Meeting:	**Special Council** **Date: 14 August 2014**
Subject:	**Housing Futures – Outcome of Formal Consultation on Housing Transfer**
Report Of:	**Cabinet Member for Housing, Health and Leisure**
Wards Affected:	**All**
Key Decision:	**No** **Budget/Policy Framework: Yes**
Contact Officer:	**Martin Shields, Corporate Director of Services and Neighbourhoods**
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Appendices:	**A. Comments**
	B. Housing Transfer Events
	C. Independent Tenant Advisor's Report (to follow)

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 To consider, pursuant to its duties under Schedule 3A of the Housing Act 1985, representations made during Stage 1 consultation and whether any changes should be made to the Council's offer; and to consider whether to proceed to the formal Stage 2 of the consultation process, balloting the Council's secure and introductory tenants and testing the opinion of leaseholders and shared-owners.

2.0 Recommendations

2.1 Council is asked to **RESOLVE** that

(1) No changes should be made to the Council's 'offer' as contained within the 'Offer Document' dated 7 July 2014 and that no further clarification is required.

(2) The Council proceed to Stage 2 of the formal consultation (the tenants' ballot) and to issue a formal Stage 2 letter to the Council's secure and introductory tenants.

(3) The Council also proceeds to a good practice stage 2: test of opinion of leaseholders and shared-owners that requests they formally express their opinion in favour or against the proposal to transfer their homes to Gloucester City Homes.

(4) If the recommendations within this report are accepted, note that the results of the ballot and test of opinion will be separately reported to the next meeting of the Council that follows the closing date of the ballot and test of opinion and include recommendations about future actions and statutory notices.

3.0 Background and Key Issues

3.1 The Council, together with Gloucester City Homes (GCH), has been working closely with the members of the Housing Futures Residents Panel (HFRP) and the Council's Customer Forum to assist in the development of the detailed proposals that are now contained within the 'Offer Document'. These groups of tenants have voluntarily devoted a considerable amount of time to this work. This has helped the Council ensure that its formal offer to tenants has been developed with tenants for tenants.

3.2 Council is aware that the Council's application and business case for transfer was submitted on 24 January 2014 this year, and the Government, through the Homes and Communities Agency (HCA), agreed on 8 April 2014 that the Council could commence the formal consultation process.

3.3 The development of the 'offer' and associated material took into account:

- A door to door survey of all tenants carried out between 24 March 2014 and the 10 April 2014
- Input from the Customer Forum (open to all tenants), who have formulated and endorsed the proposals;
- Input from the Housing Futures Residents Panel - a sub-committee of the Customer Forum set up specifically to scrutinise the transfer proposal and process; help develop the offer to tenants and ensure tenants have all the relevant facts on which to make a decision.
- Advice from the tenants appointed Independent Tenant Advisors, TPAS, who have provided impartial support, advice and training to the Housing Futures Residents Panel and the Customer Forum to assist them in their work in formulating the content for inclusion within the Offer Document; and
- Comments received from tenants, leaseholders, shared-owners, Councillors, Board members; and staff from the Council and Gloucester City Homes, in response to specialist briefings and newsletters.

3.4 At the Council meeting on 9 June 2014, Council resolved that the terms of the formal offer to tenants be noted and agreed; that the Council proceed to the formal consultation Stage 1; and that it be noted that the outcomes of the consultation would be reported to a special Council meeting during August.

Stage 1 – The Formal Consultation Process:

3.5 The purpose of the formal Stage 1 consultation has been threefold:

- To make tenants, leaseholders and shared-owners aware of the proposed transfer and provide them with the opportunity to voice concerns, opinions and queries;
- To gauge any expressed views of tenants, leaseholders and shared-owners so that the Council can decide whether to go ahead to Stage 2 and formally ballot tenants; and conduct a test of opinion of leaseholders and shared-owners; and
- To establish if there are terms of the proposal or Offer Document which should and can be amended either to clarify the proposal or make the proposal more acceptable.

3.6 The formal consultation Stage 1 'Offer Document' pack was sent out by post in the week beginning 7 July 2014 to tenants, leaseholders and shared-owners and the formal consultation began on 11 July 2014. The consultation period lasted for 28 days and ended on 8 August 2014. It provided the opportunity for those consulted to comment on the offer and how it could be improved. The pack contained a free to post reply card, which allowed those consulted to express their views.

