

Shire Housing Association Ltd

28 March 2014

This Regulation Plan sets out the engagement we will have with Shire Housing Association Ltd (Shire) during the financial year 2014/15. Our regulatory framework explains more about our assessments and the purpose of this Regulation Plan.

Regulatory profile

Shire was registered as a social landlord in 1996. It owns and manages 999 houses and provides factoring services to 903 owners across East Ayrshire. It has charitable status and employs around 16 people. Its turnover for the year ended 31 March 2013 was just over £4.2 million.

We have been engaging with Shire about governance issues. To provide support with addressing these issues, we asked Shire to co-opt three people on to the management committee. Shire has developed an action plan and training programme to address these issues. We will continue to engage with Shire to ensure that it builds upon its recent progress in implementing this plan and programme.

In addition, we will continue to engage with Shire on its performance for the percentage of lets to homeless people, the percentage of former tenant arrears collected and for tenancies sustained. This will include liaising with Shire to better understand the issue of low demand for homeless lets.

Our engagement with Shire – Medium

We will have medium engagement with Shire in light of the governance issues it is dealing with and to gain a higher level of assurance about its service quality.

1. We will continue to engage with Shire to ensure that it builds upon its recent progress in implementing its action plan and training programme.
2. We will continue to engage with Shire to gain a higher level of assurance about its service quality, including a better understanding of why lets to homeless people is low.
3. Shire 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 Shire 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.