



Charing Cross Housing Association, 31 Ashley Street, Glasgow G3 6DR  
Tel: 0141 333 0404 Email: [cxha@cxha.org.uk](mailto:cxha@cxha.org.uk) Web: [www.cxha.org.uk](http://www.cxha.org.uk)

Date as Postmark

To: All Tenants Charing Cross Housing Association

Dear Tenant

## STAGE 2 - FORMAL NOTICE

### PROPOSED TRANSFER OF CHARING CROSS HOUSING ASSOCIATION TO WEST OF SCOTLAND HOUSING ASSOCIATION

On 1<sup>st</sup> March 2022, we sent you our Stage 1 Consultation Notice on the proposal for Charing Cross Housing Association to transfer all of its interests to West of Scotland Housing Association. If this transfer of engagements is supported by a majority of Charing Cross tenants through our planned independent tenant ballot, West of Scotland would replace Charing Cross as the landlord, factor and employer of our staff team and take over Charing Cross's homes and services. Charing Cross would cease to operate on the day the formal transfer takes place. If we receive the required support from tenants in the ballot, the formal transfer is currently planned for 1<sup>st</sup> August 2022.

After issuing the Stage 1 Notice, we tried to speak with every Charing Cross Tenant between 7<sup>th</sup> March and 4<sup>th</sup> April 2022. We also welcomed feedback from our factored owner/shared owner customers and shareholding members. Many customers took the opportunity to provide feedback and ask questions about our proposal and the detailed transfer offer from West of Scotland. These views were shared with us via online survey and in person at our collective consultation events, over the phone and to staff as they went door-to-door. At the end of the consultation period, we engaged with 94% of households. 72% (345) indicated that they supported the transfer and would vote YES when the ballot happens. 27% were either undecided or preferred not to say, and just 1.5% were not in favour of the transfer. We thank you for taking the time to give us your views.

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 Charing Cross that there are no changes required to West of Scotland's proposal as a result of the consultation.**



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**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.**

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.

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 **Friday 6 May 2022 (to avoid the local Council elections) and close at 5pm on Monday 6 June 2022.** For the transfer to happen, the ballot result **must** demonstrate 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 West of Scotland's Board and to the Scottish Housing Regulator as required by statutory guidance. We will then quickly communicate the result to you, our other customers, shareholding members and other key stakeholders. If we received the mandate from tenants to the transfer through a YES vote, we will then be required to call two Special General Meetings (SGMs) of Charing Cross shareholding members. Members will be invited at the first SGM to approve a special transfer resolution, and then to confirm this at a second meeting. We hope to hold these two meetings over June/July 2022. As noted, subject to the support of tenants and then shareholders, our target date for the transfer to take place is 1 August 2022.

The Management Committee remains firmly of the view that the transfer plans to West of Scotland 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 West of Scotland. **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, our local staff, along with West of Scotland 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 0141 333 0404 or email



**CHARING CROSS**  
HOUSING ASSOCIATION

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us at [transfer@cxha.org.uk](mailto:transfer@cxha.org.uk). For another copy of the Stage 1 Notice document please phone us or download the document from our website [www.cxha.org.uk](http://www.cxha.org.uk).

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

Please find enclosed a brief newsletter with:

- A summary of West of Scotland's promises to Charing Cross tenants
- Information on West of Scotland's investment commitments
- Answers to your questions from the Stage 1 consultation.
- A reminder on what will happen if the transfer does not go ahead.

A translated copy of this letter in Urdu (اردو), (Punjabi (ਪੰਜਾਬੀ), Simplified Chinese (简体中文) and Arabic (العربية), can be obtained from our website at [www.cxha.org.uk](http://www.cxha.org.uk) or from the office.

Yours sincerely,



John Mulholland  
**Interim Director**

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