3.7 There is no statutory duty to consult with leaseholders or shared-owners but the guidance states that it is good practice to do so and that they should be kept informed of progress on the transfer proposals. Accordingly the 342 leaseholders of the Council and 70 shared-owners have each received a copy of the Offer pack together with a special covering letter. In brief this says that their rights, which are set out in their leases, remain unchanged by these proposals. The main change is that their freehold landlord would change from the Council to GCH.

3.8 The Council has now completed detailed and meaningful consultation with its tenants, leaseholders and shared-owners in respect of the proposed large-scale voluntary transfer to GCH and has thereby implemented the Stage 1 process. Whilst indicative figures need to be viewed with caution, it would appear that there is significant support from tenants for transfer.

3.9 From those responses received at the point of writing this report, preference for or against the proposed transfer has been collated and this is given in summary form in Figure 1 below and in full within **Appendix A (I).** An update on this will be provided at the Council meeting.

3.10 The table below sets out the preferences of tenants as recorded in the formal responses received (as of 5th August 2014):

Figure 1- Tenants Comments on Offer

Generally supportive	Not generally supportive	Not Sure/need more information	Total Received
148 (93%)	7 (4%)	4 (3%)	159

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 less than 3% 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 3 responses from leaseholders and 0 responses from shared-owners. One response from a leaseholder was in favour of the transfer, the other two asked for further information.

3.12 The individual views of the tenants who responded are set out in **Appendix A (I).** Separately, the views of the leaseholders and shared-owners are set out in **Appendix A (II)** as Members must be able to distinguish the leaseholders and

shared-owners views from those of tenants. Please note that specific names and addresses have been removed for data protection purposes. All respondents who provided their address and who commented have been contacted about their particular concerns.

Further Consultation undertaken with tenants on Stage 1

3.13 Since the issue of the formal offer document, GCH staff (acting on behalf of the Council) have attempted to contact all tenants by their preferred method of communication. The tenant appointed Independent Tenant Adviser, TPAS, has carried out quality control checks on GCH staff to ensure information given to tenants is factual and accurate and to answer any tenants, leaseholders or shared-owners requests for independent advice on their queries or concerns about the offer.

3.14 At the time of writing the report, nearly 3,000 tenants had successfully been contacted, of which 61% had indicated they were in favour of transfer, 4% against, with the remainder still undecided or preferring not to say. An updated summary of the outcomes of these direct individual contacts will be provided to the Council before the meeting.

3.15 Free-phone numbers and email addresses for the Councils "Your Choice" Team and TPAS have continued to be available to deal with any queries tenants, leaseholders and shared-owners may have.

3.16 Throughout June and July 2014, the Council, together with GCH and the Independent Tenant Advisors, TPAS, has been undertaking a programme of 'road show' events in local neighbourhoods. Please see Appendix B for more details but in summary these have involved about 18 hours on site and over 20% of the local tenants were contacted through this initiative.

3.17 In general terms the proposals have been well received and the direct contact with tenants, undertaken on the Council's behalf by GCH staff, found that there was a high level of understanding of the issues and a keenness to participate in the ballot.

Assessment by the Independent Tenant Advisor on the Stage 1 consultation

3.18 The ITA has provided the Council with its initial assessment of the pre-ballot consultation. In its report, copies of which will follow as Appendix C, after completion of the formal stage 1 consultation on Friday 8th August 2014, the advisor has stated:

- As ITA we have had access to all the information that has been prepared by the Council and GCH so that we can confirm its impartiality, and comment on any aspect of concern. TPAS advice has been accepted throughout the process. We can also confirm that the process followed by the Council has met Government guidelines and has at every stage been robust and thorough.

- As ITA we conclude that tenants, leaseholders and shared-owners across Gloucester have had access to the full range of information that has been presented to them through a range of different mediums to enable them to consider the issues and options during the housing stock transfer process and to allow them to make an informed choice when and if the Council proceeds to ballot. This has included up to 3 home visits, with repeat calls being made to try to ensure that as many tenants as possible are contacted personally and directly throughout the process.

- There has been a robust approach taken to ensure that all tenants including leaseholders & shared-owners have been inclusively involved. The approach has taken into account residents needs and preferences for communications and engagement. This has increased the number of direct contacts and interaction with Council's tenants across the City. These interactions have been continuously quality checked by TPAS through a system of observations and monitoring to ensure that information on the proposed transfer and discussions about the proposed transfer are delivered factually and impartially throughout.

