

# Regulatory Judgement

April 2026

Cynon Taf Community Housing Group – L145

## Judgement

<b>Governance and Service Delivery</b>	
<b>Green</b>	The RSL meets our requirements.
<b>Financial Viability</b>	
<b>Green</b>	The RSL meets our requirements.

### The Assessment Process

The assessment of Cynon Taf Community Housing Group 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 data integrity risk mitigations were 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 plus Audit and Risk Committee were observed, and the regulation team attended a tenant engagement event. We also considered information and knowledge from routine regulatory contact with the RSL.

### Improvements Required

The assessment showed that compliance with the regulatory standards detailed below must be improved or material risks closely managed, to continue to meet our requirements:

<b>Regulatory Standard</b>	<b>Improvement Required or Material Risk to be Closely Managed</b>
<b>RS8: Assets and liabilities are well managed</b>	
a) Has an accurate and up to date understanding of its assets and liabilities and uses this to inform strategic and financial decisions and maintains complete, accurate and up to date stock condition data	An outcome focussed plan to demonstrate that the RSL is actively using their stock condition data to inform strategic and financial decisions.

b) Maximises the use of assets to achieve its social purpose and the objectives of the organisation, including understanding the social and financial performance of assets	An outcome focussed plan on working to understand the social and financial performance of assets.
---	---

### 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 set out below must be fully addressed in its' next self-evaluation:

**Requirement 3.** A current (within the last 12 months) assessment of compliance with the adopted Code of Governance adopted by the RSL with any non-compliance to be highlighted and explained.

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

#### RSL: Profile

<b>Number of Units</b>	<b>2,005</b>
<b>Annual Turnover</b>	<b>£14m</b>
<b>Gearing Ratio</b>	<b>28%</b>
<b>Interest Cover Covenant</b>	<b>197%</b>
<b>Type of RSL</b>	<b>Traditional</b>
<b>Location</b>	<b>South Wales</b>

*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](mailto:housingregulation@gov.wales)