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July 2024

Dear tenant

Stage 2: An Important notice on Ancho's proposed transfer to Cairn

A good offer for tenants.

In August last year, we wrote to all Ancho tenants with the plan for our proposed transfer to Cairn Housing Association. In that formal consultation document, we explained the reasons why our Board believes that a transfer to Cairn will provide the best possible outcome and future for your homes and services. We are writing to update you on the next formal consultation and the next steps towards a proposed transfer to Cairn.

During the formal consultation last year and in all of our consultations, I'm pleased to say the vast majority of tenants who responded were positive about the proposed transfer. You told us you are happy that the offer retains local services, jobs and increases investment in Ancho homes.

Why are we proposing a transfer of our homes and services to Cairn?

For a few reasons. We learned you value local services from the Ancho team. The offer from Cairn protects jobs and a local office, from where a combined Cairn and Ancho team will continue to manage your homes, services, and repairs.

You told us that increased investment in your homes is important, and Cairn has guaranteed £5m in spending over the next five years. This would mean that hundreds of homes will benefit from improvements including bathrooms and energy efficiency upgrades based on what tenants said were their priorities for the future of their homes. Should the majority of Ancho tenants vote yes to the transfer in a secret ballot, you will continue to be consulted on your priorities for your homes and services.

Cairn can guarantee security for the future because they can spread their costs over more homes, which means more affordable rents and significantly more investment in your homes while protecting jobs and your local services.

Great homes. Great services. Great people.

So, what happens next?

The offer from Cairn has been many months in the making and was based on your priorities. After speaking to tenants online, over the phone, and on their doorsteps, answering your questions, and inviting your feedback, we are confident that we have an offer from Cairn that strikes the right balance between keeping future rent increases affordable and investing more in improvements to our homes and communities.

Most of the feedback has been in favour of the proposed transfer, so our Board has decided to move to the next stage without any changes to the offer set out in your Stage 1 Notice.

If the majority of tenants vote yes later this year, your tenancy would transfer from Ancho to Cairn as of 1st April 2025 and you will retain all the same rights as you have now, as Ancho and Cairn are both registered social landlords. There is no need to sign a new tenancy agreement and Cairn take on all the responsibilities that Ancho currently carries out as your landlord.

Cairn and Ancho currently operate as part of a strategic partnership. This partnership means both Ancho and Cairn work to the same guiding values of Customer First, Excellence, Accountability, One Team, and Respect. Both Housing Associations are governed by a joint board of Ancho and Cairn members. The proposed transfer would create a new combined board with all Ancho board members who wish to, joining the board for all of Cairn. All current Ancho shareholding members would become shareholding members of Cairn as of 1st April 2025. Any tenants wishing to become shareholding members can download an application from our website www.ancho.co.uk

When the ballot opens, vote YES for the transfer to Cairn

You will receive a secret ballot paper in the post from Civica, an entirely independent provider of election and voting services. You will be able to vote online, by post, by text, by phone, or by popping your ballot paper in sealed ballot boxes in Ancho's office. Your vote will be anonymous. The ballot will run for 31 days and will start on 23rd of August and run to 23rd of September 2024. If you have a joint tenancy, each tenant will receive their own ballot paper to return, so please remember to use each vote.

If a majority of Ancho tenants vote YES for the transfer, all responsibilities will transfer to Cairn on the 1st of April 2025, and you will become tenants of Cairn Housing Association.

A reminder of our transfer promises

We believe this transfer will bring considerable benefits for you, as a tenant of Ancho. If tenants vote YES in the secret ballot in August/September, these are Cairn's promises to you:

Local services

A continued local office with the same local team. Back-office support from IT,

Finance, Human Resources, etc, will be provided by Cairn staff, many of whom are currently based in the office in Irvine.

Rents

A commitment to keep rents affordable and be transparent about what we spend your rent on. We will link rents to average regional prices and local housing allowances (this is a measure used by local authorities to calculate the payment of housing costs in benefits).

Investment in your home

A commitment to spend £5 million on your homes over the next five years, including work to make your homes more energy efficient, reducing the costs of heating your home and to meet green targets, based on your priorities.

New homes

Building more homes, offering a wider range of affordable homes to meet the diverse needs of our community. By combining our resources, we can build more homes and make a positive impact on housing. Our goal is to ensure more people have a safe and comfortable place to call home. You would also have access to apply for an internal transfer to any of Cairn's properties.

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.

Enhanced Services

Delivering the caretaking service across your estates: We know this service is important to you and we are committed to continuing the estate caretaking service and we are reviewing the service to look at how we make it even better for the future.

If you would like another copy of the Stage 1 Notice, please contact us and we will post one out to you. You can also download the document from our website.

