

Proposed Constitutional Change

Over the last few months, we have been communicating and engaging with our members/tenants about the proposed change to our constitution.

This would see Rosehill change from a fully mutual housing co-operative to a charitable registered housing association. It would also involve a name change from Rosehill Housing Co-operative Limited to Rosehill Housing Association Limited.

In previous information shared with members we set out the reasons why we want to change and what this means for our members/tenants. We emphasised that nothing will change about your rights or responsibilities as a tenant.

During our engagement, some members/tenants raised some questions or concerns. Therefore, we thought it would be helpful to cover these in this leaflet.

You asked...

There are rumours that Rosehill is in financial difficulty and that is why it wants to change to a charity.

Rosehill replied...

Rosehill is a financially strong organisation. It has enjoyed a long track record of being financially viable and that still remains the case.

The funding that Rosehill would hope to access by becoming a charitable registered housing association, is to enable us to provide wider role projects, initiatives and activities to support our tenants and the local community. Examples of these may include projects to support the development of digital skills and to tackle social isolation. It may also enable Rosehill to continue to hold its annual fun day and to hold other such events.

The funding is not needed and will not be used for:

- Delivering normal services to our tenants e.g. repairs service;
- Planned maintenance works to our tenants' homes e.g. renewal of kitchens, bathrooms, windows and doors.



You asked...

What is the difference between a Housing Co-operative and a Housing Association?

Rosehill replied...

Rosehill is currently a fully mutual housing co-operative. This means that membership is restricted to Rosehill tenants only and all tenants must be members.

In a Housing Association membership is open to not just the tenants of the organisation. In addition, the tenants are not required to be members, as membership is optional.

You asked...

Why do we want to change? Is Rosehill being taken over?

Rosehill replied...

The main reason Rosehill wants to change to being a housing association is that currently its membership is restricted to its own tenants, who in turn form the pool for recruiting for the Management Committee, however, it is becoming increasingly difficult to encourage members/tenants to join the Committee. If we change to a housing association our membership can be opened up beyond our tenants and this could help address the challenges of recruiting to our Management Committee.

As a housing association, Rosehill can become a Scottish Charity and would then be able to apply for grants and funding to support wider role activities.

Rosehill is not being taken over. Rosehill will still exist but as a Housing Association instead of a Housing Co-operative. Day-to-day nothing changes for our tenants:

- The tenancy agreement remains unchanged, tenants will still have the same rights and responsibilities.
- The services we currently provide e.g. repairs service, remain the same.
- Our office will still be at 250 Peat Road.
- Our staff team remains the same.
- Tenants' membership of Rosehill will continue. (However, if we become a charitable registered housing association tenants will have the choice to stay a member or cancel their membership without affecting their tenancy agreement.)
- Existing members of the management committee will remain in their roles.



You asked...

How will the charitable status impact on Rosehill's compliance with statutory regulation of its services. Will there still be a requirement to comply with statutory requirements as a housing provider? Will these remain the same or decrease?

Rosehill replied...

Rosehill would still be a registered social landlord but would now be a charitable registered housing association. All of the legal and regulatory responsibilities we have currently as a social landlord remain the same and our main Regulator would continue to be the Scottish Housing Regulator (SHR). However, we would now have another regulator which is the Office of the Scottish Charity Regulator (OSCR), and we would be required to submit an annual return to it. However, there is an agreement between OSCR and SHR that SHR would be the lead Regulator for housing. The majority of registered social landlords are charitable registered housing associations.

You asked...

Concerned about non-tenants being on the Committee and making decisions that affect tenants.

Rosehill replied...

The Management Committee did consider the risk of losing tenant control.

To help address this, the new Membership Policy will include a key objective that tenants form the majority of the Committee. If Rosehill becomes a Housing Association and opens up its membership, it would still intend to include tenants within future recruitment campaigns for any vacancies on the Management Committee. However, if it can't get enough tenants to join, it will have the ability to recruit other people onto the Committee.

The current Management Committee (10 x tenant members) believes that becoming a charitable registered housing association and opening up the membership of the organisation, is the right thing for Rosehill. It believes that bringing some other people onto the Committee could strengthen the Committee both in terms of numbers and skills.



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