4.0 Future Action

4.1 Should the Council be happy with the results of the Stage 1 consultation then the next step will be to proceed to Stage 2 where the Council advises all tenants, leaseholders and shared-owners that it has considered their Stage 1 consultation on the Council's offer, has decided that it is not necessary to amend or clarify the offer and has now decided to proceed to Stage 2, the tenants' ballot and the leaseholders / shared-owners test of opinion.

4.2 The formal stage 2 letter to tenants and best practice stage 2 letter to leaseholders and shared owners would confirm:

- That the consent of the Secretary of State will be required to the transfer;
- The terms of the Council's offer as set out in the formal Stage 1 consultation document;
- Tenants' rights and leaseholders / shared-owners opportunity to make representations about the Council's proposals to the Secretary of State within 28 days of receiving the Stage 2 letter; and
- That the Secretary of State must withhold consent to the transfer if a majority of tenants who vote do not wish the transfer to proceed and may withhold consent to the transfer on any other ground.

4.3 Subject to the decision of the Council it is expected that the tenants' ballot and separate leaseholder / shared-owner test of opinion would start some time in the autumn.

5.0 Conclusion

5.1 The Council is recommended not to amend or clarify the Council's offer, issue a formal stage 2 letter to the Council's secure and introductory tenants and a separate good practice stage 2 letter to the Council's leaseholders and shared-owners; and proceed to Stage 2 of the formal consultation (the tenants ballot) and a test of opinion of leaseholders and shared-owners.

6.0 Financial Implications

6.1 By allowing the Council to develop its transfer proposals, the Government has accepted that the Council's proposed transfer would be dealt with under the rules introduced in the Housing Transfer Manual 2013. This has been confirmed by the Homes and Communities Agency who have stated in writing that the Government

would write-off the Council's overhanging debt of up to £54 million.

6.2 The actual cost of undertaking the ballot will be up to a maximum of £32,000 depending on whether tenants need to be sent reminders to vote at the end of weeks 1, 2 & 3 and whether the remaining tenants who have not voted need to be contacted via door knocking in week 4. This is already contained within the estimate of costs for the pre-ballot stage, which were previously agreed by the Council.

6.3 Should the Council not proceed with stage 2, it would incur the loss of the costs invested in the project to date. This would affect both the General Fund and the Housing Revenue Account and cannot be recovered in any other way.

6.4 Failure to go ahead at this time means the Council would have to implement a strategy that manages and maintains the homes within the resources it has available. Having reached the limit to which it can borrow for housing purposes, these provide for much less funding being available for investment in the housing stock and estates at the times when it is needed, and unlikely prospects for the building of new homes.

(Financial Services have been consulted in the preparation of this report)

7.0 Legal Implications

7.1 Significant and extensive consultation has been undertaken to develop the detailed offer to tenants and undertake the formal consultation on the offer itself.

7.2 The Council is required to consider representations made during the Stage 1 consultation and whether any changes should be made to the offer.

7.3 The formal consultation process, as stipulated by the Government in the Housing Transfer Manual 2013 and the statutory requirements contained in the Housing Act 1985 Schedule 3A – have been thoroughly observed.

7.4 In summary this has entailed delivery by post to all tenants of a package of information which contained:

- A covering letter from the Cabinet Member for Housing, Health and Leisure;
- The formal Offer Document, including a free to post comments card;
- An easy guide in newsletter form, which summarises the offer document; and
- A specially produced DVD.

7.5 Before the transfer can proceed, the Council must hold a ballot so as to test tenants' opinion. The Council cannot proceed without a majority of tenants who vote being in favour of the Council's proposal.

7.6 If tenants vote in favour of transfer, the Council's Legal Services will work closely with the Council's externally appointed lawyers, Anthony Collins Solicitors, to ensure that the Council's interests are protected in negotiations with Gloucester City Homes and that the commercial deal agreed with Gloucester City

Homes is properly documented in a Transfer Agreement.

7.7 As part of the transfer, relevant land and buildings would be conveyed to GCH. The Council's in-house legal and asset teams have already completed a significant amount of work to check the Council's title to its housing stock and to map the assets, which could be transferred.

