

Information for residents who rent with us

Questions you may have about the proposed 'Transfer of Engagements' (ToE) from Johnnie Johnson Housing (JJH) to Sanctuary Housing Association (Sanctuary)

What is a Transfer of Engagements?

A ToE legally allows JJH to transfer its assets, liabilities, properties, tenancies and staff (known as 'engagements') to Sanctuary.

The transferring society is dissolved upon completion of the ToE. In this case JJH would cease to be a legal entity upon completion of the ToE.

A ToE is permitted under Section 110 Co-operative and Community Benefit Societies Act 2014.

What are the benefits of the proposal?

A ToE will enable us to address the ongoing challenges of inflation, interest rates and energy costs by taking advantage of the benefits and economies of scale of a larger group. We can then reinvest profits into our residents' homes and the delivery of high-quality services.

How soon would the transfer happen?

If the proposal goes ahead the ToE would take place on or around 31 January 2025, after which JJH will be closed down.

What will happen to the offer Sanctuary provided when JJH joined as a subsidiary?

The £100 million of additional investment Sanctuary committed to spend over 30 years remains and will enable us to:

- Deliver our fully developed zero carbon plan to reduce energy bills in our homes. This will see us install new windows and doors, new heating and insulation where a survey shows this is needed.
- Carry out the reinvestment identified through our recent stock condition survey programmes.



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Eden Point, Three Acres Lane
Cheadle Hulme, Cheadle, SK8 6RL



- Complete identified fire safety works.
- Implement our Analogue to Digital Programme (Well Connected programme).
- Reinstate the development of much needed new homes.

Will I have to sign a new tenancy agreement?

No, Sanctuary will simply become your landlord in place of JJH and your tenancy will not be affected by the ToE.

Will my rent and/or service charge increase because of this?

No, your rent and service charge (if applicable) will not be affected by the proposals. Your annual rent and/or service charges will be calculated in the usual way.

Do residents have a genuine say in whether the ToE takes place?

Yes. Under the new Consumer Standards, the Regulator of Social Housing requires residents to be consulted with in a meaningful way that allows all affected residents have an equitable opportunity to be involved and have their concerns addressed.

The Regulator of Social Housing's consumer standards are designed to protect tenants and improve the services they receive. Both JJH and Sanctuary are required to engage and be accountable to tenants and treat them with fairness and respect.

You can read more about this in the Consumer Standards Code of Practice at www.gov.uk/government/publications/consumer-standards-code-of-practice

How can I find out more/ share my views?

- Visit our website and complete an online feedback form
- Send us an email: communications@jjhousing.co.uk
- Call our Customer Experience Team on 0345 305 5335
- Write to us at Johnnie Johnson Housing, Eden Point, 3 Acres Lane, Cheadle, SK8 6RL

You can also join one of three upcoming Regional Meetings which will be held in person.

Each meeting will begin from 10.00am until 12.30pm. The dates and locations are listed below.

- Northwest Regional Meeting: Thursday, 19 September 2024 at Spey House, Stockport, SK5 6TD
- Yorkshire and Derbyshire Regional Meeting: Monday, 23 September 2024 at Finningley Lodge, Sheffield, S26 6SF

- Northeast Regional Meeting: Tuesday 24 September 2024 at Wansbeck Court, Bedlington, NE22 5BU

To book your place visit our website – www.jjhousing.co.uk

Please share your feedback by midday on Monday 30 September.

What happens now?

Once we have received your comments, the JJH Board will consider your feedback as part of its decision making about the proposals. We will then write to you again about the outcome of the consultation and next steps.