

Regulatory Judgement

Date: December 2025

ClwydAlyn Housing Limited- L051

Judgement

Governance and Service Delivery	
Green	The RSL meets our requirements
Financial Viability	
Green	The RSL meets our requirements

The Assessment Process

The assessment of ClwydAlyn was carried out in accordance with [The Regulatory Framework for Welsh Registered Social Landlords](#) 2025. As well as the standard scope of governance, service delivery and financial viability, following a review of the RSL's self-evaluation, compliance improvement plan (CIP) and associated documentation, the alignment of the business plan with the asset management strategy was reviewed in more depth.

Together with a review of documents and regulatory returns, interviews were carried out with the Chief Executive Officer and Chair of the Board, meetings of the Board and Assurance Committee were observed and the regulation team attended a Resident Committee meeting. We also considered information and knowledge from routine regulatory contact with the RSL.

Improvements Required

The assessment showed compliance with the regulatory standards met our requirements.

Self – Evaluation Requirements set out in the Regulatory Framework 2025

We were unable to conclude the self-evaluation fully meets all requirements set out in the Regulatory Framework 2025. The requirement as set out below must be fully addressed in its' next self-evaluation:

Requirement 2. An explicit statement of compliance/non-compliance with each of the regulatory standards (and its components) and a short summary of how the conclusion has been reached. The statement must include links to (or a list of source documents – page numbers) to the outcomes-based evidence and assurance relied on by the Board to make their assessment.

ClwydAlyn will publish its' self-evaluation where you can find further information.

ClwydAlyn: Profile

Number of Units	6,591
Annual Turnover	£64.0m
Gearing Ratio	35%
Interest Cover Covenant	205%
Type of RSL	Traditional
Location	North and Mid Wales

Numbers above are as at 31 March 2025, the date of the most recently published financial statements.

Regulatory judgements are designed to provide RSLs, their tenants, service users and other stakeholders with an understanding of how well they are performing, at a specific moment in time, in relation to the regulatory standards set by the Welsh Ministers on:

- Governance and Service Delivery
- Financial Viability

Judgements must not be relied upon by any other party for any other purpose. RSLs are responsible for the completeness and accuracy of information provided to the Regulator in their self-evaluation and supporting evidence.

Housing Regulation Team
Welsh Government
Merthyr Tydfil Office
Rhydycar
CF48 1UZ
e-mail: housingregulation@gov.wales

Digital ISBN 978-1-80633-320-2
Crown Copyright 2025