7.8 Several issues for consideration would need to be referred to Members as the project developed and in due course before the transfer could take place there would be a detailed report to the Council. In the meanwhile Members would be kept fully informed as negotiations on the detail of the Transfer Agreement proceeded.

(Legal Services have been consulted in the preparation of this report)

8.0 Risk and Opportunity Management Implications

8.1 If the Council does not proceed to a ballot of tenants on the option of stock transfer to GCH, the housing stock will remain within the local authority housing finance system.

8.2 The impact and risks associated with remaining with the Council are explored in detail in the Offer Document and summarised in Paragraph 8.3, below.

8.3 The following could occur if the Council has to continue to manage and maintain the housing stock under the self-financing system:

- Potential increase in tenant dissatisfaction;
- Undermining the investment made over the last eight years to achieve the Decent Homes Standard;
- Potential loss of availability for rent of up to a third of the Council's housing stock as properties fall into disrepair
- Likely increase in response repair costs due to lack of necessary resources;
- Potential increase in health related problems for tenants;
- Increasing difficulty in keeping the Housing Revenue Account in balance, with likely consequential reductions in staff;
- Little or no investment possible in the local environment on estates;
- Possible future reductions in service standards; and
- Very little possibility of building new homes in the near future.

9.0 People Impact Assessment

9.1 A PIA has been completed and only positive and neutral impacts have been identified as a result of the transfer proposal. No negative impacts have been

identified.

9.2 The proposals, as set out in the 'Offer Document' seek to ensure that there is a common standard for all tenants - so that all will benefit equally.

9.3 In addition, there are provisions aimed at maintaining or improving the quality of life for:

- those who have some form of disability;
- those who are elderly;
- those who are young;
- families
- those who are in poverty; and
- those who live in those parts of the City which are more deprived.

10.0 Other Corporate Implications

Community Safety

10.1 Refurbishment of existing homes, regeneration of estates and the provision of new build housing will also contribute positively to enhanced levels of community safety as existing and new homes will incorporate more Secure By Design measures as recommended by the Association of Chief Police Officers.

Environmental

10.2 Refurbishment of existing homes, regeneration of estates and the provision of new build housing will also contribute positively to enhanced levels of sustainability as existing and new homes will incorporate more environmental sustainability measures as recommended by the Government and adopted as best practice by the social housing sector.

Staffing / Trade Union

10.3 None directly arising from this aspect of the transfer process but as has been set out in previous reports, there will be a small number of employees of the Council who may be subject to a Transfer of Undertaking (Protection of Employment) Regulations (TUPE) transfer of staff at the time of the actual transfer of homes.

10.4 In due course there are likely to be further implications, which would involve staff transferring under TUPE at the end of any Service Level Agreement entered into on transfer coming to an end. The scope of this exercise is currently being explored as the project develops and this will be subject to a further report to Council before the transfer takes place.

Background Documents:

1. Housing Transfer Manual 2013
2. The 'Offer Document' pack which was given/delivered to all tenants in July and copies of which have been provided to all Members of the Council
3. People Impact Assessment

Appendix A (I)

