

A HISTORY OF ARKLET HOUSING



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Laura Gurevitz

HOW IT ALL BEGAN

The roots of Arklet Housing go back to the very early days of the Glasgow Jewish Community when welfare and caring for those in need was looked after by the Glasgow Hebrew Philanthropic Society. The society was recorded in 1858 in the Minutes of the first synagogue opened in George Street (in 1823) requesting the use of a room to dispense charity to Glasgow's Jewish needy.

At that time the community was very small, numbering approximately 300. Most of them lived in the Garnethill district. The synagogue ran services in George Street until the 1870s when the community had grown to between 800 – 1,000. A purpose built synagogue, situated at the corner of Garnet Street and Hill Street was opened in 1879 where it is still operational today.

In 1867 The Glasgow Hebrew Philanthropic Society and the Glasgow Jewish Board of Guardians merged and took on responsibility for the relief of the poor. In 1917, it became known as the Glasgow Jewish Board of Guardians. At the turn of the century, there was an influx of Jewish immigrants from Eastern Europe, escaping persecution and pogroms. According to a Census, there were 6,500 Jews by 1902 and this increased to 9,000 by the First World War. In the 1940s there were around 14,000. Over the years,

the community has gradually declined and today there are approximately 4,000.

The majority of Jews who settled in Scotland chose Glasgow because it was the leading centre for industry and commerce and provided opportunities in the clothing, furniture and tobacco industries. The Glasgow Hebrew Benevolent Loan Company was established to enable immigrants to set up businesses. Most of these immigrants settled in the Gorbals because rental accommodation was much cheaper and a small Jewish community was already established there. Owing to anti-semitism, many of the immigrants had to change their name in order to rent houses.

As well as many Jewish owned stores and businesses in the Gorbals area, there were three synagogues and a school for religious study known as the Glasgow Talmud Torah (a field of study that deals with the Jewish law).

As most of the community who were making a claim for welfare lived in the Gorbals, the charity moved from its premises in Garnethill in 1911 to a large main door flat in Apsley Place in the Gorbals. In 1926 they opened their new administrative offices and communal hall at 52 Thistle Street, also in the Gorbals.

1790s

First Jews settled in Glasgow.

1823

A synagogue was set up in a tenement on Glasgow High Street.

1858

The Glasgow Hebrew Philanthropic Society was first recorded in the Minutes of the first synagogue opened in George Street.

1867

The Glasgow Hebrew Philanthropic Society and the Glasgow Jewish Board of Guardians merged and took on responsibility for the relief of the poor.

1879

Opening of the showpiece Garnethill Synagogue.

1957

THE HOUSING NEED

By 1957, the Welfare Board recognised that the housing need was now a priority. Glasgow Corporation were giving 90% improvement grants to owner occupiers to rewire, replumb and refurbish old tenement flats in the south side. On behalf of the Board, Louis Ferrar and Philip Gaya acquired around 70 properties between 1957 and 1967 which were converted into liveable accommodation and given to suitable occupants rent free. Glasgow Jewish Welfare Board funded this by holding a dinner to celebrate their centenary and raised £77,000 in cash and covenants. This would allow them to rehouse the families who were living in squalor in the Gorbals area. In order to be able to maintain these properties, Chairman of the Board, Michael Goldberg, announced they had set up a Centenary Club with 25 members. Their target was to have 100 members who would each donate £100, thus providing £10,000 for this purpose. Bernard Solomons said that Michael Goldberg didn't want to build a big complex because of any stigma so they purchased tenement flats. Philip Gaya had

said that the main considerations when selecting property to buy were close to transport, shopping facilities including Kosher shops, near to a shul and also close to the over 60s club.

