

MORI

Decent Homes in Stevenage


Stevenage
BOROUGH COUNCIL

Oswin Baker

MORI Social Research Institute

June 2005

Tenants views on housing options

- In early June, MORI carried out a telephone survey for the Council
- The aim was to find out which housing investment option Council tenants favoured – an ALMO or LSVT
- 1,000 tenants were interviewed
- Opinion was almost unanimous – 87% preferred an ALMO compared to only 3% who wanted LSVT and one in ten who preferred neither

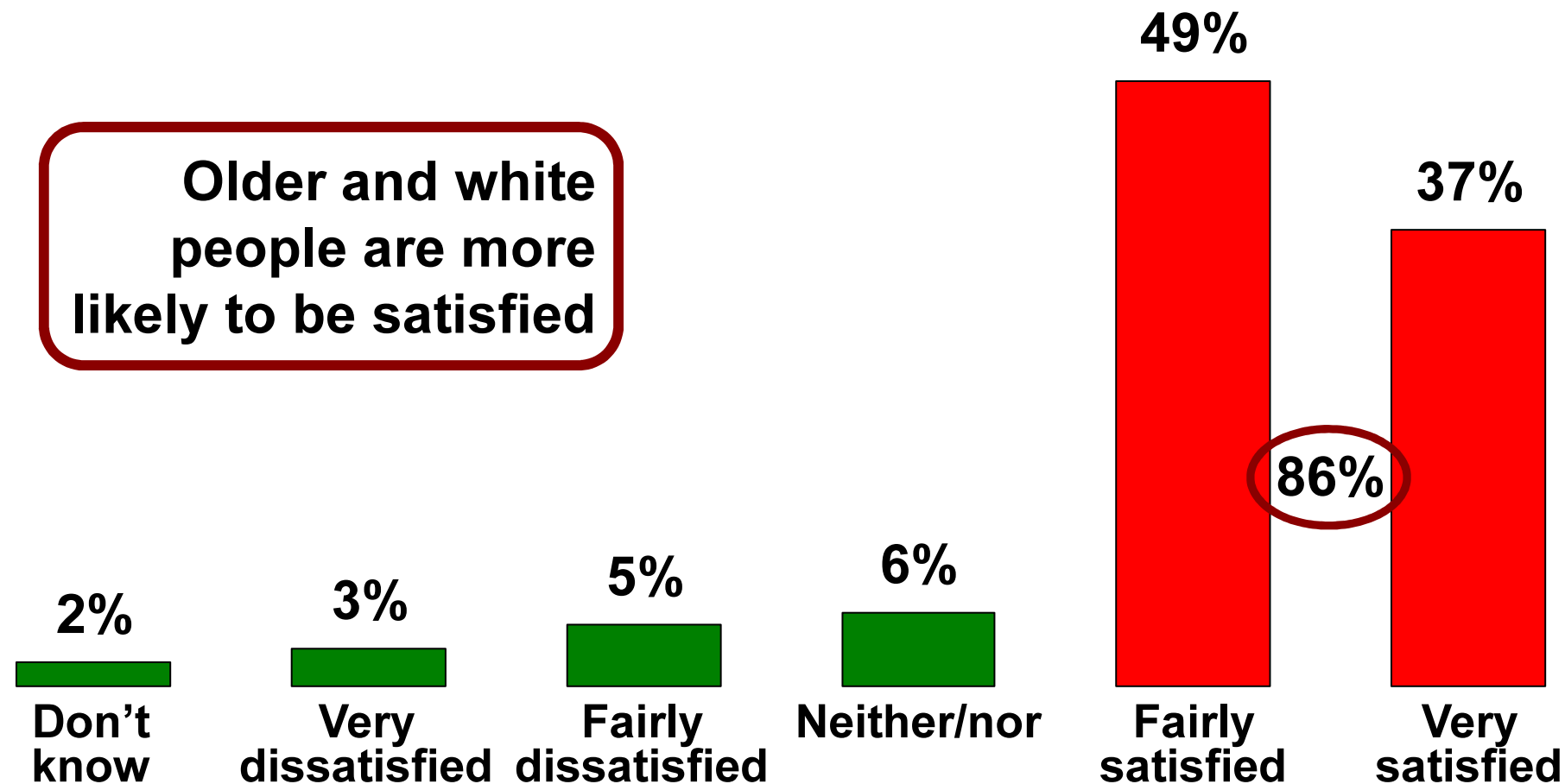
You may recall receiving recently a letter from Stevenage Borough Council about the future of your Council home.

