

Regulation Plan

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

Regulatory profile

Southside Housing Association is a long established registered social landlord (RSL) operating in the south west of Glasgow. It was registered in November 1975 and is an Industrial & Provident Society with charitable status. It employs 24 staff and its turnover for the year ended 31 March 2008 was just over £3.1 million. It owns 516 general needs properties and provides a factoring service to 554 owner occupiers through its non registered subsidiary, Southside Factoring and Related Services Ltd.

Southside is planning to acquire around 1,480 units from Glasgow Housing Association (GHA) through second stage transfer (SST). The RSL has three Local Housing Organisation (LHO) sub-committees; Cardonald Triangle, Pollokshields and Halfway LHOs. Southside has submitted a business plan to GHA, setting out its proposals for the transfer of the 530 units currently managed by Cardonald Triangle LHO. 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 Southside's business and to be assured about the financial arrangements that will allow the transfer to take place. Southside is also developing its proposals for the transfer of stock in Pollokshields and Halfway.

The RSL plans to increase its stock over the next few years by building new homes with the aid of Housing Association Grant (HAG).

Our engagement with Southside HA - Medium

1. We expect Southside to agree with us the information it will provide in its SST business plan submission for the transfer of 530 properties in Cardonald Triangle from GHA, once the Association's detailed proposals have been agreed with GHA. Then we will consider the business plan, and tell the Association whether we are granting consent to GHA to proceed with the statutory consultation and tenant ballot. Southside should confirm with us the subsequent timescale and progress of the transfer. It should also confirm the timescales for submitting its transfer proposals for Pollokshields and Halfway LHOs.
2. The RSL 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 Southside HA is:

Name: Helen Shaw, Support & Intervention Manager
address: Highlander House, 58 Waterloo Street, Glasgow, G2 7DA
telephone: 0141 305 4106

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.