

Dear

Proposed Transfer to Cairn Housing Association

I hope this letter finds you well. I am writing to provide you with an important update regarding the ongoing partnership between Ancho and Cairn Housing Association, and the next steps in our journey towards a proposed transfer of engagements.

As you may remember last May, we started working towards a tenant vote for Ancho to transfer its engagements into Cairn Housing Association. This process was paused as we worked out some of the finer details of what a larger association looked like. This included Ancho's ownership of a stretch of Riverbank in Dreghorn that requires significant investment works. I'm pleased to say we now have a better understanding of the works required and should tenants vote yes later this year, Cairn Housing Association will be able to take on the responsibility for this work.

Partnership Progress so far

Ancho tenants voted to become part of the Cairn Housing Group in 2018, in what is called a constitutional partnership. 94% of tenants voted yes to join Cairn. Ancho is still a formally registered housing association but is part of the Cairn Housing Group. Ancho has access to many of the Cairn staff skills and experience that a smaller housing association doesn't always have. Tenants voted based on a number of promises, which included:

- Keeping the local office and local staff
- Investing £4.5 million in your homes
- Keeping rent increases lower for five years following the transfer
- Building new homes
- Reviewing the relationship after 5 years

These promises have been kept and further enhancements such as the welfare benefits service has delivered £283,084 in additional benefits to tenants last year alone and an updated IT infrastructure.

part of: **cairn** HOUSING GROUP

Moving Towards a Full Transfer of engagements

Based on the positive outcomes from our partnership, we are excited to announce that we can now move forward with a tenant vote on a proposed transfer of Ancho to Cairn Housing Association. This decision was made after careful consideration and extensive consultations with stakeholders, aiming to provide even better services and support to you. The transfer will enable us to streamline our operations, enhance our financial stability, and expand our capacity to invest in your homes and communities.

What Happens Next

As part of the next step in addition to the promises already kept, we are committed to the following, should tenants vote yes.

Local services

A continued local office with the same local team. Back-office support from IT, Finance & HR will be provided by current Cairn staff across Scotland.

Rents

A commitment to keep rents affordable. We will link rents to average regional prices and local housing allowances.

Investment in your home

A commitment to spend £5million on your homes over the next five years, including work to make your homes more energy efficient and meet green targets.

New homes

An expansion of our housing stock, offering a wider range of affordable homes to meet the diverse needs of your community. By combining our resources, we can build more homes and make a positive impact on local housing. Our goal is to ensure more people have a safe and comfortable place to call home.

Access to additional services

More Welfare Benefits Officers to support and improve your quality of life. We are dedicated to ensuring that you have the tools and support you need to flourish.

We understand that you may have questions about what this means for you. To keep you informed and involved in this transition, we have outlined a preliminary timeline of the next steps:

Timeline

July 2024: Stage 2: A letter will be sent to all tenants and a consultation period will be live from the 12th to the 26th of July. This is the formal opportunity to provide us with any feedback regarding our proposals.

August/ September 2024: The Vote. The voting will open on the 22nd of August 2024 and run through to the 23rd of September 2024; each tenant will receive their own voting pack with details on how to cast your vote.

October/November/December 2024: Shareholders Vote. Should tenants vote yes, the final vote stage sits with the shareholders of Ancho and Cairn Housing Association, they will meet to discuss the process and the ballot results and decide whether to proceed with the transfer.

March/April 2025: If shareholders vote to progress with the transfer, the official completion of the transfer, with Cairn Housing Association assuming full operational responsibility from April 2025.

Support for tenants

Transparency and open communication are essential to us. We are committed to maintaining regular channels of communication with you, ensuring your voice is heard and your concerns are addressed. Your feedback is invaluable in helping us shape our services and ensure they meet your needs. We encourage you to reach out to us and share your thoughts, suggestions, and ideas. We have partnered with the Tenant Participation Advisory Service (TPAS) to provide free independent advice to tenants during this process.

You can contact TPAS:

Emailing: lesley.baird@tpasscotland.org.uk

Phoning: 0800 049 5761

Going to TPAS Scotland on Facebook: there is a tab for Ancho tenants.

They can also arrange video calls and face to face meet ups and drop-ins.

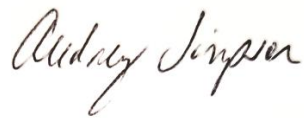
Your Views

We encourage you to complete our survey of your views on the proposal. The survey can be found on our website www.ancho.co.uk, by scanning the QR code below or by returning the enclosed form. All Tenants completing the survey by Friday 21st June 2024 will be entered into a prize draw to win a £50 voucher for a supermarket of your choice.

We are committed to ensuring this proposed transfer is as smooth as possible for you. Throughout this period, our dedicated team will be available to assist you with any questions or concerns. We will also provide regular updates to keep you informed about our progress and any changes that may affect you.

Thank you for your continued trust and support. We are confident that this transfer will bring about significant positive changes for all our tenants and look forward to working together to build stronger, more vibrant communities.

Warm regards,



Audrey Simpson
Chief Executive Officer
Cairn Housing Association & ANCHO LTD



<https://forms.office.com/e/gTW97sDGYS>

Proposed Transfer to Cairn, Tenant Opinion Survey

Name

Address

Given the benefits outlined above, how do you intend to vote? (Please circle your answer)

Yes, to the transfer.

No, to the transfer.

Do you have any concerns regarding the proposed transfer to Cairn Housing Association?

Any other feedback?