1967

GLASGOW JEWISH HOUSING ASSOCIATION IS BORN

Regulators of the housing association were becoming more stringent so Bill Talbot suggested they form a separate housing association which they called Glasgow Jewish Housing Association. He was instrumental in its running as chief housing officer. This entitled them to apply for a grant from Glasgow Corporation for every house they purchased. Depending on the value of the property the grant given was up to £750 per house. Unfortunately, they could not make a claim for properties purchased before the formation of the housing association. Bernard Solomons, with the help of Melville Robinson, transferred the flats to Glasgow Jewish Housing Association. Friends of the Board gave a donation of £750 and the Board's

Auxiliary also put up £750. Charitable Trusts helped by investing in flats in Victoria Road, Shawlands and Cathcart Road.

Although they were a separate organisation it was an informal arrangement and they were still a wholly owned subsidiary of the Glasgow Jewish Welfare Board. Volunteers of the Board worked tirelessly for the cause while attending to their own businesses. It would be another 10 years before they became an independent separate company in their own rights with their own board of directors.

1968

THE STORM THAT SAVED A CITY

On 15th January 1968, 21 people were killed, hundreds were injured and quarter of a million homes were damaged, when a 100 mile an hour storm, known as Hurricane Low Q, tore through the central belt. Some said it was like living through the Clydebank Blitz again. There was no warning. There were power cuts across the city. Windows were blown in and chimneys collapsed. Some families in the Gorbals were living under tarpaulin, their roofs having been blown away. This was the catalyst for redesigning Glasgow's tenements. Building regulations were tightened to make Glasgow a safer, more modern city. It took the storm, a group of young architects and some strong willed residents to bring forward the transformation of Glasgow.

GLASGOW STORM
OF 1968



1901

Death of Queen Victoria.

1914 - 1918

First World War. By the outbreak of war, a thriving centre of Jewish life had grown up in the Gorbals area, where around 9,000 Jews lived by this time.

1917

The Glasgow Hebrew Philanthropic Society and the Glasgow Jewish Board of Guardians became known as the Glasgow Jewish Board of Guardians.

1919

The Scottish Housing Act 1919 recognised that a lack of decent homes had led to overcrowding and pushed for an objective of 'a healthy family in a healthy home'.

1970

MOVE TO COPLAW STREET

After 44 years in Thistle Street, the Glasgow Jewish Housing Association moved into its new premises in Coplaw Street. By this time, the last of the Jewish families had been rehoused. This marked the end of the first phase in the housing programme. They remained in Coplaw Street until the mid 1990s before moving to Cathcart Road.

1972

SHELTERED HOUSING

There had been plans in 1972 to build 15 sheltered flats in Albert Road comprising a sitting room with dining area, one bedroom, a good sized kitchen, bathroom and toilet. This was to include central heating. Unfortunately, the plans fell through because a garage would have had to be provided for each flat meaning that instead of being able to build 15 flats, there would have only been room for 8 flats making the venture impossible.

They were still keen to develop sheltered housing and planned to purchase a 25 room hotel in the Queen's Park area with a view to converting it into sheltered flats. Unfortunately, they were unsuccessful in their bid and for the time being decided to put the idea of sheltered housing on the back burner.

1977

GIFT OF A HOUSE

The gift of a 10 room house in 1977 coupled with the announcement that the Glasgow Jewish Housing Association had been accepted for registration was an exciting time for them. The house was the home of the late Sir Maurice Bloch and was donated to the Board by his sister Mrs. Libba Greenberg. The gift was described as a "magnificent donation" probably the largest single gift in the history of the Jewish Welfare Board. The house was able to be converted into three single and three double apartment flats.

1990s

Jeff Freeman who was on the Board for about 20 years recalled that at that time all housing stock was in Govanhill, Cathcart and Shawlands. Both the housing stock and the tenants were getting older. The tenement flats were cold, drafty and difficult to heat. It was quite unsatisfactory in terms of the community moving further south. They decided that the Housing Association needed to be more professional and they hired Anne Lear as a consultant who worked for Thenue Housing Association. She came up with a business plan which included employing a director. Anne Lear, Jeff Freeman and Melville Robinson secured funding from Scottish Homes and in 1994 Joan Leifer was employed as the first director and the first employee. Scottish Homes were one of the largest landlords in the UK during the 1990s. They were formed in April 1989 from the ashes of Scottish Special Housing Association and became responsible for all the stock owned by its predecessor.

