

Whiteinch and Scotstoun Housing Association Ltd

31 March 2015

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

Regulatory profile

WSHA was registered as a social landlord (RSL) in 1978. It owns and manages 1,300 homes and provides five non-housing units in the Whiteinch and Scotstoun areas of Glasgow. It has charitable status and employs 32 people. Its turnover for the year ended 31 March 2014 was just over £5.4 million.

WSHA has one unregistered subsidiary, WS Property Management Ltd which delivers a property management and factoring service to just under 500 owners. WSHA also provides a range of corporate services to the Whiteinch Centre.

WSHA has a small number of properties which will not meet the Scottish Housing Quality Standard (SHQS) by 31 March 2015, all in the energy efficiency criterion. WSHA is keen to ensure that these properties meet the Energy Efficiency Standard for Social Housing (EESH). The contract to complete this work is underway and expected to complete in September 2015.

Our engagement with WSHA – Medium

We will have medium engagement with WSHA in 2015/16 to gain further assurance about its progress with ensuring all its properties meet SHQS.

1. By 30 September 2015 WSHA will provide us with an update on its progress with meeting SHQS for all its properties.
2. We will review its update information in October 2015.
3. WSHA 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 WSHA is:

Name: Joyce Stewart, Regulation Manager
Address: Highlander House, 58 Waterloo Street, Glasgow, G2 7DA
Telephone: 0141 242 5577

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.