

FOI 202300377092

- My FOI request is for any correspondence from 2022, from 1st January 2022 to 31st December 2022, between Scottish Government Officials and Ministers that mention or relate to Reidvale Housing Association.

redacted-38(1)(b)	Section 38(1)(b) (personal information)
out of scope	Information is not in scope of original request

Documents for release in chronological order:

1	Background note for Written Parliamentary Question 20 th September 2022
2	Email response to First Minister 23 rd September 2022
3	Background note for Oral Parliamentary Question 22 nd December 2022

Background note for S6W – 10935 – 20th September 2023

- Paul Sweeney is a Scottish Labour MSP for the Glasgow region.
- We have no specific intelligence to indicate why Paul Sweeney is asking these questions.
- The current Chairperson of Glasgow West of Scotland Forum of Housing Associations (GWSF), redacted-38(1)(b) is on the governing body of Reidvale.
- We were advised by GWSF in advance of their Regeneration Conference in June 2022 (attended by the Minister for Public Finance, Planning and Community Wealth) at a neighbourhood centre owned by Reidvale that it was to seek a transfer of engagements to a larger housing association and the sensitivities of this in the context of community wealth building.
- The SHR has been engaging with Reidvale about its governance and financial management. The published engagement confirms that Reidvale does not currently meet Regulatory Requirements, including the Standards of Governance and Financial Management and is working towards compliance. The published engagement plan explains the background and what it requires Reidvale to do to assure it that it can achieve compliance.
- The engagement plan highlights specific issues relating to Reidvale's business plan, rent affordability and the lack of an action plan to mitigate the risks of Covid 19. SHR has also asked Reidvale to provide it with assurance that it fully complies with its obligations in relation to tenant and resident safety and SHR is engaging with the Association about the outcome from its stock condition survey and the impact on its future maintenance programme and related costs and reflect this in its Business Plan.
- Reidvale carried out an independent strategic options appraisal to consider its future and how it can best deliver for its tenants. The Management Committee agreed to the recommendation to seek expressions of interest from organisations that wish to become its transfer partner. This has been Reidvale's decision and not SHR's.

- SHR has set out in its engagement plan the information that Reidvale must provide in order to assure SHR that it can achieve compliance and what SHR will do with that information. SHR has not used its statutory intervention powers in Reidvale.
- This is a matter for Reidvale Housing association to determine the best direction for its future, in consultation with its members and tenants.
- To enable any transfer to go ahead Reidvale would be legally required to put the transfer to a tenant ballot and the outcome would need to be a majority vote in favour.

Email response to FM – 23rd September 2023

First Minister 2021 to 2023 <zzzfirstminister@gov.scot>
 zzzCabinet Secretary for Social Justice, Housing & Local Government 2021 to 2023
 <zzzCabSecSJHLG@gov.scot>;
 zzzMinisterforZeroCarbonBuild,ActTravel&Tenants’Rights 2021-2023
 <zzzMinisterZCBATTR@gov.scot>; zzzMinister for Social Security and Local
 Government 2021-2023 <zzzMinisterSSLG@gov.scot>; redacted–38(1)(b)
 @gov.scot>; redacted–38(1)(b)@gov.scot>; Director for Local Government and
 Housing <DirectorForLocalGovernmentandHousing@gov.scot>; redacted–
 38(1)(b)@gov.scot>; redacted–38(1)(b)@gov.scot>; redacted–38(1)(b)@gov.scot>;
 redacted–38(1)(b)@gov.scot>; redacted–38(1)(b)@gov.scot>

redacted–38(1)(b)

Please find information on Reidvale Housing Association and the correspondence received from redacted–38(1)(b). If the FM requires anything further then please let me know.

- We have been in contact with the Scottish Housing Regulator (SHR) regarding the current position at Reidvale HA and also the correspondence from redacted–38(1)(b)
- SHR’s Engagement Plan for Reidvale Housing Association confirms Reidvale’s regulatory status is ‘Working towards compliance’ which means that Reidvale does not meet regulatory requirements including the Standards of Governance and Financial Management.
- They have been engaging with Reidvale about serious governance and financial management weaknesses for the past three years to seek assurances about how it will address these weaknesses.
- The engagement plan highlights specific issues relating to Reidvale’s business plan, rent affordability and the lack of an action plan to mitigate the risks of Covid 19. SHR has also asked Reidvale to provide it with assurance that it fully complies with its obligations in relation to tenant and resident safety and SHR is engaging with the Association about the outcome from its stock condition survey and the impact on its future maintenance programme and related costs and reflect this in its Business Plan.
- The Regulator’s only objective is to see the tenants of Reidvale have a landlord which complies with regulatory requirements, whether that is an improved Reidvale or another Registered Social Landlord.

