

Regulation Plan

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

Regulatory profile

Wellhouse was registered in April 1994. It is an Industrial & Provident Society with charitable status and owns 448 general needs properties in Wellhouse, Glasgow. It employs ten staff and its turnover for the year ended 31 March 2009 was approximately £1.5 million.

Wellhouse is also a Local Housing Organisation (LHO) which manages 336 units on behalf of Glasgow Housing Association (GHA). It plans to acquire these units from GHA through second stage transfer (SST). It has submitted a business plan to GHA setting out its proposal for the 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 Wellhouse's business and be assured about the financial arrangements that will allow the transfer to take place

Our engagement with Wellhouse HA - Medium

1. We expect Wellhouse to agree with us the information it will provide in its SST business plan submission for the transfer of the 336 properties from GHA. Then we will consider the business plan, and tell Wellhouse whether we are granting consent to GHA to proceed with the statutory consultation and tenant ballot. Wellhouse should confirm with us the subsequent timescale and progress of the transfer
2. Wellhouse 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 Wellhouse 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.