

20<sup>th</sup> March 2020



Dear

## **Merger with The Riverside Group Ltd (“TRGL”) through a Transfer of Engagements**

Following consultation with you and with support from our shareholders, I am writing to let you know that the merger of Impact Housing Association Limited with TRGL is due to complete on 31 March 2020.

After conducting a formal consultation with tenants at the end of last year, 85.5% of those who responded were positive about the merger (see the enclosed document which summarises the outcome of our consultation with you). At our shareholders’ meeting on 21 February 2020, 93.33% of shareholders voted in favour of the merger.

This means that, from 31 March 2020, TRGL will become your new landlord and will own and manage your home. As part of the merger, your tenancy or lease agreement will stay the same and you won’t need to sign a new one. However, we do need to inform you of the following by law:

**In line with section 3 Landlord & Tenant Act 1985 and section 48 Landlord & Tenant Act 1987 we are legally obliged to inform you that as a result of Impact Housing Association Limited transferring its engagements to The Riverside Group Limited on 31 March 2020, The Riverside Group Limited will become your landlord and that for the purposes of serving notices (including notices in proceedings), the address of your new landlord in England & Wales from that date is:**

2 Estuary Boulevard,  
Estuary Commerce Park,  
Speke,  
Liverpool,  
L24 8RF

### **Action for you to take now**



**IMPROVEMENT THROUGH ACTION**

**Nook Street, Workington, Cumbria, CA14 4EH**

Tel: 03448 736 290 | [www.impacthousing.org.uk](http://www.impacthousing.org.uk) | [enquiry@impacthousing.org.uk](mailto:enquiry@impacthousing.org.uk)

Registered Office: Nook Street, Workington, Cumbria, CA14 4EH | Registered Society: 21411R

If you receive housing benefit, you should send a copy of this letter to the housing benefit team at your local council or to the DWP (if you receive Universal Credit) so that they know about the change in your landlord.

### **Business as usual**

The services you receive will continue to be provided by the same teams you already know. You can contact us on the same telephone numbers and write to us at our Impact office in Workington. We will continue with the Impact Housing brand as it will become a trading name of The Riverside Group Limited. However, you may notice that some formal correspondence/legal documentation will be in the name of Riverside.

The Impact Board will become a sub-committee of Riverside from the 1st April and it will represent the interests of the tenants who were formerly Impact Housing Association tenants.

We are looking for a new Tenant Observer to work alongside the committee. An advert for the post is enclosed with this letter and we are welcoming expressions of interest now.

TRGL is continuing to honour its partnership pledges, including the £25 million investment programme, which is now well underway.

### **Court action and rent arrears**

If Impact has taken court action against you, such as eviction proceedings, an application will be made to the court to substitute TRGL as the claimant in the proceedings. You will be notified of this change and you should continue to attend court when required and respond to any correspondence or court orders about your case.

If you are currently in rent or service charge arrears, those arrears remain due and owing to TRGL as your new landlord.

If you have any questions about the content of this letter, please telephone 01900 842149 or email us at [transferquestions@impachousing.org.uk](mailto:transferquestions@impachousing.org.uk)

Thank you for your time.

Yours sincerely



**Mark Cullinan, Chair**



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