The letter explained that the Council must decide, by the end of June, how it is going to bring all its homes up to the Government's minimum standard known as the “decent homes standard” and make any further improvements that you have said are important.

The Decent Homes standard means that by 2010, all homes must be wind and weather proof, warm and have modern facilities, such as reasonably modern kitchens and bathrooms that meet nationally agreed standards.

Services in Stevenage

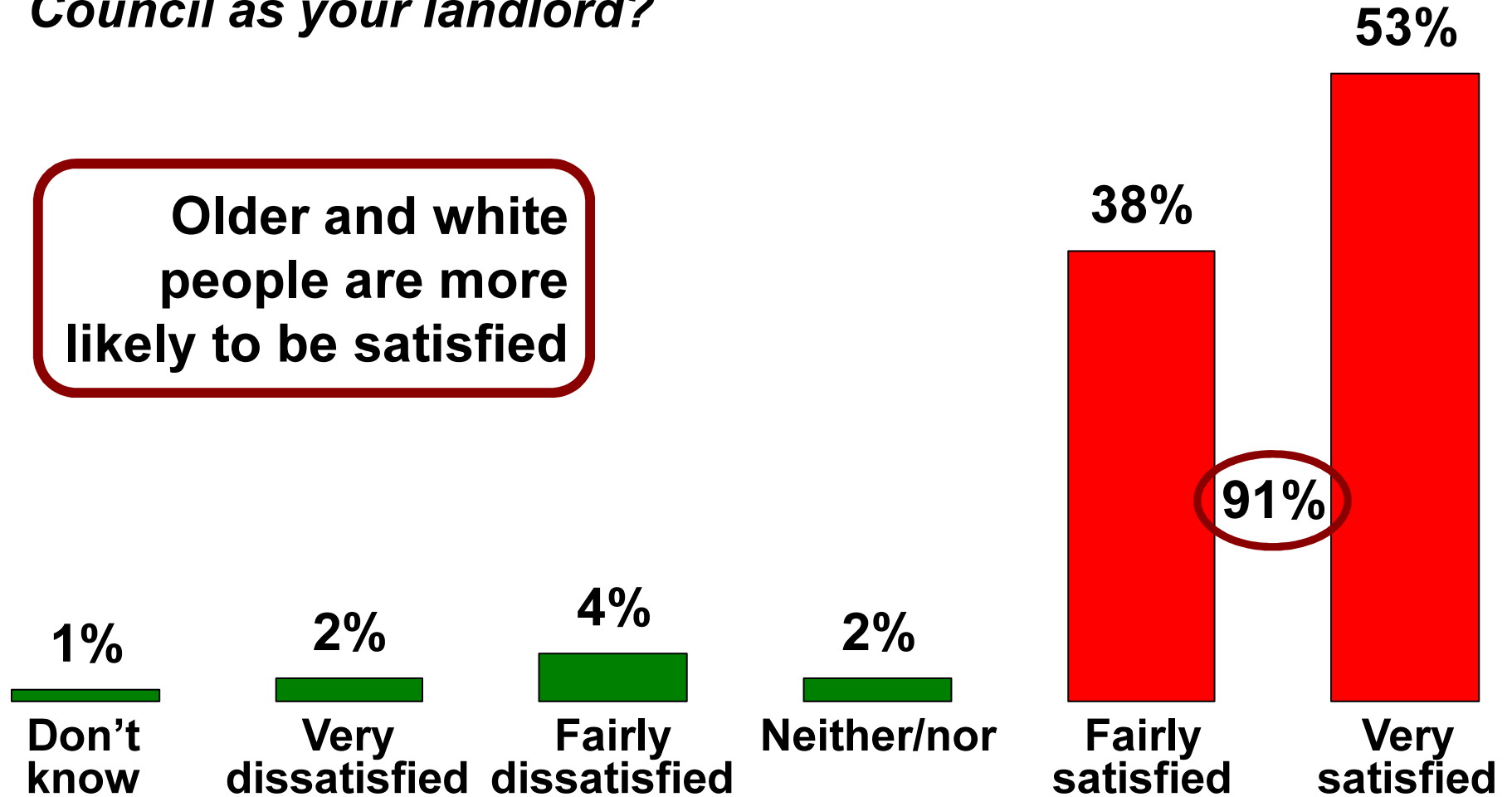
Q Overall, how satisfied or dissatisfied are you with the services that Stevenage Borough Council provides in the town?



