

Reporting Against Transfer Promises Ongoing – outcomes as at 31/12/23

Details the transfer promises that were ongoing as at 31/03/2023 and will continue to be reported on quarterly during 2023 until completed. While many of the Transfer Promises have been achieved, it is important to understand that there is an ongoing commitment to retain the improvement made and Promises will be kept under review. 🚫 = not achieved; 😊 = ongoing; 😄 = achieved

Objective 2 – Accelerate the Investment Programme and Commitment to Community Engagement		
Background	Kendoon Housing Association had not invested in maintaining stock over several years. Unable to fund investment to bring properties up to RSL expected standards. Kendoon Housing Association had to restrict spend due to loan covenant compliance issues (due to non-investment for years).	
Transfer Requirement	Accelerate the investment programme in the short, medium, and long term. Support community engagement.	
Pineview Promise	Outcome 😊 😊 😊	
Spend an additional £1.25million on investment within period 01/04/2021 – 31/03/2026. Identify work in consultation with tenants.	£1,132.700 additional investment – on course for commitment to be achieved by 31/03/2026. Consultation with residents on spending priorities commenced July 2021 and will continue to be ongoing. Feedback from residents has been taken into account in our investment plans and will continue to shape future investment plans. For example, in addition to other works kitchens and windows were brought forward to 2022/2023; kitchens and boilers brought forward to 2023/ 2024 and communal painterwork commenced.	😊
Survey stock and identify 5-year investment programme. Implement effective planned maintenance programme and comprehensive asset management strategy.	A stock condition survey is carried out annually on rolling basis by Pineview’s surveyors (JMP, Construction and Property Consultants) and property / stock details kept up to date on the HUB (Pineview’s asset management system). The HUB data forms part of our five-year financial projections (the first 5 years of our long-term projections) and also forms our base 5 year investment programme. Committee previously agreed to amend 5 year plans to 3 year plans as this was seen as a more accurately measurable period. These 3 year individual property investment plans were produced and issued to tenants in November 2023.	😊

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Pineview Promise	Outcome 😊 😊 😊	
Commit £10,000 per annum for five years to community regeneration projects.	Ongoing. Spending has been committed in each of the last three financial years. Consultation with residents has confirmed priorities as youth work, measures to prevent anti-social behaviour, social and community activities and environmental improvements. £2,000 spent on funding additional bus, snack packs and vouchers for the Pineview Summer Outing to Heads of Ayr to enable more residents from Cairnsmore (ex Kendoon) area to attend with their families. £3,840.00 provided to G15 Youth Project to fund 30 weeks of youth outreach work and football coaching. £875 provided to fund one night per week of a youth club and purchase equipment. All these activities are now taking place and proving popular with young people. Additional funding of £700 provided to Growchapel Project. Total expenditure year to date £7,415.00. Remaining budget of £2585 to be spent during Q4 on environmental projects identified to work with local schools to enhance environment and biodiversity in line with resident priorities.	😊

Objective 6 – Develop New Services

Background	Kendoon Housing Association unable to develop new services (resource constraints – staff, financial and other).	
Transfer Requirement	Increase wider role activities. Help tenants survive and thrive in life.	
Pineview Promise	Outcome 😊 😊 😊	
Carry out comprehensive stock surveys and implement effective planned maintenance programmes and comprehensive asset management strategy to ensure homes comfortable and affordable to live in.	Ongoing and ties in with Objective 2 above. Stock condition surveys carried out by Pineview’s surveyors, and all information has been uploaded to the HUB asset management system. Further stock condition information will also be available as Housing Services staff are visiting every property bi-annually.	😊

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