

Regulation Plan

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

Regulatory profile

Blairtummock was registered in 1989. It is an Industrial & Provident Society which has charitable status and owns 405 properties in Easterhouse, Glasgow. It employs 16 staff and its turnover for the year ended 31st March 2009 was approximately £1.49 million.

In 2005, Blairtummock set up two sub committees, Blairtummock and Rogerfield Local Housing Organisations (LHOs), to manage 178 and 247 properties respectively on behalf of Glasgow Housing Association (GHA).

Blairtummock plans to acquire all 425 properties from GHA through second stage transfer (SST). It has submitted a business plan to GHA setting out its proposal for the Blairtummock transfer. We will consider this plan once it has been agreed with GHA, in accordance with our published guidance on SST. Our interest in examining the proposals is to understand the impact that SST will have on Blairtummock's business and be assured about the financial arrangements that will allow the transfer to take place. We will also engage with Blairtummock Housing Association about its proposals to acquire the GHA stock it is currently managing in Rogerfield.

Our engagement with Blairtummock Housing Association - Medium

1. We expect Blairtummock to agree with us the information it will provide in its SST business plan submission for the transfer of the 178 Blairtummock properties from GHA. Then we will consider the business plan, and tell Blairtummock whether we are granting consent to GHA to proceed with the statutory consultation and tenant ballot. Blairtummock should confirm with us the subsequent timescale and progress of the transfer.
2. We also expect Blairtummock to engage with us around its proposals to acquire the properties in Rogerfield.
3. Blairtummock 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

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 Blairtummock is:

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We have decided what type of engagement we need to have with the association based on information it provided to us. We rely on the information given to us by the association 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 Regulatory Assessment or Regulation Plan.