Joan came with wide experience in social work and residential Jewish care. She was forward thinking. Times were changing and she realised they could no longer just cater

for the Jewish community. She initiated a joint project with the Chinese community which widened out the services and made it easier to get grants. Cartvale Court in Cartvale Road, Battlefield was built providing 24 amenity flats for Jewish tenants and members of the Chinese Community's Wing Hong Society. Scottish Homes put £1m into project. There were two flats let to families who agreed to act as "good neighbours" so they didn't need a formal warden. Bernard Solomons described Joan as an amazing woman.

WALTON COURT

By the 1990s the focus was changing. Many of the community had moved further south into Newlands, Merrylee, Giffnock and Newton Mearns. Melville Robinson had a vision and had been keen for the Housing Association to follow the trend of the Jewish community and move into these areas. He was the one who got Walton Court in Giffnock off the ground. Sheltered Housing was becoming popular and he saw this as an opportunity. It was their first major development, built at a cost of £1.25m. Scottish Homes gave a grant of £600,000 and Glasgow Community Trust donated £300,000.

1931

The Census showed that 62% of Glasgow's population still occupied one or two roomed homes compared to 31% in Edinburgh and 63% in Dundee.

1939-1945

Second World War.

1945

Post war housing shortages.

Mid 20th Century

The Scottish Jewish community is estimated to have reached over 20,000 people.

1952

Queen Elizabeth II is crowned monarch.

1954

The Housing (Repairs and Rents) (Scotland) Act forced local authorities to draw up plans for slum clearance. In the 10 years after the Act was passed, 32,000 homes in Glasgow were closed or demolished.

1957 - 1967

On behalf of the Glasgow Jewish Board of Guardians, Louis Ferrar and Philip Gaya acquired around 70 properties in Glasgow's south side.

1950s - 1960s

Sheltered housing began to be established as a housing option for relatively healthy and fit older people with limited (or no) support needs and a wish to downsize from their under-occupied family homes.



The first phase, contained 19 two or three person units, sold on a shared ownership basis. There was also a warden and a communal lounge. It was named Walton Court after the David and Isidore Walton Foundation put £250,000 into the project. It was officially opened by David Walton in September 1991. Places were over subscribed so a 2nd phase, completed in 1999 was built comprising 19 shared ownership, one bedroom flats and a residents lounge. The residents lounge was partly donated by Paul Slater, Managing Director of Slater Menswear. The lounge was named the Ralph Slater lounge after Paul's late father who started the business in 1973.

A garden within the complex was donated by Dr. Harry Gerber and his family in memory of his wife Lily Gerber. A garden at the northern end of the complex was donated by the Remocker family and Chairman Melville Robinson paid tribute to both families for their generous donations.

FROM ONE OF THE RESIDENTS:

Resident **Mildred Finn** and her husband have lived at Walton Court for 21 years. It has changed over the years. Mildred recalled that when they were there at first the late Aubrey Roberts, (one of the tenants) used to organise various activities

such as a bus run every summer, meals in the lounge by Binnie Stern, entertainment by Tommy Lee, film nights, fish and chip nights and Kalouki tournaments every few weeks. He also made a point of speaking to older residents. Nowadays there's not as much. There's still some entertainment such as bingo, a games night and film nights.

1997 BARRLAND COURT

Barrland Court in Giffnock was completed in 1997 with 28 self furnished studio flats with a mini kitchen and ensuite facilities. Scottish Homes put up £1.6 m of the £1.7m total cost and the balance came

from Wolfson Foundation and other Trusts. It was officially opened by Maud Marshall of Scottish Homes. The housing association moved from its premises in Cathcart Road, Crosshill into office space on the top floor of Barrland Court. It is the only sheltered housing to provide kosher food. Doreen Cohen from Simcha Catering became the in house caterer.



BARRLAND COURT

1961

The census showed that there were still 11,000 homes in Glasgow unfit for habitation. The focus was now definitely on high rise buildings to drive families out of the slums and reduce the massive waiting lists that had built up in Scotland's cities.

