

Local Government, Housing & Planning Committee
The Scottish Parliament
Edinburgh
EH99 1SP

By email only
Localgov.committee@parliament.scot

7th November 2025

Dear Ms Burgess

Scottish Housing Regulator (SHR)

Thank you for your letter dated 9th October 2025.

While I am unable to comment on all aspects outlined within your correspondence, I would like to share some observations from the past year based on our engagement across the sector.

Throughout the year, Share has hosted numerous events and conferences, all of which have been well attended by representatives from across the housing sector. At these events, I have not observed or heard any noticeable animosity towards the Scottish Housing Regulator (SHR).

In addition, over the past year, Share has undertaken a significant number of committee and board appraisals of Registered Social Landlords. From interviews conducted with more than 100 Governing Body members, we have not identified any major concerns or recurring issues relating to the SHR's conduct or its relationships with RSL's.

In September, in collaboration with the SHR, Share facilitated a half-day conference in Glasgow, an event which was open to all and provided an opportunity for attendees to hear directly from the Regulator team. Four members of the Regulation Team, Helen Shaw, Director of Regulation; Dean Reynolds and Stephen Lalley, Regulation Managers; and Margaret Sharkey, Assistant Director of Regulation delivered presentations and made themselves available for discussion. Other members of the team were also in attendance and were introduced to delegates.

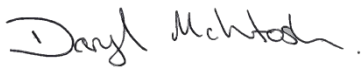


The event was fully booked more than three weeks in advance, which evidenced the willingness for those operating in the housing sector to engage directly with the regulation team. I am also pleased to say the post event feedback from participants was very positive. There was little, if any, indication of tension or hostility towards the SHR. The team engaged constructively and professionally with those who approached them individually.

The success of this event has encouraged us to plan a similar conference next year, aimed at engaging stakeholders on the east coast of Scotland, planning for this is already underway.

I trust these observations are helpful to the Committee in its ongoing scrutiny of the SHR's performance. Should I be of any further assistance, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, reading "Daryl McIntosh". The signature is written in a cursive, flowing style with a small dot at the end.

Daryl McIntosh
Chief Executive Officer