OFFER DOCUMENT RESPONSES FROM TENANTS DURING STAGE 1 CONSULTATION

Reply no.	Comment made	Yes / No / Undecided / Not interested
1	Asked for a home visit.	Unsure
2		Yes
3	Looking forward to the change	Yes
4		Yes
5		Yes
6		Yes
7	And what about the repairs to roofs and window to make the home more warmer in Winsley Road in the winter. They are very cold.	Yes
8		Yes
9		Yes
10	Well with GCH taking over things may get done like repairs on houses like mine.	Yes
11		Yes
12	It seems all one way whereas the alternative even that as you say lets ditch the Council opt for GCH It can't be that bad or you needn't have a vote.	Yes
13	I am looking forward to the change.	Yes
14	With GCH taking over things like home repairs may get done on homes like mine.	Yes
15	It would be lovely that GCH is willing to invest in energy efficient home improvements.	Yes
16		Yes
17	I think it's all going well, so keep up the good work! You have my vote!	Yes
18		Yes
19	I don't really understand the ins and outs but if it means you get more money for repairs etc and hopefully better living for the tenants then I'm all for it. Thanks.	Yes
20	Establish a doctors surgery for Podsmead and a chemist for support.	Yes
21		Yes
22		Yes
23	I feel a transfer would be of benefit to all the tenants, so long as the rents don't increase by up to 20% as I have heard in the media.	Yes
24		Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
25		Yes
26	Establish a doctors surgery for podsmead and a chemist for support	Yes
27		Yes
28		Yes
29		Yes
30	Good idea, things might get done now	Yes
31		Yes
32		Yes
33		Yes
34		Yes
35		Yes
36		Yes
37	Bad repair experience. Don't have DVD or email.	No
38	Requested Easy Guide for Learning Disabilities.	Unsure
40		Yes
41	In Coral close, the service road parking area is badly in need of resurfacing for years, also my back fence needs creosoting somebody came and took a photo and nothing happened	Yes
42		Yes
43		Yes
44		Yes
45		Yes
46	I think it's a great idea - we can at least begin to build much needed housing. Keeping up repairs are essential.	Yes
47		Yes
48		Yes
49		Yes
50		Yes
51		Yes
52		Yes
53		Yes
54		Yes
55	Gloucester City Homes is doing a good job at running our homes. Let them keep the job	Yes
56		Yes
57		Yes
58	If they do everything they say	Yes
59		Yes
60		Yes
61		Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
62		Yes
63		Yes
64		Yes
65		Yes
66		Yes
68		Yes
69	If our gardens are tidied up they are a mess, it's funny how when you show photos in mag. They are always of the very tidy & pretty bungalows very deceiving try showing our mess, if you dare?	Yes
70	I will be pleased to see you move	Yes
71		Yes
72		Yes
73		Yes
74	All information supplied was quite satisfactory	Yes
75	All information supplied was quite satisfactory	Yes
76	I would like this Council to spell my surname correctly, as for nearly 30 years I have been referred to as Mrs X and it should be Mrs Y	Yes
77	After watching the DVD it all makes sense, I'm in favour for it.	Yes
78	It is the only logical thing to do	Yes
79		Yes
80		Yes
81		Yes
82		Yes
83		Yes
84	I think it’s a good idea as they make a good job of running them now.	Yes
85	I am perfectly happy with the change to Gloucester City Homes. They are better off financially to improve and maintain the homes	Yes
86		Yes
87	This formal consultation magazine is very good. With all the interesting information and towards a brighter future with the transfer.	Yes
88		Yes
89		Yes
90		Yes
91		Yes
92	I am still waiting for my fence on the front of the house to be painted. Why does Stanley Road always seem to be the last to have anything done?	Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
93		Yes and need more info
94		Yes and need more info
95		Yes and need more info
96		Yes
97		Yes
98		Yes
99		Yes
100		Yes
101		Yes
102		Yes
103	Faster home repair with GCH than with City Council	Yes
104		Yes
105		Yes
106		Yes
107		Yes
108		Yes
109	My son has lived with me at this address for the past 10 yrs. I would like to know if he would be allowed secured tenancy when I die.	Yes
110		Yes
111		Yes
112		No and need more information
113		No and need more information
114		Yes
115		Yes
116		Yes
117	My views are the proposal is a good idea as long as GCH continues to renovate old buildings as well as building new houses.	Yes
118	I never have any problem with GCH. When I call them out to do a repair they always act quickly, also workmen is very nice and polite, but I worry about the rent they will raise it stay high.	Yes
119		Yes
120	If the Council won't be able to manage the cost to support what its needs it's better to get it right before it's too late	Yes
121	If the Council won't be able to manage the cost to support what its needs it's better to get it right before it's too late	Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
122		Yes
123		Yes
124		Yes
125	This is a good idea and need to go ahead	Yes
126		Yes
127		Yes
128		Yes
129	Secure Tenant- Assured Tenant? What about garages? Lifelink-supported housing?	Not sure/need more information
130		Yes
131		Yes
132		Yes
133		Yes
134	1 - This is public property being given to Glos City Homes who are going to be a private housing association. 2 - I don't believe that Glos City Homes are tenant lead - so imagine when it's private! 3 - I can now ask for a freedom of info if I am not satisfied but I can't if it's private - you will be accounted to no one. - Glos CIty will be small it can be sold/taken over by a bigger association. - I live in Podsmead I have been offered not a single thing! - It's all kids stuff - so its not inclusive now when private - more kids stuff - not opportunity for people who get on with it etc. - Money is given to tenant association yet I haven't a clue how much or where it is spent. Can you imagine what will happen when you become private. - Promises of more houses to be built where would these be? 8- Houses being built in Podsmead now - but no one bedroom homes there is a massive shortage of one bedrooms, yet they are all 2-3 bedroom - there is no joined up thinking. Governments don't have money, they have tax payers cash. I personally have nothing against Gloucester City Homes I for one spent weeks making sure we weren't sold over the years ago, now that we're tenant lead!	No
135	Am completely satisfied and happy, with Gloucester City Homes and the operation.	Yes
136		Yes
137	Good document	Yes
138	Happy with your document, easy to read. Thank you.	Yes
139		Yes
140		Yes
141	A good thing and will help the council to get things done	Yes
142	I have been fully updated, thank you.	Yes
143		Yes
144		Yes

