

Regulatory Review - Confirmation Judgement

Date: January 2026

Taff Housing Limited – L009

Following a regulatory review, the January 2024 regulatory judgement for Taff Housing Ltd is confirmed and remains valid.

Judgement

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

The Assessment Process

The assessment was carried out in accordance with [The Regulatory Framework for Welsh Registered Social Landlords 2025](#). It included a desk top review of the registered social landlord's (RSL's) self-evaluation, its compliance improvement plan and financial viability metrics. Information from routine regulatory contact with the RSL was also considered. The previous judgement remains in place on the basis that no issues have come to light which materially change the risk profile of the RSL.

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 your next self-evaluation:

Requirement 4. A statement demonstrating how the views of tenants have been understood and considered in the self-evaluation exercise, highlighting how those views were taken into account and the difference they made.

Requirement 7. A Compliance Improvement Plan (CIP) which sets out how any areas of non-compliance (or partial compliance) with the standards will be addressed. The plan must include a timetable and identify a responsible senior person.

Taff has published its' self-evaluation where you can find further information.

Profile

Number of Units	1,554
Annual Turnover	£16,048K
Gearing	39%
Interest Cover	241%
Type of RSL	Traditional
Location	South Wales

Information is 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 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.

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