1967

Glasgow Jewish Housing Association (GHJA) is born.

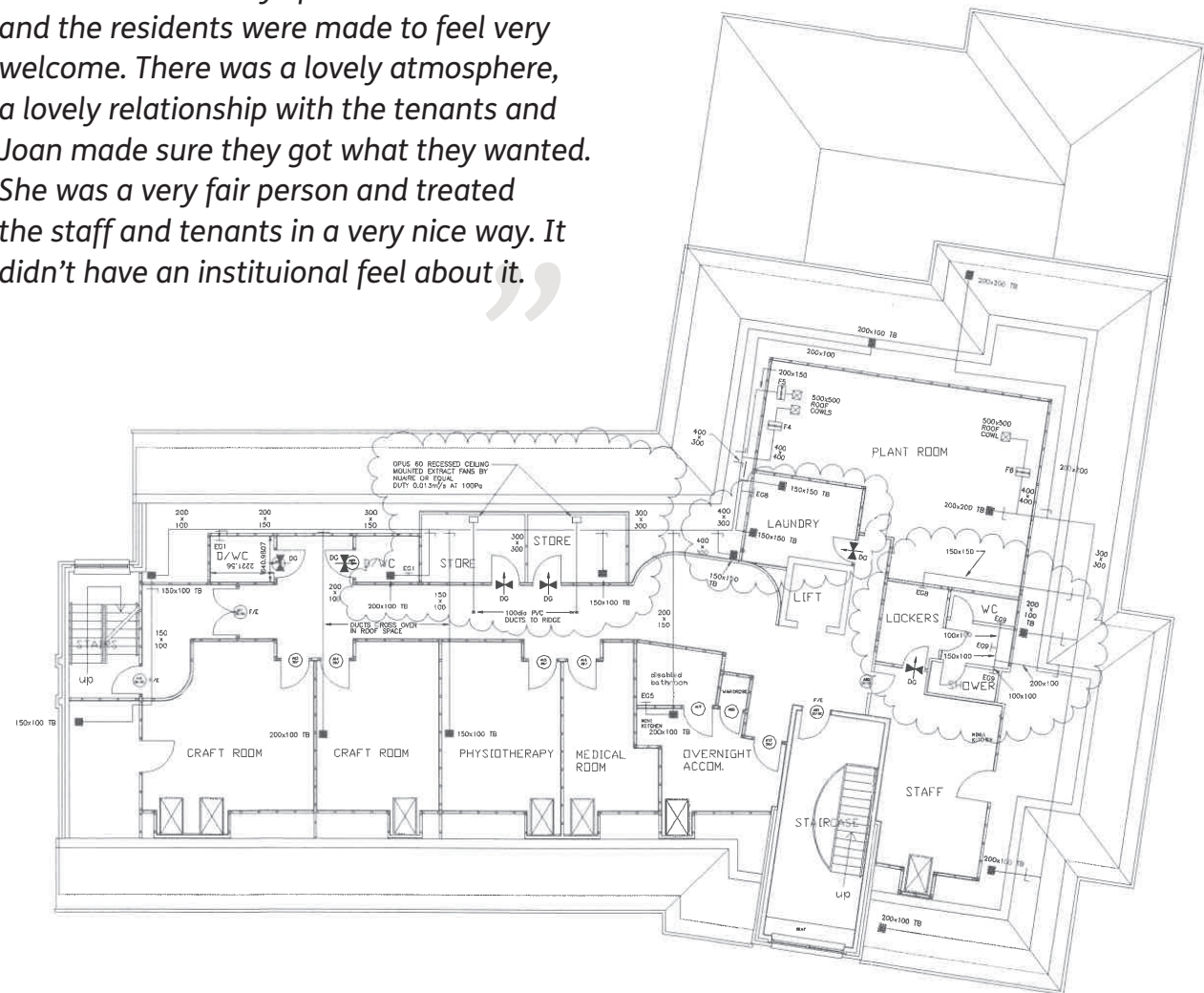
1968

The Great Storm - widely credited with marking a change in the housing strategy of Glasgow and areas such as Rutherglen.

