



Scotland's Participation Experts



# Tenant Advisor from TPAS



# Who are TPAS?

TPAS Scotland is an independent tenant-led organisation, we have worked for many years across Scotland to give tenants independent advice and information. Spire View HA has asked us to be your Independent Advisor on the proposal that Spire View and Copperworks join together to create a bigger new housing association through a Transfer of Engagements.

Spire View is keen to ensure that your views, priorities and any concerns or questions you have about the proposed transfer are dealt with by an independent organisation.

Our job is to...

- ✓ Provide independent information and advice about the future plans for your landlord and ensure your views can influence the future of your homes and services
- ✓ Answer your questions
- ✓ Find out your priorities for your future homes and housing services
- ✓ Assess the business case, including the business plan and financial plans to ensure that the proposals are robust
- ✓ Clarify any issues or concerns you may have
- ✓ Provide a range of ways to contact us
  - **Email** – [lesley.baird@tpasscotland.org.uk](mailto:lesley.baird@tpasscotland.org.uk)
  - **Freephone** - 0800 049 5761
  - **Facebook** – go to TPAS Scotland – there is a tab for Spire View tenants
  - **Video Calls and Chats**

## Jargon Buster –

*a Transfer of Engagements - TOE means Copperworks would no longer be a housing association registered with the Scottish Housing Regulator (SHR) instead it would become part of Spire view HA. If the proposals go ahead and tenants vote yes to the change, there will be a new name for the association.*

## Jargon Buster –

*What is a business case?  
- A business case provides justification for undertaking a project. It evaluates the benefit, cost and risk of the options and provides a rationale for the preferred route, in this case a TOE with Spire View*



We have a small, friendly and very experienced team working on this project, Lesley Baird of TPAS is the team leader. Please feel free to contact us anytime.

# Why change?

Spire View and Copperworks have been sharing staff, services for many years. This has worked well, but with increasing bureaucracy staff are spending twice the amount of time on admin and report writing when their time would be better spent on providing services to tenants. There are also financial implications due to tax and VAT laws. Substantial savings could be made by bringing the 2 organisations into one bigger

organisation. Proposals have been discussed by the Committee of Management in both Organisations, the plans are at a very early stage. Tenants views are vital to the process, no change can happen without a majority of Copperworks tenants voting yes in a secret ballot – Spire View tenants do not have a vote as it will be Copperworks tenants who are voting to join Spire View, but that's a long way off!

## Want to know more?

Find out more over a cuppa, cake and chat from the comfort of your own home, just contact us to arrange a phone call or a video call, you provide your cuppa and cake.

Come along and find out more at an informal drop in cuppa and cake chat on **5th or 6th July, 2 – 7pm in the Roystonhill Community Hub**

## Want to get more involved

If you are keen to get more involved in the process – get more detailed information, meet with senior staff and Committee and help TPAS ensure the process runs smoothly, please email Lesley, Phone TPAS or come along to the Roystonhill Community Hub sessions. It won't involve a lot of time or commitment.



**What do you think? What are your priorities?**

**Please fill in the survey and post it using the freepost envelope.**

**You could win £50 or £25 by completing the survey**

# Questions you might ask:

**Q. What will happen to Spire View if there is a yes vote?**

**A.** There will be no changes to your services or tenancy agreement. You will still use the same contractors and the same staff will deliver your services from the same local office – so no change to your repairs or housing services. Tenants will be asked to help decide on a new name for the bigger association.

**Q. Is Copperworks in some kind of difficulty?**

**A.** No, there are no negative or pressing issues. Copperworks are a financially stable organisation, but they wish to improve services, invest more in their homes and keep rent increases to a minimum, this is more likely to happen if Copperworks and Spire View join together.

**Q. How can I share my views on this or gain more information?**

**A.** Contact TPAS your ITA. There will be no change unless tenants vote yes, however your engagement throughout the process is vital to give meaningful feedback to your landlord about what your priorities are.

**Q. Is it a done deal?**

**A.** No! Spire View wants to hear your views to shape the future – get involved and let us know how you feel about this proposed change.

**Q. What is the role of TPAS?**

**A.** Our role is to provide you with independent, impartial information and give you the opportunity to ask questions. We will never tell you how to vote.

**Q. Will my rights as a tenant change?**

**A.** Your rights will not change. You will not be asked to sign a new tenancy agreement and will continue to have a Scottish Secure Tenancy with all the associated rights and responsibilities continuing unchanged.

**Q. Do I have a vote in the decision?**

**A.** Spire View tenants do not have a vote, but your views will be taken into account.

If you'd like to know more, please contact TPAS, come along to Roystonhill Community Hub for a cuppa and a chat on the 5th or 6th of July, 2-7pm or contact us for a phone or video call. If you wish this newsletter in other formats or languages, please contact Lesley Baird at the address on page 2.