Reply no.	Comment made	Yes / No / Undecided / Not interested
145		Yes
146		Yes
147	I want Glos City Council to remain as my landlord - NOT Glos City Homes.	No
148		Yes
149		Yes
150		Yes
151	Tantamount to privatisation, having stock valuable asset for GCH - what would prevent them selling on at a future date? Council accountable to scrutiny under the FOI act - GCH would not be so. GCH not proactive in helping people affected by 'bedroom tax'. They have been quite vigorous in pursing rent arrears caused directly by “bedroom tax " - only following Government guidelines. Would an independent GCH be more understanding and common sense prevail? We have a secured tenancy over 30 years - not keen on the idea of 'assured' tenancy renewable each week. (What does assured tenancy mean?) When applied to rent increase Government guidelines, appear to take no account of ability to pay. Would GCH adhere dogmatically to this policy or again would GCH be more sympathetic - after all guidelines are just that not law... Not happy with the 'not nice but must be paid attitude' adopted by GCH would this change when under their own charge? To me 'not for profit' usually means nicer perks for operating staff - how would any surplus funds be used and how would we tenants find out?	No - need more info
153	I feel that the transfer from the council to GCH would benefit ALL tenants, but everyone MUST vote and a YES vote is essential for the future. Well being of all homes in Gloucester presently owned by the council. Only GCH will be able to provide enough money to build new homes and maintain existing ones to a decent standard for years to come.	Yes
154	I am very pleased with everything that been done, to the house windows, new doors, new kitchens and bathroom and central heating and feel very privilege, It just a pity some people don’t keep their gardens tidy, and the mess some of them make when they drink up by the shops and leave cans and paper everywhere. Other than that it's a lovely place where I live. Thanking you.	Yes
155		Yes
156		Yes
157		Yes
158	The vote ratio should be 75% or more. The maths don't add up! We lose rights! (too many threats) you tried all over UK to take council housing stock! Go Away!	No
159		Yes
160		Need more information
161		Yes
162		Yes

Appendix A (II) - OFFER DOCUMENT RESPONSES FROM LEASEHOLDERS DURING STAGE 1

Reply no.	Comment made	Yes / No / Undecided / Not interested
39	Questioned what effect his views would have. Costs of building insurance. Using email to reduce unnecessary paper & postage.	Undecided
67	I think this could be a very good idea. GCH has treated me pretty good. Could be I like the way the staff has treated me except for a few issues with the young family above me.	Yes
152	As leaseholders we have one concern. The transfer means more money will be available for repairs / refurbishments of properties. If the block of flats which includes our property was to undergo a refurbishment how much would this cost leaseholders? A few years ago we had a nasty shock when we were asked to pay £100+ just to have some painting and guttering done. We are very concerned that we will not be able to afford to pay another big bill like that.	Undecided

Appendix B - Housing Transfer Events

	No of Tenants in Area	No of Attendees at Roadshow	GCC Tenants	% of tenants attending
Coney Hill	278	66	54	19.42%
Kingsholm	295	110	56	18.98%
Matson	1100	160	100	9.09%
Podsmead	371	141	100	26.95%
Robinswood	116	65	56	48.28%
Tredworth	213	174	121	56.81%
Tuffley	363	151	74	20.39%
Westgate	297	45	20	6.73%
White City	159	223	73	45.91%
Totals	**3,192**	**1,135**	**654**	**20.49%**

Appendix C – Independent Tenant Advisor's Report – TPAS, August 2014

To follow after completion of Stage 1 Consultation on Friday 8th August 2014.