Family Fun Day and opportunity to ask questions

We are hosting our annual free family fun day on Tuesday 16th of July from 10am to 2pm at the Redburn Centre, Irvine, where you can come along and enjoy the fun and chat over any of the proposals. The Ancho and Cairn team will also be out knocking on doors between the 12th - 26th of July. If you would like us to visit you during this time to discuss the proposals, please call on 0800 990 3405.

Any questions, concerns, or feedback? Get in touch

You can submit your feedback to this consultation, by scanning the QR code below or by following the link on our website www.ancho.co.uk or by completing the form below and returning it to us.

If you have any questions about the transfer proposal. You can contact Ryan Morgan, Cairn's Project Manager, by calling 0800 990 3405, or you can contact Ancho by emailing mail@ancho.co.uk or calling 0800 990 3405

You can also contact your independent tenant advisors, TPAS Scotland, by calling 0800 049 5761 or emailing lesley.baird@tpasscotland.org.uk.

Any final feedback received by 26th of July 2024 will be considered by our Board when they meet in July.

Yours sincerely

Bill Finlay

**Bill Finlay
Chair of Ancho Board**

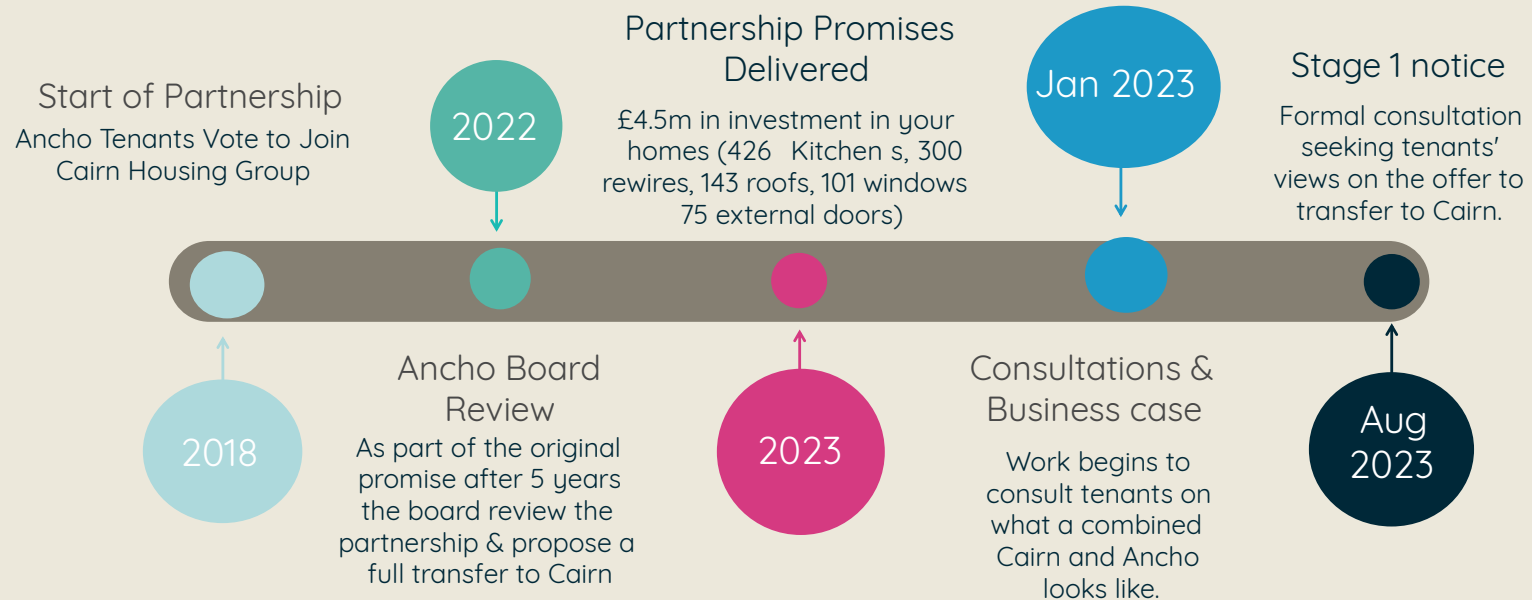


Ancho Stage 2 Consultation

Name			
Address			
When the ballot opens in August, do you plan to vote Yes or No to the transfer? (please tick)			
I will vote Yes	<input type="checkbox"/>	I will vote NO	<input type="checkbox"/>
Do you have any concerns regarding the proposal to Transfer to Cairn Housing Association?			
If there any other information you would like to receive regarding the proposed transfer?			

Timeline of Partnership

Ancho and Cairn Housing Association have been working in partnership since 2018 when 94 percent of Ancho tenants voted to join Cairn Housing Group. The partnership has delivered many benefits for tenants:



Transfer of Engagements Timeline

Below is the timeline for the proposed transfer of engagements of Ancho to Cairn

