



**R E I D V A L E**

**H O U S I N G   A S S O C I A T I O N**



**Places  
for People**  
Scotland

# **Reidvale & Places for People Scotland Transfer Focus Group 2**

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**21 June 2023**

# Agenda

1. Introductions
2. Focus Group - Terms of Reference
3. Recap on Reidvale Transfer Plans
4. New Early Tenant Consultation - Outcome
5. Places for People Scotland
  - About us
  - Our offer to Reidvale tenants
6. Stages of Consultation to Shape the Final Offer
7. Reminder on Next Steps
8. Questions to Focus Group

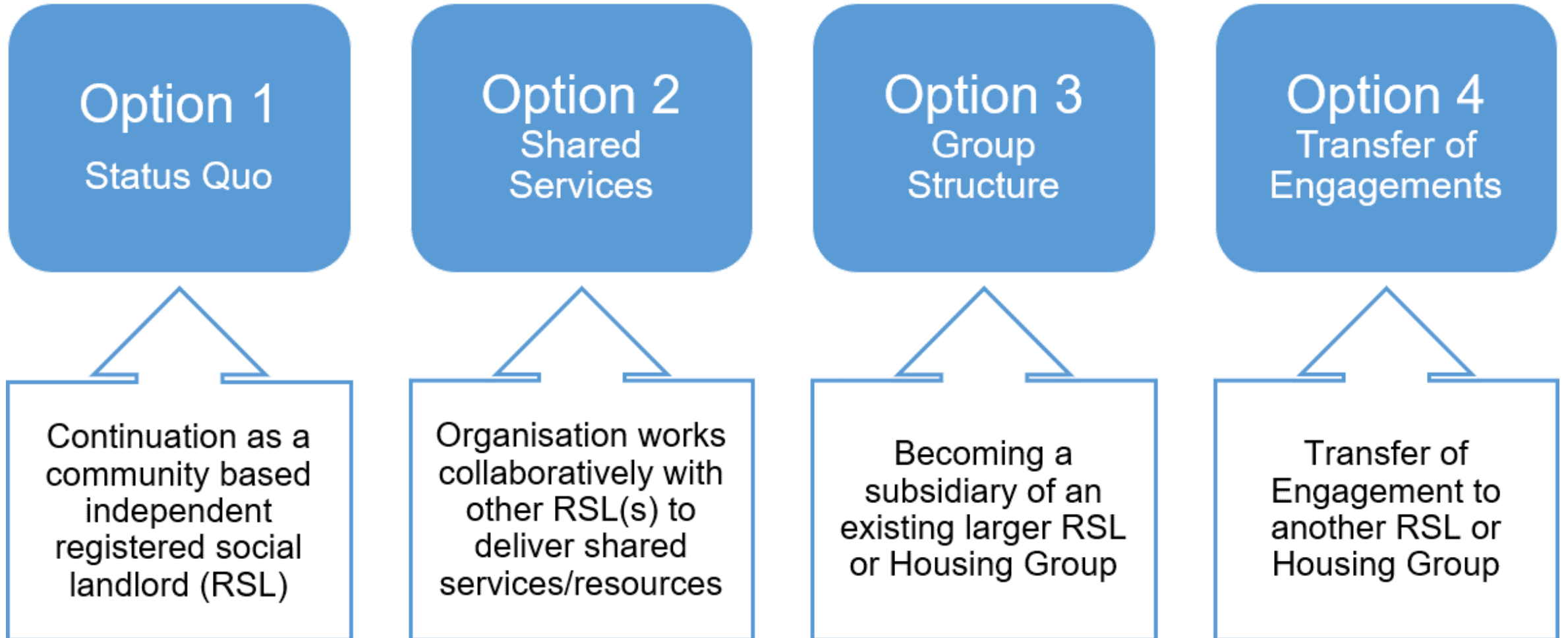
# Transfer Focus Group - Terms of Reference

- Open to Reidvale Tenants and Factored Owners
- Meetings supported by TIS
- Role – To act as a ‘sounding board’ and to work with Reidvale and Places for People Scotland to help shape the transfer plans
- Requirements

# Why Reidvale are looking at transfer

- ✓ Ongoing issues with Regulatory compliance
- ✓ Strategic Options Appraisal 2021-22
- ✓ Stock Condition and Stonework Surveys
- ✓ Organisational Review
- ✓ Pressure on new 30 Year Financial Projections
- ✓ **Goal is to do the best for tenants**
- ✓ Competition to find best transfer offer from another housing association to appoint as preferred partner

# Strategic Options Considered



# Options – Assessment Outcome

Option Appraisal Overall Scores		
No.	Options	Score
1	Option 1: New Status Quo	36,850
2	Option 2: Shared Services	40,600
3	Option 3: Group Structure	41,600
4	Option 4: Transfer of Engagements	44,450

Use the combined savings to do **more** for *tenants* and still **preserve what matters to YOU** e.g. ....

