



Gloucester City Council

COUNCIL

**Meeting: Thursday, 14th August 2014 at 18.00 hours
in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

ADDENDUM

4.	HOUSING FUTURES - OUTCOME OF FORMAL CONSULTATION ON HOUSING TRANSFER (PAGES 5 - 10) Update to the report.
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**Update to Council Report
Housing Futures – Outcome of Formal Consultation on Housing Transfer
Special Council Meeting 14 August 2014**

Dear Councillors

Please find below, updates to Paragraphs 3.10, 3.11 and 3.14 of the report to give you the most up to date summary of responses on the Council's Offer.

3.10 The table below sets out the preferences of tenants as recorded in the formal responses received (as of 13th August 2014):

Figure 1- Tenants Comments on Offer

Generally supportive	Not generally supportive	Not Sure/need more information	Prefer not to say	Total Received
196 (91.6%)	10 (4.7%)	7 (3.3%)	1(0.5%)	214

Note: These figures should be treated with extreme caution as tenants were advised explicitly that this was not the ballot and they were not required to respond. Although the total number of official responses received is just over 4% of the nearly 5,200 tenants who are entitled to vote and who each received a copy of the Stage 1 pack, this is comparable to other transfers at this stage. Very many more are expected to participate in the ballot, as has been the case elsewhere.

3.11 There were 5 responses from leaseholders and 0 responses from shared-owners. Three responses from leaseholders were in favour of the transfer, the other two were still unsure and asked for further information.

In addition please find updates to Appendices A (i) Tenant Responses and Appendix A (ii) Leaseholder / Shared-owner Responses. These show any additional responses made by tenants and leaseholders/shared-owners since the report was originally written on the 5th August 2014.

3.14 At the end of the survey period, 4,140 tenants had successfully been contacted to give us their views, of which 62% had indicated they were in favour of transfer, 4% against, with the remainder still undecided or preferring not to say.

Appendix A (I)

OFFER DOCUMENT RESPONSES FROM TENANTS DURING STAGE 1 CONSULTATION SINCE 5TH AUGUST 2014

Reply no.	Comment made	Yes / No / Undecided / Not interested
163	I need to talk to an adviser to disuss some concerns I have on :- 1- My on going rent changes and unknown service charges that will occur after signing new tenancy ir assessment/ projection of these. 2 - Right of succession by a member of my family or right to buy. 3 - The paperwork i formal consultation document implies 'fait accompli ' is this meant? WORRY! Finally, how do we know that over time GCH Homes would be able to afford repayments of continuing borrowing and mantain, running cost of services without high risk to affordable rent values without available regerves. You started with nothing as a charity!	Yes
164		Yes
165		Yes
166		Yes
167		Yes
168		Yes
169		Yes
170		Yes
171		Yes
172		Yes
173	What would happen if borrowed money could not be repaid?	Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
174		Not sure / need more information
175		Yes
176		Yes
177		Yes
178		Yes
179		Yes
180		Yes
181		Yes
182		Yes
183		Yes
184	I shall not be interested in the proposal of transfer of property schemes - involving this property held by me	Prefer not to say
185		Yes
186		Yes
187		Yes
188		Not sure / need more information
189		Yes
190		Yes
193		Yes
194		No
195		Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
196		No
197		Yes
198		Yes
199		Yes
200		Yes
201		Yes
202		Yes
203		Yes
204		Yes
205		Yes
206		Yes
207	3 concerns (apart from GVT rules on LG finances) 1 - What are the council current housing debts, how were they incurred, and what safeguards are in place to prevent a reoccurrence with GCH? 2 - Are numbers of active tenants are decreasing e.g. with right to buy + social pressures? Is there a risk here and has it been assessed? 3- P60 of consultation - Voluntary change of ownership need 75% of votes of general members - is this on the board? What is the risk of hostile takeover, or other change of ownership that is not voluntary?	Not sure / need more information
208		Yes
209		Yes
210	100% in favour of the transfer proposal	Yes
211		Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
212	Basically, I think that if the transfer doesn't go through we will not be getting repairs done so in my mind this is blatant bribery.	Yes
213		No
214		Yes
215		Yes
216		Yes
217		Yes
218		Yes
219		Yes

Appendix A (II)

OFFER DOCUMENT RESPONSES FROM LEASEHOLDERS DURING STAGE 1 SINCE 5TH AUGUST 2014

Reply no.	Comment made	Yes / No / Undecided / Not interested
191	I don't think it will have any effect on our ownership. From a leaseholder point of view it seems that nothing will change.	Yes
192	I am in support of the transfer because it will provide funding for the management and up keeping of the property.	Yes