



The Future of Abronhill Housing Association.

Many thanks to everyone who took part in the recent survey and came along to the pop in session about the future of the Association. What you said was useful to the Association.

As you know Stephen Macintyre, our Director of Services is taking early retirement. Whenever a senior staff member retires or leaves a housing association it is standard practise for the Association to look to the future of the Association by undertaking an options appraisal. The options appraisal is a health check for the Association to, for example, ensure the Association can continue to provide you with high quality services, maintain and invest in your homes over the next 30 years.

Tenants are very satisfied with the Association and the services it provides. However, the results of the options appraisal have concluded that if the Association is to maintain high levels of service to you, continue to maintain and improve your homes externally and internally and comply with the Scottish Government's future plans for Green Energy, it must have substantial funds to pay for this; funds that the Association currently doesn't have. The Asset Management Strategy currently being developed will outline exactly what investment is needed over the next 30 years.

What options are open to the Association?

1. Remain Independent and employ your own Director.
2. Remain Independent but rely on another RSL for some services and advertise for a new Director following Stephen's retirement
3. Become a subsidiary of another RSL
4. Transfer of Engagements



The Management Committee discussed the future and the options open to the Association. The Committee do not want to raise rents that tenants struggle to pay, so have looked for another route to ensure your homes and services remain with affordable rents and are of a high standard and can be improved and upgraded to meet current and future standards.

The Association acknowledges that a comprehensive area based renewal strategy is necessary but our size and limited resource prevents us from delivering this. The main challenge for Abronhill is that a large number of our homes are in blocks where there is a mix of owner-occupiers, housing association and council tenants, and tenants of private landlords. In almost every block, we are in the minority and so we cannot afford to simply upgrade a whole block without contributions from the other owners and landlords. To do nothing will only see the buildings deteriorate more and in the end will cost even more to fix.

The Committee feel a Transfer of Engagements (TOE) would therefore be in the long-term best interests of tenants.

What is a Transfer of Engagements? – Abronhill will invite other housing organisations to express an interest in working with Abronhill in the future. After considering what interest there is the Association would then invite a preferred partner to enter into more detailed discussions with Abronhill.

There is a legal process to go through which includes tenants taking a key role in determining the future of the Association. There will be lots of consultation on your priorities for the future of your homes and communities. All this could eventually lead to a vote in a secret ballot, and, if the majority of tenants who vote, vote yes, then you would transfer to another housing organisation and Abronhill would no longer be a housing association – but this is a long way off!!

Broadly speaking a Transfer can take around 18 months to 2 years, but where the situation is more complicated as with Abronhill, it could take much longer.

In the meantime, the Association will continue to provide you with high quality services with the current staff team in place.

The next steps – It's important to say that whatever the future looks like, its not a done deal, you will be fully informed and consulted and your priorities taken into account.

The next steps

- ✓ Advertise for a new Director of Services to replace Stephen – October 23
- ✓ Appoint new Director of Services – November/December
- ✓ The Asset Management Strategy goes to the Management Committee for approval – November
- ✓ Stephen will work on a handover with the New Director – December/January
- ✓ Advertise a partnership opportunity for other Housing organisations to work with Abronhill potentially leading to a Transfer of Engagements at some point in the future - Early 2024.

In the meantime, Abronhill will continue to invest in the housing stock as planned. This year we are upgrading a number of our properties with 20 homes getting new windows, 25 homes will get new front doors and 13 homes will have their kitchens renewed.

If you have any questions about anything at all in this newsletter, please contact Stephen Macintyre at the Association or ask to speak to a member of staff.

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