



Scottish Housing  
Regulator

# **Financial Viability of Registered Social Landlords**

Statutory Guidance

Published May 2026

Effective from 15 June 2026

## Contents

<b>1. Introduction</b> .....	1
<b>2. Annual Information Requirements</b> .....	1
<b>3. Annual Information Requirements – RSLs Operating in Formal or Informal Groups</b> .....	2
<b>4. Additional Information Requirements</b> .....	2

## 1. Introduction

- 1.1 This guidance sets out the financial information that all Registered Social Landlords (RSLs) must submit to us each year.
- 1.2 In complying with this guidance, (RSLs) will meet the requirement to submit information in chapter 3 of the [Regulatory Framework](#).
- 1.3 If you have any questions, please contact the named SHR contact person in your Engagement Plan.

## 2. Annual Information Requirements

- 2.1 RSLs must submit to us Five Year Financial Projections.
- 2.2 Section 70 of the Housing (Scotland) Act 2010 requires RSLs to submit financial statements to the Scottish Housing Regulator, within 6 months of the financial year-end. RSLs must provide both a signed and a redacted set of statements as PDF files.
- 2.3 For accounting periods commencing between 1 January 2026 and 31 May 2026, RSLs must make the following disclosure in the notes to the financial statements:

### Key management personnel emoluments

The aggregate amount of emoluments payable to, or receivable by, the key management personnel and former key management personnel of the registered social landlord whose total emoluments are £60,000 or more, excluding employer's pension contributions, during the reporting period.

The number of key management personnel whose emoluments during the reporting period fall within each band of £10,000 from £60,000 upwards.

If there are no key management personnel with emoluments of £60,000 or more during the reporting period, this should be stated.

The emoluments payable to, or receivable by, the chief executive or equivalent of the registered social landlord split as follows:

- (a) emoluments excluding employer's pension contributions;
- (b) employer's pension contributions; and
- (c) total emoluments payable

The number of governing body members whose emoluments during the reporting period fall within each band of £5,000 from £0 to £5,000 and upwards.

“Emoluments” means payments in respect of key management personnel services as key management personnel of the registered social landlord or key management personnel services (whilst acting as key management personnel of the registered social landlord) in connection with the management of its affairs or the affairs of any subsidiary undertaking of the registered social landlord, whether those amounts are payable by the registered social landlord or its subsidiary undertakings, and includes:

- (a) wages and salaries, including performance related pay, payable for the reporting period;
- (b) fees and percentages;

- (c) sums payable by way of expense allowance (so far as chargeable to United Kingdom tax);
- (d) non-contractual payments;
- (e) contributions payable in respect of pensions except where otherwise stated; and
- (f) the estimated money value of any other benefits otherwise than in cash

Emoluments in respect of a person accepting office shall be treated as emoluments in respect of his or her service as a member of the key management personnel.

The pension contributions payable to, or receivable by, key management personnel of the registered social landlord whose total emoluments (excluding pension contributions) are £60,000 or more during the reporting period, or where no such contribution is payable, a statement to that effect.

- 2.4 RSLs must submit to us specific information from their financial statements into our Audited Financial Statements return.
- 2.5 RSLs must submit to us an annual return on our Loan Portfolio system. RSLs must also promptly submit an in-year return where there is a material change to borrowing, lending or security arrangements.
- 2.6 When submitting their annual financial statements, RSLs must also submit a copy of the Auditor's Report to those Charged with Governance, along with the RSL's response to this. These should be provided as PDF files.

### **3. Annual Information Requirements – RSLs Operating in Formal or Informal Groups**

- 3.1 Where an RSL is part of a formal or informal group, it must also provide financial statements for related organisations that are not registered with the Scottish Housing Regulator. Some examples of this are:
  - The RSL is a subsidiary and the parent organisation is not registered with SHR.
  - The RSL is a parent organisation with a subsidiary that is not registered with SHR.
  - The RSL is part of a Joint Venture with another organisation that is not registered with SHR.
  - The RSL is part of an informal group and shares staff/services/Committee members with another organisation that is not registered with SHR.
- 3.2 We require this information so that we are aware of factors that might have a bearing on the financial health and the overall viability of RSLs.
- 3.3 It should be noted that a related organisation that is also registered with the Scottish Housing Regulator will submit its own financial information.
- 3.4 RSLs which are part of a formal group must also submit consolidated financial statements unless they are exempt from preparing them. RSLs are expected to take appropriate professional advice on their accounting requirements.

### **4. Additional Information Requirements**

- 4.1 Where we engage with an RSL we may require additional information. Some examples of this additional information may be:

- Long-term projections
- Management accounts
- Information in relation to a particular issue.

This guidance is issued by us under section 36 of the Act. It is intended to clarify what we expect from RSLs when discharging their duty under section 70 of the Act.



**Scottish Housing  
Regulator**

[www.housingregulator.gov.scot](http://www.housingregulator.gov.scot)