

West of Scotland Housing Association Ltd

4 April 2012 - 31 July 2012

This Regulation Plan sets out the engagement we will have with West of Scotland 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

West of Scotland has been registered as a social landlord since 1975. It has charitable status and employs around 69 full time equivalent staff. During 2011/12 it agreed to make the Willowacre Trust an unregistered subsidiary of West of Scotland. West of Scotland owns and manages in the region of 3,000 housing units and provides factoring services to 368 homes. Its turnover was around £10.6 million at 31 March 2011.

West of Scotland is a one of the largest developers in Scotland. It has received significant public subsidy to help fund this. It plans to continue to grow through its development activities and has a large planned programme for housing for social rent.

During 2011/12 West of Scotland has been reviewing its strategic objectives and structure. It is currently in the process of finalising its revised strategy, business plan and associated financial plans. Given the scale and nature of its business we will continue to require additional business planning information from it and we will agree a timetable for this with West of Scotland.

In its 2010/11 APSR, West of Scotland reported that its performance in the percentage of emergency repairs completed on time had improved in the previous year although it is still poor compared to other RSLs. West Of Scotland has changed its approach to managing its repairs and has plans to further improve performance. We will review its performance when we receive the 2011/12 APSR in June.



Our engagement with West of Scotland Housing Association - Medium

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

1. West of Scotland will send us:
 - business planning information including its updated business plan, scenario planning, sensitivity analysis of its key business planning assumptions, full 30 year projections with cashflows, and covenant calculations; and
 - the business plan for its unregistered subsidiary including financial projections and sensitivities.
2. We will review West of Scotland's performance in completing emergency repairs when we receive its 2011/12 APSR and decide at this time whether we need further assurance.
3. West of Scotland 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 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.

Our lead officer for West of Scotland HA 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.