

Regulatory Judgement

June 2026

Adra (Tai) Cyfyngedig – L152

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 Adra (Tai) Cyfyngedig 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 RSLs self-evaluation, compliance improvement plan (CIP) and associated documentation, Board diversity, tenant satisfaction, acting on tenant feedback, oversight of subsidiary and the alignment of the business plan with the asset management strategy were reviewed in more depth.

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

Adra (Tai) Cyfyngedig will publish its' self-evaluation where you can find further information.

Adra: Profile

Number of Units	7,325
Annual Turnover	£51.7m
Interest cover	232%
Gearing	50%
Type of RSL	LSVT
Location	North Wales

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

Regulatory judgements are designed to provide registered social landlords, 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. Registered social landlords 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 978-1-83715-918-5
 Crown Copyright 2026