



STAGE 2 FORMAL NOTIFICATION NOTICE

Putting Tenants First

Dear Tenant,

After a summer of information and feedback on our proposal to separate from Oak Tree Housing Association, we are now almost at the final stage of the process – the ballot.

In recent months we have spoken with many of you about our plans and discussed your thoughts on our proposal. I want to thank you for all your feedback. It has been incredibly heartening to see so much support for Cloch and a recognition of what we strive to do for you and your communities. We recognise a small number of tenants have asked about our finances going forward and I can assure you that we have a robust and sound financial plan to ensure Cloch has a long and sustainable future as an independent organisation. This has been recognised by our lenders and the Scottish Housing Regulator.

In the summer of 2019, the Boards of both Cloch and Oak Tree started the process, examining all the routes for both Housing Associations and which route would be best to take them forward. They looked at merging with each other or another organisation, staying as we are or separating. After much debate, deliberation and looking at the figures, in February 2020, the Boards took the decision that separation would be best for both Associations.

Staff and Board at Cloch are confident in this choice. Why?

- It keeps us independent and in the heart of the communities we serve.
- It allows us to focus on what will be best for the customers of Cloch without being diverted in any other direction by another Association.
- We are financially secure and know we can maintain affordable rents, an excellent planned maintenance programme and look at improving our existing housing stock.
- We have a vision and values that are our own and focussed on the Cloch offer of excellent services and customer satisfaction.

In summary, there was overwhelming support for Cloch to separate from Oak Tree Housing Association and given the positive response from the majority of tenants, our proposal to separate is unchanged.

The only way our separation can happen is by tenants giving their formal approval by voting **YES** in the coming tenant ballot. We will now instruct UK Engage to conduct the independent tenant ballot. The ballot will commence on Monday 26th October 2020 and close on Sunday 22nd November 2020 at midnight. UK Engage will send every tenant (including joint tenants) a ballot paper and pack directly. The ballot result will be reported to our Board and the Scottish Housing Regulator and will then be quickly communicated to you and other Cloch customers. For the separation to happen the ballot result must show a majority of tenants who vote want the transfer to proceed.

If you have any questions, please phone the office on 01475 783637. For another copy of the Stage 1 Notice document please phone us or see all information relating to the separation on our website <https://www.clochhousing.org.uk/cloch-separation/>

The Tenants Information Service (TIS) continues to provide independent advice on the proposal. To take advantage of this service please call TIS on Freephone 0800 488 0982.

Cloch's Board and staff team encourage you to cast your vote as soon as you can. **REMEMBER** our separation, future control and independence can only be delivered if tenants vote **YES**.

Yours sincerely,

Paul McVey
Director