- Improve rent affordability
- More investment in homes and the environment
- Improve estate management and customer service
- Offer wider role services to meet local need
- Expand service options
- Keep local service delivery and staff team
- Strong new community voice
- Expand housing choice and options



# What is a Transfer of Engagements

The legal process to transfer engagements from one registered society to another is governed by Section 110 of the Co-operative and Community Benefit Societies Act 2014 as follows:-

*110 Transfer of engagements between societies*

*(1) A registered society (society A) may by special resolution transfer its engagements to any other registered society which undertakes to fulfil those engagements (society B).*

**It is NOT a commercial sale or disposal**



## Early Tenant Consultation Outcome

Has a vote been received?	Number	Percentage (%)
Received	467	46.3
Not returned	542	53.7
Total surveyed	1009	100

Voting response	Number	Percentage (%)
Yes	358	76.7
No	109	23.3
Total voted	467	100

# Early Consultation Feedback

- *More information on Places for People Scotland and comfort that it will maintain its commitment to Reidvale as a distinct community.*
- *Happy that Places for People Scotland has committed to get the Neighbourhood Centre back open and saw this as a priority.*
- *Delighted with the rent freeze offer and the investment plans.*
- *Want to know how the transfer commitments will be delivered and monitored?*
- *What power the new Reidvale Customer Focus Group will have to set local priorities and ensure Places for People do all that they promise?*
- *Will Places for People Scotland will be able to match or exceed Reidvale on customer satisfaction and performance.*
- *Sad that Reidvale would not be a standalone housing association in the future*
- *Want more detail on how Places for People Scotland would manage serious anti-social behaviour, as drug misuse and crime are growing issues of concern.*



- Places for People Scotland (PFPS) submitted the proposal to become Reidvale's transfer partner
- PFPS are part of the Places for People Group, but the transfer proposal is from PFPS who are a Registered Scottish Landlord and Scottish Charity.....just like Reidvale



# Places for People

## Scotland

To us, Community matters — that's why we support Communities across Scotland to reach their full potential. As one of the country's leading housing associations, we provide affordable, quality homes. In fact, we manage around 8,500 homes for almost 10,500 Scottish Customers.



# Places for People Scotland

At Places for People Scotland, Community is more than what we do, it's who we are. From Community investment and volunteering to organised events and activities, we're passionate about creating Communities that care about — and for — each other as much as we do.

## Because Community Matters...



we support the Hays Community Hub, a thriving centre at the heart of one of our biggest Communities. The Hub offers a range of services and activities such as access to affordable food, employment and training support, digital inclusion training and social groups for adults and children. These initiatives reduce isolation, support mental health and wellbeing, and tackle anti-social behaviour.

our Cost of Living Taskforce has developed a range of activities to help Customers and Communities. We have set up a Cost-of-Living Fund which offers rent relief and food or energy vouchers to support Customers. Other aid to address the cost-of-living crisis includes funding a network of charity partners who provide essential services, such as local pantries and baby banks. We also financially support a network of warm hubs.





# Places for People Scotland

We make places where community comes first, and home starts long before you reach the front door

We invest and innovate so that people and communities across Scotland can thrive today, and long into the future





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Scotland

## Our core offer to Reidvale tenants and community



Deliver an accelerated planned investment programme of around **£13.7m of capital investment** in the first 5 years



Additional repairs and maintenance spend of **£7.3m**



**5 year rent freeze** guarantee for all Reidvale tenants from 2024-25



Current Reidvale office retained and expanded into a **Community Hub for local community projects** to meet the needs of tenants and residents.

# Commitment to our proposal

- Delivery of our transfer commitments/ promises will be monitored by our Board and the new Reidvale Customer Ficus Group
- The Regulator will have overview and make sure we deliver on our promises
- Consultation – this is about Reidvale tenants and your future. We are listening and you will be involved every step of the way to shape the future
- Integrity – its in our core values to do the right thing and to keep our promises



# Delivering Reidvale's Transfer Objectives

Objective	Places for People Scotland (PfPS) Proposal
<b><i>1. Ensure strong governance and financial strength.</i></b>	<ul style="list-style-type: none"><li>• PFPS has strong governance with sound, resilient and regulatory compliance.</li><li>• Reidvale would be integrated within our proven processes and procedures, while retaining its proud history and community voice, including our Board, Audit &amp; Risk Committee, and extensive Customer Engagement Framework.</li></ul>
<b><i>2. Improving rent and service charge affordability.</i></b>	<ul style="list-style-type: none"><li>• PfPS commits to a rent freeze of 5 years commencing in financial year 2024/25.</li><li>• Beyond the initial 5-year period, commencing in financial year 2029/30, PfPS have assumed rent increase at 3% for the remainder of the 30-year business plan.</li></ul>
<b><i>3. Provide quality homes in an attractive environment.</i></b>	<ul style="list-style-type: none"><li>• In addition to the revenue spend of £7.3m, there will be £13.7m of capital investment in the first 5 years.</li><li>• We will work with the Reidvale Management committee and tenants to ensure this financial commitment is prioritised to the areas that need it most so that we have a clear 5 year plan.</li></ul>

