



7 August 2024

Hendon Christian Housing Association consulting with tenants on transfer to Watford Community Housing

[Hendon Christian Housing Association](#) (HCHA) has announced a proposal to transfer its stock to [Watford Community Housing](#), with tenant consultation now underway.

HCHA has written to all its customers to inform them of the proposed transfer and the start of a consultation period which will last until 16 September 2024.

Campbell Tickell have been instrumental in helping the HCHA Board find a suitable partner for the transfer. If the proposal is approved by both Boards, HCHA's portfolio of 140 properties will be transferred to Watford Community Housing, helping to ensure the ongoing provision of good-quality homes and services for residents.

Watford Community Housing was formed in 2007, and now owns and manages more than 6,800 homes and associated assets across South-West Hertfordshire and North-West London. It was recently awarded the highest ratings following an inspection by the Regulator of Social Housing, retaining its G1 rating for governance and V1 rating for viability, as well as earning a C1 rating under the new consumer standards.

As a Community Gateway Association, Watford Community Housing is committed to tenant empowerment and offers tenants the opportunity to become members and help shape the future of the Group. If the transfer goes ahead, all tenants of HCHA will be eligible to become members.

HCHA was set up in the 1960s to provide affordable homes within the London Borough of Barnet, for local people in housing need. It has 140 properties for social rent in Colindale, Hendon and Mill Hill. This includes 31 properties acquired in 2012 through a merger with Star Housing, which provided accommodation for partially sighted residents in Barnet and Acton.

Mary Gibbons, Board Chair for HCHA, said: "For 60 years HCHA has been dedicated to tackling homelessness and delivering much-needed affordable homes in North-West London. Our top priority is ensuring that residents have well-maintained homes and good-quality services and support.

"In light of increasing regulatory and financial pressures on housing associations, we believe that the best way to achieve this is by transferring our homes to a larger landlord with the resources to deliver more for our residents. James Tickell and Susan French of Campbell Tickell have supported us throughout and, after a detailed selection process, we have identified Watford Community Housing as our preferred partner, because we believe they



can offer the services and improvements that our residents have told us they would like to see.”

Tina Barnard, Chief Executive for Watford Community Housing, said: “We’re pleased to have been chosen as the preferred partner for this transfer and would welcome the opportunity to help ensure that HCHA residents have access to excellent services. We’re proud to have a strong track record of delivering for our customers and communities, and together we would be able to invest more in residents’ homes and provide the services and support they need.”

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