

## **Regulation Plan**

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

### **Regulatory profile**

Yorkhill Housing Association is an established registered social landlord (RSL), registered in December 1988. It has 321 tenancies within Glasgow. The majority of these are mainstream general needs tenancies, along with 38 sheltered tenancies. Yorkhill is an Industrial and Provident Society, and is non-charitable. Its turnover for the year ended March 2008 was just below £1.1 million and it employs 11.5 full time equivalent staff.

The RSL has a Local Housing Organisation (LHO) which manages 150 units on behalf of Glasgow Housing Association (GHA). Yorkhill plans to acquire these units from GHA through second stage transfer (SST).

Yorkhill 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 Yorkhill's business and to be assured about the financial arrangements that will allow the transfer to take place.

Yorkhill's repairs performance is poor and has deteriorated according to its 2008/09 Annual Performance and Statistical Return (APSR) for both urgent and routine categories. We need to be assured that improvements will be made.

### **Our engagement with Yorkhill Housing Association - Medium**

1. We expect Yorkhill to agree with us the information it will provide in its SST business plan submission for the transfer of 150 properties from GHA, once the RSL's detailed proposals have been agreed with GHA. Then we will consider the business plan, and tell Yorkhill whether we are granting consent to GHA to proceed with the statutory consultation and tenant ballot. Yorkhill should confirm with us the subsequent timescale and progress of the transfer.
2. We will review Yorkhill's repairs performance and expect the RSL to provide us with its repair performance information in October 2009 to allow us to assess progress.
3. Yorkhill 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](http://www.scottishhousingregulator.gov.uk).

Our lead officer for Yorkhill HA is:

Name: Margaret Sharkey, Support Manager  
Address: Highlander House, 58 Waterloo Street, Glasgow, G2 7DA  
Telephone: 0141 305 4157

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.