing in Edinburgh. It continues to have a significant new build social housing, mid market rent housing and low cost home ownership programme and has received considerable public subsidy.

During 2011 we carried out an assessment of Port of Leith's business planning information and received considerable assurance about its financial and strategic management. Given the scope and complexity of its business and scale of its development activity and the associated risks we will continue to need updated financial projections from Port of Leith.

### Our engagement with Port of Leith Housing Association - Medium

We will continue to have medium engagement with Port of Leith about its overall financial capacity and viability in light of its development, investment and subsidiary activities.

1. Port of Leith will:
  - provide us with 30 year projections including cashflows, sensitivity analysis and covenant calculations in quarter two of 2012/13; and
  - provide us with the business plans including financial projections and sensitivities for its unregistered subsidiary.
2. Port of Leith 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; 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 Port of Leith is:

Name: Kirsty Anderson, Regulation Manager  
Address: Highlander House, 58 Waterloo Street, Glasgow, G2 7DA  
Telephone: 0141 305 4180

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.