



# What you need to know about the Draft Regulatory Framework

## Background

The Scottish Housing Regulator has published a draft [Regulatory Framework and accompanying documents](#).

The Regulator is now inviting feedback on these documents with a view to launching the new Framework in February 2019 to go live from 1 April 2019. A new corporate plan will also be published in April.

We would encourage as many members as possible to respond to the consultation. Full details are [available online](#). CIH Scotland will also be developing our own response and we would welcome your input. If you have comments on any aspect of the proposals, please get in touch with Susanne Flynn by 30 November [susanne.flynn@cih.org](mailto:susanne.flynn@cih.org)

## What are the main changes proposed?

The Regulator's consultation states that it has not suggested significant changes to the Regulatory Framework and that changes are intended to simplify and streamline the regulatory system.

## Annual Assurance Statements

The Regulator intends to introduce mandatory Annual Assurance Statements. A toolkit will be developed to help RSL Government bodies and local authority committees with assurance. This will cover:

- Sources of assurance;
- What an Assurance Statement might look like;
- Whistleblowing;
- Equality and human rights; and
- Effective business planning and Board skills assessment (for RSLs).

The Regulator has also published draft Annual Assurance Guidance setting out the specific aspects that should be covered.

## Engagement Plans for all landlords

The Regulator has proposed publishing an Engagement Plan for every landlord setting out plans for engagement and the reasons for it.

The draft Framework also proposes publishing a 'regulatory status' for each RSL to show whether it is complying with the Standards of Governance and Financial Management requirements.

## Gathering and publishing data

The Regulator has committed to exploring new ways of presenting the data it collects. Suggestions have included more information on rent affordability and landlord costs, more visual presentation of data through charts and dashboards and consideration of smartphone friendly formats.

The Regulator has also carried out a review of Charter indicators and is proposing to remove 26 existing indicators, add four new ones and amend the wording of some. Changes include:

- Removing seven SHQS indicators and one EESSH indicator to reflect progress in meeting these standards;
- Amending the wording of the antisocial behavior indicator;
- Amending the gas safety indicator;
- Removing homelessness indicators to avoid duplication with Scottish Government data;
- Adding two new homelessness indicators to improve clarity on lets to homeless households;
- Removing the equalities indicator;
- Adding two new adaptations indicators;
- Amending existing complaints indicators; and
- Amending arrears indicators to focus on current tenant arrears.

Indicators on temporary accommodation standards, rapid rehousing and EESSH2 may be added when these areas have been developed.

## What does this mean for the housing sector?

The Regulator's approach remains risk based, relying on landlords to monitor their own performance and identify areas for improvement. It states that it will use its powers proportionately, only taking action where necessary.

The proposals for Annual Assurance Statements are not intended to create extra work for landlords but will require organisations to be proactive and have open conversations about their performance. Greater focus will be placed on ensuring that Boards and Committees have the skills they need. This is a welcome approach but landlords will need to make sure support or training can be provided if required or consider recruiting new members where there are gaps.