- Reidvale carried out an independent strategic options appraisal to consider its future and how it can best deliver for its tenants. The Management Committee agreed to the recommendation to seek expressions of interest from organisations that wish to become its transfer partner. This has been Reidvale's decision to pursue a transfer of its homes not SHR's.
- Reidvale must consult its tenants about its proposal to pursue a transfer to another RSL and the proposed transfer will not proceed unless it is supported by tenants in an independent ballot.
- The Regulator will continue to engage with Reidvale to seek assurance that tenants interests are protected.
- The Regulator have contacted redacted-38(1)(b) and they have arranged to meet her to hear her concerns.

Kind Regards

redacted-38(1)(b)

From: redacted-38(1)(b) > On Behalf Of First Minister

Sent: 21 September 2022 09:46

To: redacted-38(1)(b); redacted-38(1)(b)@gov.scot; First Minister <firstminister@gov.scot>; Minister for Social Security and Local Government <MinisterSSLG@gov.scot>

Cc: redacted-38(1)(b)@gov.scot; redacted-38(1)(b)@gov.scot; Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; redacted-38(1)(b) (Special Adviser) <redacted-38(1)(b)@gov.scot>; redacted-38(1)(b)@gov.scot; redacted-38(1)(b)@gov.scot; redacted-38(1)(b)@gov.scot; redacted-38(1)(b)@gov.scot

Subject: RE: Reidvale Housing Association

Thanks redacted-38(1)(b) noted.

redacted-38(1)(b) redacted-38(1)(b) Office of the First Minister

5th Floor | St Andrews House | Regent Road | Edinburgh | EH1 3DG | redacted-38(1)(b)



Office of the First Minister of Scotland

FirstMinister.gov.scot

Prìomh Mhinistear na h-Alba

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From: redacted-38(1)(b)@gov.scot >

Sent: 21 September 2022 09:44

To: redacted-38(1)(b)@gov.scot; First Minister <firstminister@gov.scot>; Minister for Social Security and Local Government <MinisterSSLG@gov.scot>

Cc: redacted-38(1)(b)@gov.scot; redacted-38(1)(b)@gov.scot; Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; redacted-38(1)(b) (Special

Adviser) [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot) [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot)
Subject: RE: Reidvale Housing Association

Dear All

We are aware of the position at Reidvale and [redacted-38\(1\)\(b\)](mailto:redacted-38(1)(b)@gov.scot) in my team is dealing with this enquiry and will provide FM with an update in due course

[redacted-38\(1\)\(b\)](mailto:redacted-38(1)(b)@gov.scot)
[redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot)

My normal working days are Tuesday, Wednesday and Thursday

From: [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot)
Sent: 21 September 2022 09:38
To: First Minister <firstminister@gov.scot>; Minister for Social Security and Local Government <MinisterSSLG@gov.scot>
Cc: [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; [redacted-38\(1\)\(b\)](mailto:redacted-38(1)(b)@gov.scot) (Special Adviser) [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot)
Subject: RE: Reidvale Housing Association

Copying to colleagues in Better Homes who lead on sector regulation.

[redacted-38\(1\)\(b\)](mailto:redacted-38(1)(b)@gov.scot) More Homes Division, Scottish Government

[redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot)

From: [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot) **On Behalf Of** First Minister
Sent: 21 September 2022 08:55
To: Minister for Social Security and Local Government <MinisterSSLG@gov.scot>
Cc: [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot); Cabinet Secretary for Social Justice, Housing & Local Government <CabSecSJHLG@gov.scot>; First Minister <firstminister@gov.scot>; [redacted-38\(1\)\(b\)](mailto:redacted-38(1)(b)@gov.scot) (Special Adviser) [redacted-38\(1\)\(b\)@gov.scot](mailto:redacted-38(1)(b)@gov.scot)
Subject: FW: Reidvale Housing Association

[redacted-38\(1\)\(b\)](mailto:redacted-38(1)(b)@gov.scot),

I've come to you in the first instance, and have copied some housing colleagues as a starter, however grateful if you can ensure the below is disseminated more broadly to relevant colleagues as appropriate.

