



TRANSFER OF ENGAGEMENTS PROPOSAL - FAQ BEECH HOUSING ASSOCIATION LIMITED

> What is proposed?

The Board of Beech Housing Association Limited has decided to merge Beech into Jigsaw Homes North (formerly known as Adactus Housing Association Limited), through a legal process known as a transfer of engagements. When this happens, Beech will no longer exist and you will become a tenant or leaseholder of Jigsaw Homes North.

> Why is the transfer taking place?

Both Beech and Jigsaw Homes North are members of the Jigsaw Homes Group Limited with properties in the North West of England. Both Beech and Jigsaw Homes North receive services from the same employees via the Group.

The boards believe that bringing Beech and Jigsaw Homes North together will reduce costs and create a single identity.

> What will happen and by when?

The board of Beech has decided to proceed with the merger and we expect this to take place at the end of June 2021. We will write to you to let you know after the merger has taken place.

> I'm a leaseholder. What does this mean for me?

The terms of your lease will not change.

> What will the merger 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 merger does not affect the amount of rent you will be asked to pay in the future. Your next rent increase will be at the usual date detailed in your Tenancy Agreement and in line with Government guidelines. You will receive formal notification of this from Jigsaw Homes North in a separate letter at the appropriate time.

Jigsaw Homes North is bound by the same Government regulations about rent increases as Beech and has set 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 transfer 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 employees and for people's jobs?

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

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

Telephone: 0300 111 1133

Email: info@jigsawhomes.org.uk

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