Base: 1,000 Stevenage tenants, June 2005

The Council as landlord

Q Overall, how satisfied or dissatisfied are you with Stevenage Council as your landlord?

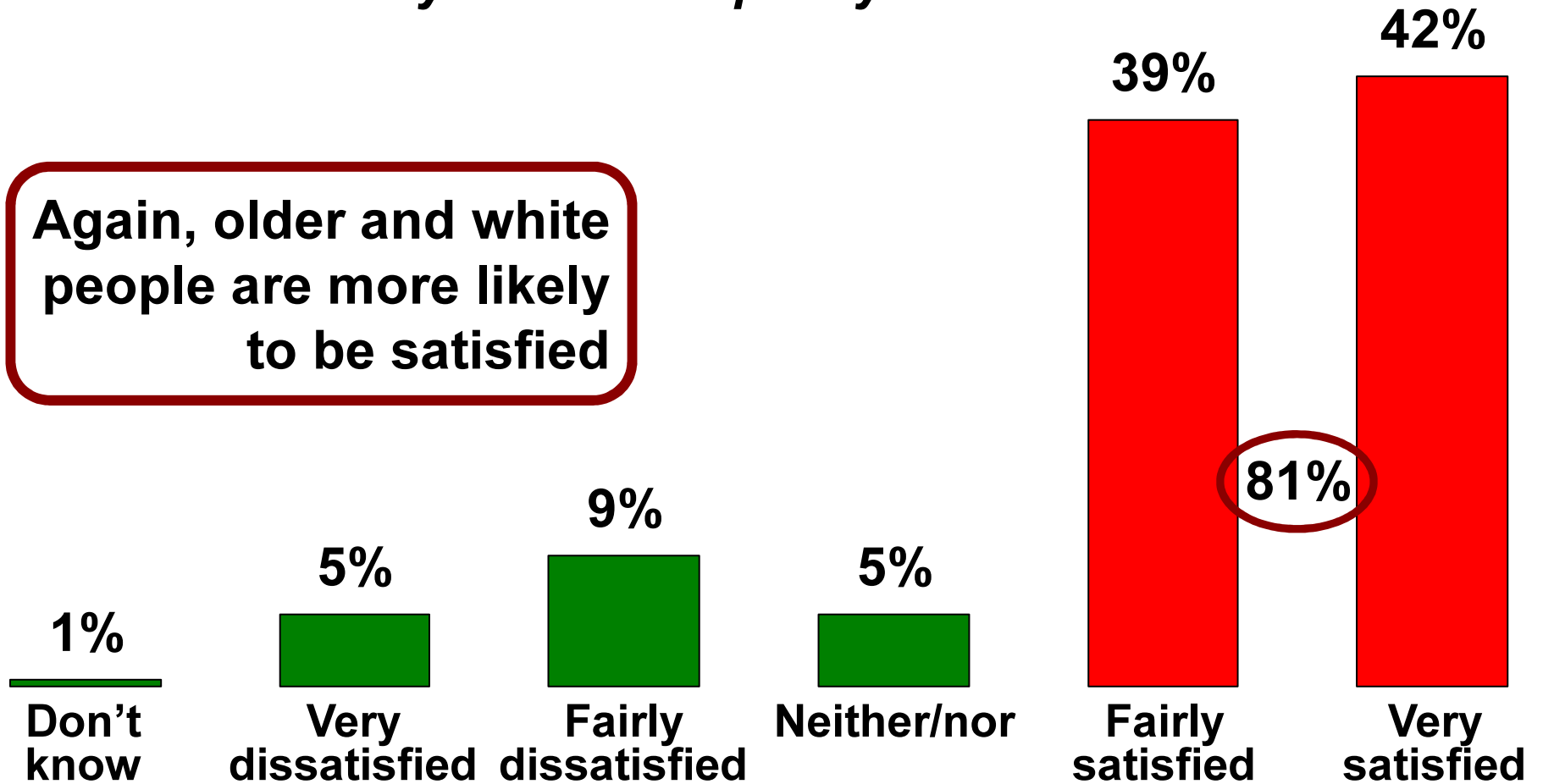


Base: 1,000 Stevenage tenants, June 2005

The quality of housing

Q *Thinking about your own Council house/flat, how satisfied or dissatisfied are you with its quality?*