When speaking to Doreen who has now retired from Simcha Catering, she spoke very highly of the late Joan Leifer.

Joan was instrumental in getting Barrland off the ground. When she was in charge, the home was always full. It was well run and the residents were made to feel very welcome. There was a lovely atmosphere, a lovely relationship with the tenants and Joan made sure they got what they wanted. She was a very fair person and treated the staff and tenants in a very nice way. It didn't have an institutional feel about it.

Gary Duncan recalled his time working for Kosher Kitchens at Barrland as a chef starting in 2012. He worked alongside a chef who had experience of Kosher catering. He was supervised by Irene Yona (a religious member of the Jewish





Community) and Rabbi Rubin. They made sure everything he did was acceptable according to the laws of Kashrut (kosher dietary laws). Gary had worked in large corporate hotels as head chef where the pressure was really on but nothing could prepare him for working in a kosher environment. This was something entirely different. He found it a steep learning curve. He spent his spare time reading books to learn Kashrut laws and watched programmes about Kashrut online.

He found that the residents enjoyed haimishe food (traditional Jewish food). But he had to learn everyone's taste rather than follow a recipe. Some liked their chicken soup dark, some liked it light. Some liked their kneidlach (matzo balls) hard, some liked them soft. Just when he thought he had it all sussed Pesach

(Passover) came around and nothing but nothing could prepare him for that! He couldn't believe the amount of cleaning that was involved beforehand and by the time Pesach started he was on his knees. He admitted that it got easier every year and now that he's been involved in the preparation for several years, he considers himself a professional. Despite everything, he loved the job at Barrland. Unfortunately, after 3.5 years their contract wasn't renewed so Gary left.

1998 **KOLCARE**

A round the clock telephone helpline known as KolCare was set up to answer calls for assistance or respond to emergencies. The Care Commission was responsible to make sure that KolCare met the Scottish Government's National Care Standards and carried out inspections every year. They served both Walton Court and Barrland Court and operated from the housing association's offices in Barrland Court. KolCare also produced a regular newsletter which was given to the residents and included news from both Walton and Barrland Courts.

1969

The Glasgow Jewish Board of Guardians becomes the Glasgow Jewish Welfare Board (GJHA).

1970

GJHA moves to Coplaw Street.

1960s - 1970s

The provision of sheltered housing in Scotland significantly increased in the as a greater proportion of "special needs" accommodation was built.

1977

Glasgow Jewish Housing Association becomes a Registered Social Landlord.

April 1979

Hanover (Scotland) Housing Association established.

1979

Scottish Devolution Referendum.

1980

Records show that more than 60% of Scots lived in local authority housing, twice the proportion of England.

1980

Shortly after Margaret Thatcher became Prime Minister, the legislation to implement the Right to Buy (giving council tenants the right to buy their property at a significantly discounted rate) was passed in the Housing Act 1980. Some 6 million people were affected; about one in three actually purchased their unit.

1999

JOINT PROJECT WITH GLASGOW JEWISH HOUSING ASSOCIATION AND COSGROVE CARE

As a result of a joint project between Glasgow Jewish Housing Association and Cosgrove Care, a £900,000 home in Arnside Avenue, Giffnock comprising four flats and a guest room was completed early in 1999. Each unit has bedroom accommodation, shared facilities, a lounge-diner and a

kitchen. There is a communal room with its own kitchen for use on Friday nights and festivals and for other celebrations. Glasgow Jewish Housing Association contributed £430,000 towards this project. Catrina Miller who joined Glasgow Jewish Housing Association in 1995 said that with the help of Linda Goldberg, CEO of Cosgrove Care at the time, the building was finished to a fantastic standard.

GIFFNOCK

15 amenity properties were built in Balgownie Crescent, Thornliebank.



