



Llywodraeth Cymru  
Welsh Government

Chief Executives of Housing Associations

Your ref:

Tenant Advisory Panel members

Our ref:

Regulatory Board members

Date: 14 October 2013

Dear Colleague

**Improving the implementation of the Regulatory Framework: a risk based approach to regulation**

You will recall that, in July, we shared with you the strategic action plan in response to the interim evaluation of the Regulatory Framework, jointly agreed between the Regulatory Board for Wales and Community Housing Cymru. A key action within that plan is the development of a risk based approach to regulation.

Over the last few months, the Welsh Government's Housing Regulation Team has been working to develop proposals for a more risk based approach to regulation. The draft proposals set out in the paper attached to this letter have been developed following discussions, comment and feedback received from a range of stakeholders, for example,

Regulatory Advisory Group;  
Finance Advisory Group;  
CHC's Regulation Network; and  
Regulatory Board for Wales.

We are now seeking your views on the draft proposals to ensure everyone has had the opportunity to provide comment and feedback and there is a "buy in" across the housing association sector.

We would be grateful to receive your response by 12 noon on Monday 4 November 2013.

We appreciate that this is a brief turnaround time but this reflects our continued determination to ensure that the findings of the interim evaluation of the regulatory framework result in tangible change as quickly as possible and have appropriate involvement of the sector in the development of proposals for change.

Please send your comments on the draft proposals for a risk based approach to regulation to Carol Kay, Senior Regulation Manager, Welsh Government – [carol.kay@wales.gsi.gov.uk](mailto:carol.kay@wales.gsi.gov.uk) and copy your comments to Amanda Oliver, Head of Policy and Research, Community Housing Cymru - [amanda-oliver@chcymru.org.uk](mailto:amanda-oliver@chcymru.org.uk).

We look forward to hearing from you by 12 noon on Monday 4 November 2013.

Yours sincerely

A handwritten signature in cursive script that reads "Hugh Thomas". The signature is written in black ink and is positioned above a solid horizontal line that serves as a baseline for the signature.

**Hugh Thomas**  
**Chairman of the Regulatory Board for Wales**