



NEW PROGRESS
HOUSING ASSOCIATION LIMITED

Summer 2008

Talk EXTRA

www.talk2progress.co.uk

A NEW CHAPTER

Your landlord, New Progress Housing Association, is part of Progress Housing Group. The chart to the right shows how the Group is currently made up.

In June New Fylde Housing, which is based in Lytham St Annes, started negotiations with us to join Progress Housing Group.

We believe that with New Fylde Housing in the Group we will be stronger and in an even better position to continue improving our services to you, our existing customers, and to provide more rented homes for people in Lancashire.

We have produced a booklet containing questions and answers about the partnership. You'll find a selection of these below. Copies of the booklet are available from Sumner House, New Progress staff and www.talk2progress.co.uk



WHAT IS NEW FYLDE HOUSING?



New Fylde Housing is an independent housing association providing rented accommodation, just like New Progress. It owns around 1,850 properties, the majority of which are in and around Lytham St Annes. Like New Progress, New Fylde Housing was formed when the association bought all the remaining council homes from the local authority in its area, Fylde Borough Council. Also like New Progress, it is run by a board of management made up of local people, including a number of tenants living in its properties.

We feel that our organisations are very similar in our customer focused approach to providing and developing services and we already have excellent working relations. For example, our Property Services division already provides the day to day repairs service for about half of New Fylde Housing's tenants.

WHEN WILL NEW FYLDE HOUSING JOIN THE GROUP?

There is still a great deal of work to be done to sort out the details. New Fylde Housing will make their final decision by December of this year. If they do decide to join the Group, this will have to be approved by our regulator, the Housing Corporation, probably around February 2009. This would clear the way for New Fylde Housing to join Progress Housing Group in April 2009.



WHY DOES NEW FYLDE HOUSING WANT TO JOIN PROGRESS HOUSING GROUP?

New Fylde Housing is a relatively small association – they own about half the number of homes owned by New Progress. They want to join the Group for the same reason that we would like them to join. As a larger Group we will be stronger and more able to invest in our services to you and in providing new homes for the people of Lancashire.

HOW WILL IT AFFECT ME AND OTHER NEW PROGRESS TENANTS AND LEASEHOLDERS?

It will not affect your rights or your security of tenure at all:

- Your homes will still be owned and managed by New Progress Housing Association.
- You will keep exactly the same tenancy agreement (or lease if you are a leaseholder).
- You will have exactly the same security and rights that you have now.
- Your rent will be the same as it would have been without New Fylde Housing in the Group.

However, as a larger Group we will be able to do more for you and all our existing customers.



PROMISES TO YOU

If all goes well and New Fylde Housing joins the Group next April, we would like this to be a new chapter for our organisation. When New Progress was first set up in 1994 we made a number of promises to tenants. All of those promises were kept.

With the start of this new chapter, we would like to agree a new set of promises with you. Our ideas for these promises are:

1. A new minimum standard to be agreed for all our homes

Covering things like the standard of kitchens and bathrooms.

2. More investment in your communities

Tenants will decide how this money is spent, such as providing more activities for children.

3. Better services to you

As a Group we will invest even more in things like our emergency alarms for older people and dealing with anti-social behaviour.

4. More opportunities to get involved

We will make arrangements for tenants from New Fylde Housing and New Progress to share ideas and help us to improve our services.



GETTING INVOLVED

These are just our ideas. We want your ideas on what our promises should be for the coming years. If you would like to get involved in deciding what these promises should be please contact our Community Investment team on 01772 450842 or email sohagan@progressgroup.org.uk.

These promises will be discussed at a number of meetings with residents in our communities over the next few months. For more information about these events, please contact the Community Investment team or visit www.talk2progress.co.uk.



TELL US YOUR VIEWS

In the meantime, if you have any comments on the proposal for New Fylde Housing to join the Group please fill in this form and return it to us by Friday 12th September to: Community Investment Team, **FREEPOST RRSB-TYRJ-XKTU, Progress Housing Group, Leyland, PR25 2LW** (no stamp needed).

What do you think about the proposal for New Fylde Housing to join the Group?

What do you think about the proposed promises to tenants?