2001

MCKAY COURT AND ANDERSON COURT, NEWTON MEARNs

In the late 1990s, Glasgow Jewish Housing Association approached McTaggart Construction with a view to building flats

in the Newton Mearns area. 41 flats off Barrhead Road, Newton Mearns were built for rent. Twenty one of the flats were for those with special needs and the other 20 were for families and single persons. The sites which are next to each other are known as McKay Court and Anderson Court. East Renfrewshire Council helped obtain the land and Scottish Homes put up £1.8m towards the project.

It has a communal lounge and facilities for meetings and social events. The first tenant moved in in 2001.

WHAT THE TENANTS SAY

Irving Joseph has lived in a two bedroom flat at McKay Court for over 20 years and has been very happy there. He was appointed onto the scrutiny committee and



MCKAY COURT

1988

The Housing Act 1988 introduces mixed funding for housing associations and made it easier for councils to transfer stock to them. This paves the way for housing associations, rather than councils, to become the main provider of what is now termed 'social housing'.

1991

Walton Court opens – first major development built by the GJHA.

Mid 1990s

GJHA moves its offices to Cathcart Road.

1997

Barrland Court opens.



the forum committee where he took up issues on behalf of the tenants. He worked together with the Board and found it a very well run organisation. He added that he is also happy with Hanover Housing.

Ruth Steel has also lived at McKay Court for over 20 years. She was on the Board and Chair of the Tenants Forum. As Chair, she spoke on behalf of the tenants. She tried to get the residents involved with activities such as learning a language or craft work but it was stopped as the take-up was poor. There were other

events such as film nights and fish and chips nights, both of which were well attended. As Glasgow Jewish Housing Association (later to become known as Arklet Housing Association) was a small housing association, Ruth felt it was like being part of a family with everyone on first name terms. The staff were very approachable and repairs were attended to promptly. She considered it to be a wonderful organisation and felt very safe. She hastened to add that she was also happy with Hanover.

Irene Gillan has lived at McKay Court for 15 years. When asked of her time there she talked about it very fondly.

“If you had a problem, they were quick to sort it out. The staff were wonderful and it was like being part of a family. There used to be theme nights such as Fish and Chips. You could use the main lounge for family get togethers, such as Christmas. There was a “good neighbour” flat and they helped tenants out with whatever they needed, such as filling in forms or reading out a letter if they couldn’t read. The place was kept clean and there were no complaints at all. It was very well run and the tenants were looked after well.”

2004 A CHANGE OF NAME: ARKLET



The organisation went from strength to strength and it was decided that as it was no longer just a Jewish organisation it needed to change its name. In 2004, it became known as Arklet Housing. They had wanted to call it Ark Housing but

that name was taken. Their director Joan, became affectionately known as Joan of Arklet.

2005 LANGSIDE SYNAGOGUE INITIATIVE

An agreement to sell Langside Shul to Arklet Housing to build 12 flats fell through at the last moment. The plan was to demolish the 80 year old building and put up a purpose built shul for 100 members. As well as the 12 flats it would have provided a smaller synagogue for 100 members.

2007 DEVELOPMENT OF QUEEN’S PARK SHUL INTO FLATS

Arklet Housing converted Queens Park Synagogue which closed in 2003 into 15 flats. Allan Harrison recalled that the developer went bust in the middle of the project and Glasgow District Council had to come up with the extra cost.

1998

A round the clock telephone helpline known as KolCare was set up, operating from Barrland Court.

1999

Joint Project with Glasgow Jewish Housing Association and Cosgrove Care - a £900,000 home in Arnside Avenue, Giffnock comprising four flats and a guest room was completed.

1999

Scotland gets its own parliament and the following decade sees long-delayed reforms to housing policy reach the top of the list for the UK Parliament. New rights for people who are homeless were introduced and new tenancies for social tenants. Long-term commitments were made on fuel poverty and better housing.

2001

McKay Court and Anderson Court opened in Newton Mearns.

2004

A change of name – Glasgow Jewish Housing Association becomes Arklet Housing Association.



2004

Introduction of Scottish Housing Quality Standard (SHQS) setting out the minimum quality standards for housing in the social rented sector.

