



TRANSFER OF ENGAGEMENTS PROPOSAL - FAQ BEECH HOUSING ASSOCIATION LIMITED

> What is proposed?

The Board of Beech Housing Association Limited has decided to consult its tenants about a transfer of engagements ('the transfer') into Adactus Housing Association Limited. This means that Beech would no longer exist and you would become a tenant of Adactus. And at the same time Adactus Housing Association Limited is changing its name to Jigsaw Homes North, so your new landlord would be called Jigsaw Homes North.

> Why is the transfer proposed?

Both Beech and Adactus are members of the Jigsaw Homes Group Limited with properties in the same local authority areas. They both receive services from the same group of staff via the Jigsaw Homes Group Limited.

The boards of the Group, Beech and Adactus all think it makes sense to bring Beech and Adactus together to reduce costs and create a single identity by forming Jigsaw Homes North.

> What will happen and by when?

We are consulting all Beech tenants and leaseholders in January and early February 2021. We will report all the comments received to the board of Beech who will then decide at their meeting of 23 February 2021 whether or not to proceed with the transfer.

If the board of Beech does decide to proceed with the transfer, we expect this to take place on or around 31 March 2021. We will write to you to let you know the board's decision and the date of the change, if it takes place.

> What will the transfer mean for my tenancy? Will I have to move out?

No. Your tenancy rights are unaffected and you do not have to move out. The only thing that changes is the name of your landlord.

> Will I get a new tenancy agreement?

No. Your existing tenancy agreement will remain in force.

> Is my security of tenure affected?

No, your tenancy rights are not affected in any way.

> Will my rent be affected?

The proposed transfer does not affect the amount of rent you will be asked to pay in the future. Your rent will change from the beginning of April 2021 in line with Government guidelines and you will receive formal notification of this from Beech Housing Association Limited in a separate letter as you do each year.

When the transfer to Adactus happens (which we expect to be in late March or early April 2021, if it goes ahead) your next rent increase after that will not be until the following April (April 2022).

Adactus is bound by the same Government regulations about rent increases as Beech. It has increased its rents on the same basis as Beech for the past 15 years.

> How should I pay my rent in future?

The way you pay your rent is not affected and you should continue to pay rent as you do now.

> If I am in receipt of benefits or Universal Credit, will this change?

If you are in receipt of benefits or Universal Credit, your claim is not affected. We will contact your local council or DWP and notify them of the change.

> If I have the Right to Buy or the Right to Acquire, will this change?

If you have the Right to Buy or the Right to Acquire, this is not affected. The merger does not change your statutory rights.

> How will I report repairs in future?

The way you report repairs is not affected and you should continue to report repairs as you do now.

> What does this mean for the staff and for people's jobs?

The staff you deal with will not change and no jobs are affected by this proposal.

> Will there be a ballot of tenants? Do I get a vote?

The board of Beech has to take account of representations made by both tenants and leaseholders, but there is no ballot.

> If I wish to comment on the proposal, what should I do?

If you wish to comment on the proposal please respond to this consultation in one of the following ways:

Website: beech.jigsawhomes.org.uk/consultation

Email: governance@jigsawhomes.org.uk

In writing: The Governance Team, Jigsaw Homes Group Limited, Cavendish 249
Cavendish Street, Ashton-under-Lyne, OL6 7AT.

> When does the consultation end?

The consultation ends on **Friday 12 February 2021**. Responses received after that date will not be considered.

I don't understand what the proposal means. Who can I talk to who can explain it to me?

You can telephone us on 0300 111 1133 and speak to a member of our staff. Or contact your local Citizen's Advice Bureau or your local council's housing advice centre. Your local councillor may also be able to help you.