FM has asked that the below - and the above attachments - is looked at by the Minister and officials asap please. Obviously, we are not aware of all the background - and, of course, the SHR is independent - but given our support in principle for community-based housing associations, FM thinks some of what is set out - if true - would be of concern.

Grateful for both an initial acknowledgment of this being in hand as well as a nod as and when we have an update.

Thanks,
redacted-38(1)(b) Office of the First Minister

BACKGROUND NOTE FOR S6O-01728 – 22nd December 2023

(To be completed as necessary with any additional information)

Background

We understand this PQ is in relation to Reidvale Housing Association a community based housing association in Glasgow with around 900 homes that is currently seeking a transfer of engagements to another housing association following agreement by the associations Board in May 2022.

The Scottish Housing Regulator (SHR) has been engaging with Reidvale during the last 3 years regarding specific issues relating to its business plan, rent affordability and the lack of an action plan to mitigate the risks of Covid 19. SHR has also asked Reidvale to provide it with assurance that it fully complies with its obligations in relation to tenant and resident safety and SHR is engaging with the Association about the outcome from its stock condition survey and the impact on its future maintenance programme and related costs.

Paul Sweeney has been in contact with the SHR regarding Reidvale. He also asked three written PQs in September 2022 in relation to the strategic options appraisal carried out by the association, the responsibilities community-owned housing associations have to provide their members and service users with details of proposed mergers, and how many mergers of registered social landlords there have been in Glasgow.

The proposed transfer of engagements has recently been criticised by Glasgow and West of Scotland Forum of Housing Associations (GWSF) – who put out a statement last month saying that, *“the decision to seek a larger association to take it over is a matter of deep regret and one that will be a betrayal of the local community.”*

The previous Chairperson of GWSF is also on the Board of Reidvale and was against the Boards decision to a proposed transfer.

FM was also made aware of the position at Reidvale in September and a note detailing the Associations engagement plan with the SHR was provided.

TOP LINES

The Regulator have been engaging with Reidvale about serious governance and financial management weaknesses for the past three years to seek assurances about how it will address these weaknesses.

- The Regulator's only objective is to see the tenants of Reidvale have a landlord which complies with regulatory requirements, whether that is an improved Reidvale or another Registered Social Landlord.
- The Regulator will continue to engage with Reidvale to seek assurance that tenants interests are protected.

Reidvale carried out an independent strategic options appraisal to consider its future and how it can best deliver for its tenants.

- The Management Committee agreed to the recommendation to seek expressions of interest from organisations that wish to become its transfer partner.
- This has been Reidvale's decision to pursue a transfer of its homes not SHR's

Reidvale must consult its tenants about its proposal to pursue a transfer to another RSL

- The proposed transfer will not proceed unless it is supported by tenants in an independent ballot.

Possible Supplementary

What is the Scottish Government's view regarding the role of the Scottish Housing Regulator in relation to Reidvale Housing Association?

The Scottish Housing Regulator is the independent regulator of social landlords in Scotland. It has one statutory objective, to protect the interests of tenants and service users. To do this it uses its regulatory powers to monitor, assess, report and intervene (where appropriate) in relation to the performance of Registered Social Landlord's housing activities, financial well-being and standards of governance. The Regulator welcomes opportunities to address issues raised by members in relation to any regulated body. **(76 words)**

What is the Scottish Government's response to GWSFs view that the loss of Reidvale HA to a larger association is a betrayal of the local community?

I am aware that the SHR has been engaging with the association about some significant issues of governance and management over the last three years. I understand the association carried out an independent strategic options appraisal to consider its future and how it can best deliver for its tenants. The Management Committee agreed to the recommendation to seek expressions of interest from organisations that wish to become its transfer partner. The association must consult its tenants about its proposal to pursue a transfer to another RSL and the proposed transfer will not proceed unless it is supported by tenants in an independent ballot. The community therefore has the final say. The Scottish Housing Regulator continues to engage with Reidvale to seek assurance that its tenants interests are protected. **(128 words)**

What is the Scottish Government's view on the future of community based housing associations?

The Scottish Government values the diversity of the housing association sector in Scotland. It is one of the sector's strengths and is something we want to see continuing. One of the key strengths of community based housing associations is their unique position delivering local, democratically accountable housing and services. Their role isn't just about providing good quality housing and services for tenants, or building new energy efficient homes; it's also about people and place - creating jobs, supporting vulnerable people, and acting as an anchor, creating healthier and stronger communities across the country. **(93 words)**

out of scope

Contact Name: [redacted-38(1)(b)]
Ext: [redacted-38(1)(b)]