

Regulation Plan

This Regulation Plan sets out the engagement we will have with Argyll Community Housing Association Ltd (ACHA). Our *Guide to How We Regulate* explains more about our assessments and the purpose of this Regulation Plan.

Regulatory profile

ACHA was registered and took ownership of its stock from Argyll and Bute Council in November 2006. It is an Industrial and Provident society, and is non-charitable. ACHA is the seventh largest registered social landlord (RSL) in Scotland with around 5078 houses. Its turnover is around £16.3 million and it employs 183 full time equivalent staff.

Because ACHA is a relatively new organisation, we have been engaging with its senior staff and governing body about its progress against our registration conditions and how the business is developing. Our first inspection of ACHA is now underway. We will decide what type of future engagement we will have with ACHA when our inspection is complete.

Our engagement with Argyll Community Housing Association – to be confirmed

1. We are currently inspecting Argyll Community Housing Association (ACHA) and will issue a new regulation plan once we complete this process.
2. ACHA 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
 - annual performance and statistical return
 - 30 year cashflow projections, in line with lender's requirements (additional requirement because ACHA is a community ownership RSL)

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 guides to how we regulate, inspect, and intervene and other relevant statistical and performance information, can be found on our website at www.scottishhousingregulator.gov.uk.

Our lead officer for ACHA is:

Name:	Margaret Sharkey, Support & Intervention Manager
Inspection:	Jonathan Grant, Inspection Manager
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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.