



Llywodraeth Cymru
Welsh Government

Regulation Update April 2018

We need your help to ensure that all relevant staff and stakeholders have access to these updates. Please circulate this to your networks

New Home for Regulation

- From 9 April, Housing Regulation has returned to the Housing Policy division in Welsh Government. This means our new leader is Emma Williams, Deputy Director for Housing Policy.
- Emma is looking forward to getting to know the housing association sector in Wales better and has circulated her own introduction letter.
- Our new structure chart is attached for you

Regulation Team staffing

- During March, we bade farewell to Sarah Laing Gibbens, Head of Regulation Operations. Sarah has worked with the regulation team since the very beginning in 2010. We are missing her already and wish her the best of luck in her new role in Homes and Places as Head of Commercial Performance
- We are currently recruiting to the Head of Regulation Operations post. In the interim, Carol Kay is covering, supported by the rest of the team.

Delivery of regulatory contact and judgements

- The regulatory judgements for all larger registered social landlords have now been published on the Welsh Government website. They can be found here at present, pending completion of our refreshed website

<http://gov.wales/topics/housing-and-regeneration/publications/registered-social-landlords-in-wales/?lang=en>

During the coming year, the Regulation Team will publish 40 regulatory judgements which will include first judgements for a number of smaller RSLs.

Openness and Accountability

- The Regulation Team is currently working on a two stage data project, linked to the Public Accounts Committee's recommendations on openness and accountability.
- Stage 1 - publication of a limited range of currently available data – has been delayed pending finalising of the 2016/17 Global Accounts information. We expect to publish the data on the Welsh Government website by the end of April.
- Stage 2 will involve working closely with the sector and key stakeholders, in particular tenants, to identify the most appropriate range of data for publication and how best to ensure the sector and tenants are supported to make effective use of data. We are working with Community Housing Cymru to establish a Task and Finish Group to progress this work, commencing April 2018.

Regulatory Framework

- The Regulatory Board's review of the Regulatory Framework has been completed. The findings were presented to the Regulatory Advisory Group in early March and considered by the Regulatory Board at the end of March.
- The Review found that the great majority of stakeholders are supportive of the Framework and how it is being delivered but we are considering how some of the minor changes suggested can be implemented. As part of our response to the Framework review, we are currently reviewing our approach and the tools available to the team to ensure a continued focus on key risk areas.
- The sector risk overview and regulatory expectations paper has been incorporated into the global accounts publication and will be published shortly..
- During the coming year, we will have an increasing focus on the arrangements which organisations have to ensure appropriate board assurance is in place. You can expect this, and also the other regulatory expectations from the forthcoming publication, to form a key part of discussions this year with your regulation manager.

Hearing the Tenants 'Voice

- We continue to work with TPAS Cymru to gain insight into tenant views and priorities. This is still work in progress but the number and range of tenants providing views is steadily growing.
- The Regulatory Board reviewed the current approach at its meeting at the end of March. The Board was pleased to note the progress made and happy to confirm that this approach will continue for the coming year, pending the findings of the forthcoming RBW Review of tenants at the heart of regulation.

Regulatory Reform Legislation

- The Regulation of Registered Social Landlords (Wales) Bill was introduced on 16 October. The Bill remains on track to obtain Royal Consent in June this year. The Bill is at Stage 3 with Stage 3 consideration scheduled to take place in Plenary on 24 April 2018.
- Further information can be found at <http://senedd.assembly.wales/mglIssueHistoryHome.aspx?lId=19962>

Regulatory Board Reviews

Value for Money (VFM)

- The Regulatory Board reviewed progress on Value for Money at its meeting at the end of March. Overall, some progress has been noted but generally approaches to VFM require further development.
- Updated VFM analysis is underway using the figures from the latest Global Accounts. You can expect your Regulation Manager to discuss the updated figures with you as part of regulatory assurance work.
- The Regulatory Board will consider further development of our approach to Value for Money at its June meeting.

Governance Progress Report

- The Review Progress report – The Right Stuff, was launched at the CHC Governance Conference at the beginning of March.
- <http://gov.wales/docs/desh/publications/180307-housing-association-governance-progress-review-en.pdf>
- <http://gov.wales/docs/desh/publications/180307-housing-association-governance-progress-review-supplement-en.pdf>
- As well as providing a progress report on the implementation of the recommendations of the 2013 governance review, the Right Stuff provides key messages for Boards on what they need to consider to ensure their governance is fit for the future; a vision for good governance and also identifies opportunities to strengthen governance.

- To ensure that the Review findings are acted upon and to drive improvement, the Regulatory Board and Community Housing Cymru will be setting up a thought leadership group.
- We expect individual housing associations to consider the Review findings as part of their own governance improvement activity and you can expect your Regulation Manager to discuss your approach as part of regulatory assurance work.

2018 Review – Tenants at the Heart of Regulation

- The Regulatory Board's review for this year will look at regulation from the perspective of tenants and service users
- Work is about to start on scoping this review. As part of the scoping work, we will take soundings across the sector and key stakeholders to identify key issues.

Regulation Website

- We've nearly completed our work to improve the range of information on the housing regulation element of the Welsh Government website and on making the information easier to find.
- Expect to see some changes over the next few weeks.

Whistleblowers

- Attached is a procedure note on whistleblowing. It sets out the how any concerns made to the regulator will be looked into, the range of responses RSLs can expect and regulatory expectations about your whistleblowing policies.

Feedback

- We're keen to ensure that our key stakeholders are getting the information you need about regulation. So, if you have any feedback, comments, suggestions, we would be very happy to hear from you.
- housingregulation@gov.wales