2007

Development of Queen's Park Shul into 15 flats.

Ten were sold on the open market and 5 were retained for rent. The synagogue's stained-glass windows by the Scottish glassmaker John K. Clark, made to mark Glasgow City of Culture in 1989, were moved to Giffnock Synagogue.

2008

Joan Leifer retired in 2008 and Maureen Paterson who had been the Finance Officer took over as Director. Maureen had to deal with the financial crisis of 2008. She sold some of the houses, raised several million pounds which helped to survive the crisis.



2010

8 flats were developed in Burnfield Road for young adults with various disabilities. Support is provided by Cosgrove Care.

2006 - 2011

ARKLET MOVES INTO SOUTH LANARKSHIRE

The first development within South Lanarkshire was in 2006 in Riverton Drive, East Kilbride with the development of 24 amenity properties with 5 of the properties adapted for social work nominated tenants. There is a laundry, a lift, landscaped communal gardens and parking space.

Also in 2006, 12 single homes connected with courtyards were developed in partnership with South Lanarkshire Council. Known as Cherry Tree Court, it was developed to rehouse people with specific needs coming from Kirklands Hospital in Bothwell. The Richmond Fellowship provide 24 hour specialist care and support. Next door to Cherry Tree Court is Maple Tree Court, Arklet's largest amenity development of 54 one and two bedroom flats.





MAPLE TREE COURT



RICHMOND COURT

Richmond Court Cambuslang was built in 2011 with 12 amenity properties for older people and those with support needs.

2011

Arklet sold 32 properties within Greenlaw Estate, Newton Mearns under the Scottish Government's New Supply Shared Equity Scheme (NSSE). Under the scheme, the tenant owned 75% and the landlord kept 25%. It was the housing association's first family homes with back and front doors.

2014 – 2019

John Meechan was on the Board from 2014 – 2016. He took over as chair and was responsible for introducing staff appraisals. During his tenure there were considerable changes.

Iain Wallace took over as Chairman from John and was the last chairman of Arklet up until its merger in November 2019. He was the only tenant Chair of the association. He joined the Board after two years and then became Chairman.

Daniel Clapham joined the Board in August 2015 when John Meechan was Chairman and Maureen Paterson was director. He came from a background of social housing finance. He was always keen to ensure that the link between the Glasgow Jewish Community and the Housing Association was not broken.

In January 2016, the Board decided that to successfully progress the organisation, a new Chief Executive was needed. The Regulator was made aware of this change. Maureen Paterson left in February 2016 and Catrina Miller was appointed as the new Chief Executive in March 2016, a role she held until the end of August 2018.

Following a Scottish Housing Regulator report in 2016, it was decided they needed to strengthen the Board to improve governance. They advertised for new board members with governance experience. Philip Mendelsohn, who had about 10 years experience, applied and was accepted onto the Board. In the light of the report there was a housing regulator appointed, a manager and three additional board members who were directors of other housing associations.

2008

A Jewish tartan is designed by Brian Wilton for Chabad rabbi Mendel Jacobs of Glasgow and certified by the Scottish Tartans Authority.



2006 - 2011

Arklet moves into South Lanarkshire.

2011

Arklet is commended for Richmond Court in the Social Housing Development of the Year category at the Premier Guarantee Excellence Awards.



2011

Census shows 5,887 Jews living in Scotland.

2016

Scottish Housing Regulator report highlights concerns about weaknesses in governance. Strengthened Arklet Board agrees that best option is to seek a merger with another housing association.

Much work was done to improve the organisation's governance and to examine its long term financial viability. They realised that for a small organisation the long term financial viability was going to be very challenging and for this reason they decided to seek a merger.

Catrina Miller worked hard, implementing the changes suggested by the regulator to enable the merger to go through.

Paul Rydquist was appointed statutory manager by the housing regulator. Catrina, Paul and the Board worked hard

as a team. Arklet used Paul McNeill, a consultant, to do the financial forecast and modelling.

