



Faifley Housing Association Ltd
Faifley Skypoint, Lennox Drive,
Faifley, Clydebank G81 5JY

Date as Postmark

STAGE 2 FORMAL NOTICE

Dear Tenant

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PROPOSED TRANSFER FROM FAIFLEY HOUSING ASSOCIATION TO CALEDONIA HOUSING ASSOCIATION

On 1 November 2021, we sent you our Stage 1 Consultation Notice on the proposal for Faifley Housing Association to transfer all of its interests to Caledonia Housing Association. If this transfer of engagements is supported by a majority of Faifley tenants through the next stage of an independent tenant ballot, Caledonia would become your landlord and take over Faifley's homes and services. Faifley would cease to do business on the day the formal transfer takes place. If approved, the formal transfer is currently planned to take place on 1 April 2022.

After issuing the Stage 1 Notice, we attempted contact with every Faifley tenant between 1st and 30th November 2021. We managed to engage with over 80% of our tenants during that period. This shows impressive levels of engagement by tenants in this important change. Many customers provided feedback and asked questions about our proposal and the detailed transfer offer from Caledonia. Representations and feedback were communicated to us in writing (feedback cards, email, Facebook), over the phone and to staff as they went door-to-door and through discussion at our local drop in and roadshow events. **We thank you for taking the time to tell us what you thought.**

In summary, there was overwhelming support for the transfer and the package of transfer promises on offer from Caledonia if the transfer goes ahead. 97% of tenants who responded said they planned to vote YES in the ballot, with just a few still deciding or preferred not to say how they will vote. Only one tenant indicated that they might vote no.

Tenants told us that Caledonia's 5 year rent freeze guarantee, delivering £2.73 million in your homes in the first five years and also investing £412,000 in improving the local external environment working with local tenants on how this money is best spent were among the most popular transfer pledges. Tenants were also happy with Caledonia's commitments to retain your local staff team and to consult with you on local office options before the planned demolition of the existing Skypoint office in 2025.

Our Management Committee carefully considered all Stage 1 feedback/ representations. **Given the very positive responses from the majority of tenants, and in consultation with the Tenants Information Service (TIS) as your independent tenant advisor, we have agreed with Caledonia that there are no changes required to Caledonia's proposal as a result of the consultation.**

The next stage is to seek the approval of tenants to the transfer by conducting the independent tenant ballot that will be run by Civica Election Services.

Around 5 January 2022, we plan to send you a **pre ballot notice**. This short document will remind you of the Caledonia offer, respond to the key points that came up in the consultation and alert you that the ballot is about to commence and to watch out for your ballot paper arriving.

The next contact you will then receive will be directly from Civica Election Services who will send every tenant (including joint tenants) a ballot paper, with simple instructions on how to cast your vote. This will be accompanied by a covering letter from us just so that you are confident that this is authentic.



Faifley Housing Association Ltd is a recognised
Scottish Charity registered under Scottish Charity No SC 037273
Registered under the Co-operative and Community Benefit Societies Act 2014
2384R(S) and with the Scottish Housing Regulator No. HCB237

The ballot will ask just one question on whether you want the transfer to proceed with a YES or NO option for you to cast your vote. The ballot will commence on **Monday 10 January 2022 and close at 5pm on Monday 7 February 2022**. For the transfer to happen, the ballot result must show that a majority of tenants voting, voted in favour of the transfer.

Once the ballot closes, the result will be reported to our Management Committee, to Caledonia's Board and to the Scottish Housing Regulator as required by statutory guidance. We will then quickly communicate the result to you, factored owners customers, Faifley shareholders and other key stakeholders.

The Management Committee remains firmly of the view that the transfer plans to Caledonia and the package of transfer promises we have secured from them will deliver the best future for our current and future tenants. Our staff team support the transfer and know that their jobs will be safe with more opportunities for them as part of Caledonia. **However, only tenants can make this change happen. Your vote really does count, so when you receive your ballot paper, please take the time to cast your vote and vote YES.**

Once the ballot opens, your local staff along with Caledonia colleagues will again be out in the area and around the doors to encourage voting and to provide any practical help to cast your vote. If you have any questions at all, please phone the office on 01389 877924. For another copy of the Stage 1 Notice document please phone us or download the document from our website (<https://www.faifleyha.co.uk>)

TIS continues to provide independent tenant advice on the proposal. To take advantage of this service please call TIS on Freephone **0800 488 0982**.

Yours sincerely



Jackie Lorimer
Chairperson
On behalf of the Management Committee