# Delivering Reidvale's Transfer Objectives

Objective	Places for People Scotland (PfPS) Proposal
<b>4. Deliver excellent and accessible services and more housing opportunities.</b>	<ul style="list-style-type: none"><li>• We ensure high quality service through the standards set out in our performance framework. The performance framework ensures there is continued dialogue with teams, clear targets and a drive for continuous improvement. This information is shared with our Board, colleagues and tenants.</li></ul>
<b>5. Create greater opportunities and act as a community anchor.</b>	<ul style="list-style-type: none"><li>• Our social impact strategy aims to help tenants and communities to overcome barriers to achieve their potential and to thrive. We are committed to ensuring equal opportunity and access to services, from financial inclusion support to community events.</li><li>• Reidvale tenants would benefit from a wide range of social impact activities through local projects and our core work. All our activity is shaped by tenant feedback and staff insight, and we are committed to engaging early with Reidvale tenants to hear their ambitions for engagement.</li></ul>
<b>6. Develop our people.</b>	<ul style="list-style-type: none"><li>• Our people are at the heart of our success, and we pride ourselves on our People First approach. We are driving values-based leadership and recognise the importance of looking after our people.</li><li>• We will observe TUPE requirements and ensure excellent communication, engagement, and support. All transfer aspects will be overseen by the Director of Places for People Scotland.</li></ul>

# Next Stages of Informal Consultation

Dates	Activity
21/06/2023	Transfer Focus Group no. 2
29/06/2023 11am – 2pm	Drop in sessions – coffee and a chat with PFPS, Reidvale and TIS  Venue - John Butterly House & Amenity Blocks
03/07/2023 11am-1pm 2pm – 4pm 5pm – 7pm	Presentations and informal chats to get to know more about the transfer, meet PFPS, ask any questions, tell us what you think  Venue - Reidvale Neighbourhood Centre
To be arranged	Transfer Focus Group – Proposed visit to PFPS Edinburgh communities and meet come PFPS tenants
Saturday 22 July	Fun Day – Get to know PFPS, hear about their successes and plans for Reidvale if the transfer takes place and tell us what you think.  Venue - Reidvale Neighbourhood Centre
Wednesday mornings (from 19 July)	Informal Weekly Drop-in Days get to know more about the transfer, meet PFPS and ask any questions tell us what you think

# Questions

- What are your thoughts on the next stages of informal consultation?
- Any other ideas to get people involved?
- Anything more you want to see from the transfer?
- How often should we meet so we can get the dates in the diary?

# Formal Consultation after Business Case and final offer is agreed

## Stage 1

- Formal consultation
- Ensuring awareness and understanding
- Gather tenant views

## Stage 2

- Stage 1 Representations considered
- Advise tenants of any changes

## Stage 3

- Tenant ballot – late 2023/ early 2024
- Other consents and approvals
- Two special general meetings
- Possible transfer date – Spring 2024

# First milestone is Joint Transfer Business Case

- June/Sept – Reidvale and Places for People Scotland develop a detailed **joint Business Case and final transfer offer - shaped by tenant and other stakeholder views!**
- Includes:
  - financial and corporate/ legal due diligence on each other (lighter touch by Reidvale)
  - partner's 30-year financial model - post transfer with offer and including stress testing
- Business Case to be approved by both Reidvale and Places for People Scotland
- Must also be positively reviewed by TIS and the Scottish Housing Regulator before formal consultation begins

# Results from recent partnership ballots



	Cairn/ ANCHO (Group)	Caledonia / Antonine (ToE)	Hanover / Arklet	Trust/ Wishaw & District (ToE)	Wheatley/ DGHP (Group)	Caledonia/ Bellsyre (TOE)	Hillcrest / Hunters hall (ToE)	Sanctuary / Thistle (ToE/ Directed)	Pineview/ Kendoon (ToE)	Link/ Weslo (ToE)	Kingdom / Fairfield (ToE)	Faifley/ Caledoni a	C/Cross / West of S'land	Spire View/ C'works
Turnout	60.80%	79%	59%	73.30%	75.30%	41.70%	74.80%	70.10%	54.60%	63.40%	74.70%	70.2%	72.4%	87.3%
Yes vote	94.20%	99%	98%	97.30%	95.50%	97.20%	92.00%	92.40%	88.50%	96.70%	95.40%	95.6%	96.1%	93.1%

# Keep in Touch



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