Several housing associations showed interest but they decided on Hanover (Scotland) Housing Association. Arklet had worked with Hanover when they first started out as a housing association and despite Hanover (Scotland) being ten times the size, they were culturally a good match with similar values. Both Arklet and Hanover's main aim was to offer high quality care and customer service.



From the 59% who voted, 98% voted for Hanover. Iain pointed out that the rent levels were high which was an issue but Hanover immediately offered a reduction in rent. He added that Arklet did an extremely good job and should be proud of it. The merger took place on 8th November 2019 and became known as Hanover (Scotland) Ltd.

Once the vote was finalised, a news release went out. These are quotes from Arklet's Chairman Iain Ross Wallace, Arklet's Tenants' Forum Chair Maggie Lynch and Mike Martin, Chair of Hanover (Scotland) Housing Association.

Iain Wallace said:

“Arklet's 400 homes and residents will be part of Hanover which will give our staff more career opportunities as well as benefits to our tenants. Arklet began as Glasgow Jewish Housing Association in 1967 to provide local homes for Jewish people displaced by the Gorbals slum clearances. It grew to provide new specialist homes and services for Jewish elders and it changed into Arklet in 2004 when it widened its services to be accessible to all.”

Iain continued:

“Arklet has done the right thing – our members twice voted unanimously to merge with Hanover and I share their confidence for a positive sustainable future with our new partner. It's bittersweet that the Arklet brand will disappear considering our unique history but our commitment to customers and staff and care for their welfare will carry on even stronger with Hanover.”

Maggie Lynch said:

“The Tenants' Forum has been fully involved in choosing Hanover and we encouraged all tenants to vote for the future. This is the result we've been waiting for. Arklet has been a great landlord for over 50 years and we know that Hanover will provide the financial stability, continued quality and caring management we want for the next 50 years.”

Mike Martin said:

“I am delighted that Arklet has chosen Hanover to be its partner as it is clear to me that we share the same values and aspirations. Both organisations will benefit

September 2019

Arklet residents vote 98% in favour of merger with Hanover Scotland.

November 2019

Arklet completes 'transformational' merger with Hanover (Scotland) Housing Association.

2020

Covid pandemic impacts across the world.

November 2021

Two year anniversary of merger celebrated with a virtual and in person get together at Barrland Court.

from sharing our skills, knowledge and passion for providing good quality homes with care and support for our residents. I am really looking forward to our future together.”

Following the merger, Hanover (Scotland) invited up to three members to join a partnership Board. Three former Hanover Board members and three Arklet members, Philip Mendelsohn, Daniel Clapham and Iain Wallace joined. This ran until February 2022 when it was determined that Hanover (Scotland) had discharged the promise that had been made to Arklet at the time of the merger.

At the time of the merger, Arklet owned 391 homes, factored 41 properties and

employed 12 staff. Their turnover in 2017/18 was £2.779 million. Hanover had 5,000 homes.

Following completion of the merger Helen Murdoch, Chief Executive of Hanover Scotland said:

“I am delighted that Hanover Scotland’s merger with Arklet has now been completed and we can welcome those residents to our housing family. These residents join us at a critical time when Hanover is seeking to transform itself and be at the forefront of the future development of housing, health and social care. We have just completed a programme to better understand the emotional needs of our residents to help us shape the way

in which we work on behalf of residents and the former Arklet residents will greatly assist us in that endeavour.”

For a small housing association, Arklet did extremely well. The initial provision was for tenement flats with the aim of rehousing 70 families living in squalor. They moved onto sheltered housing and then provision for a wider range of communities. They built a relatively high proportion of amenity housing for older people and for people with mental health support needs and people with learning disabilities. They grew to be a much loved organisation whose tenants felt they were treated like family. They had a good reputation in South Lanarkshire, East Renfrewshire and Glasgow District Council.



For further information please contact Hanover (Scotland) Housing Association Limited (Head Office)

95 McDonald Road, Edinburgh EH7 4NS

Telephone: 0800 111 4646

Fax: 0131 557 1280

Email: hello@hanover.scot

www.hanover.scot

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