Again, older and white people are more likely to be satisfied



Base: 1,000 Stevenage tenants, June 2005

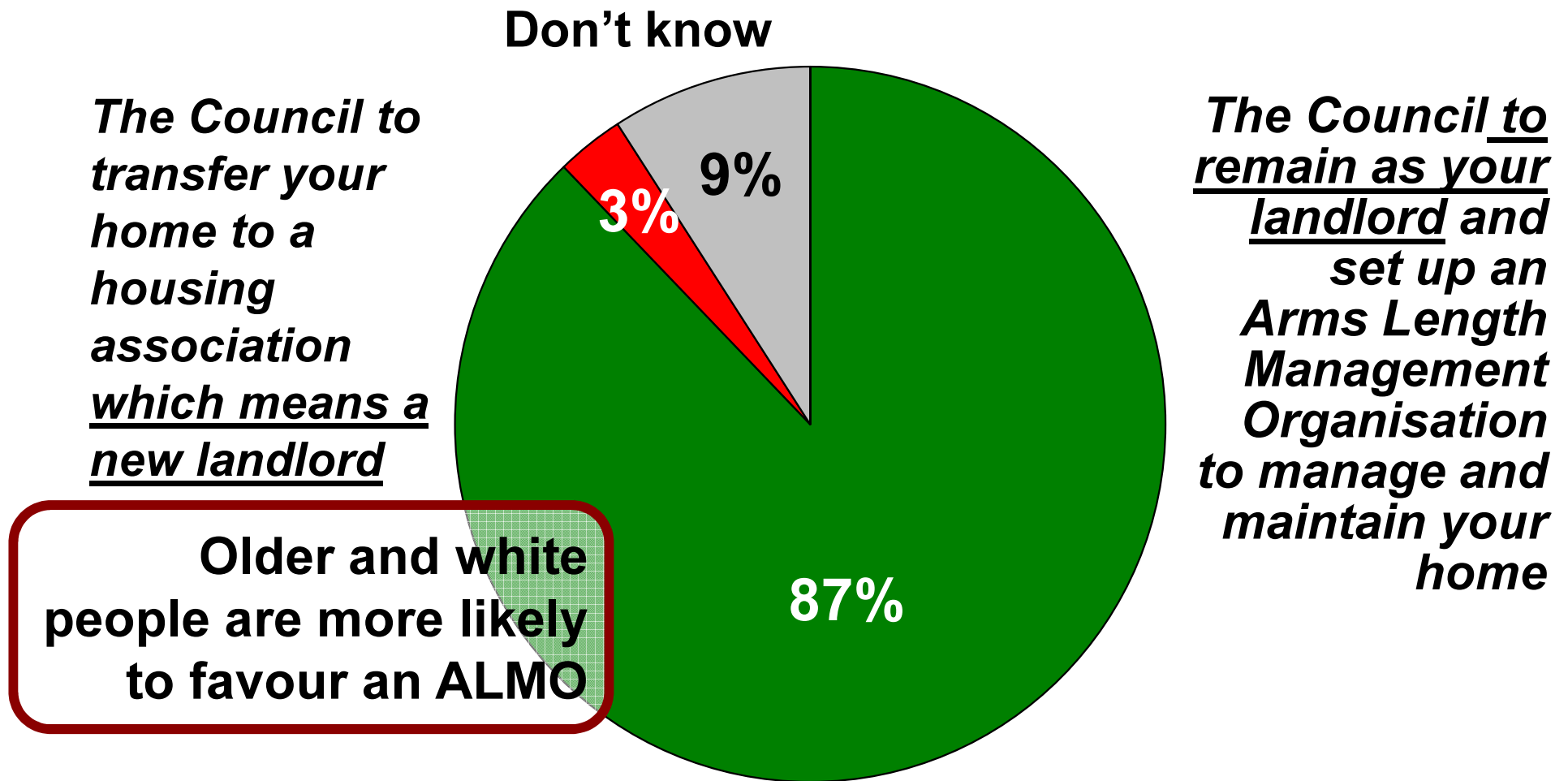
The Council knows that it is unlikely to be able to afford to meet the “decent homes standard”. It has two options:

- The Council could set up an Arms Length Management Organisation (ALMO) to manage and maintain your homes. The Council would remain your landlord and the Government would then release resources so that the council could bring homes up to the “decent homes standard by 2010.” Also, additional money would be available to tackle issues such as antisocial behaviour that tenants have said they want addressed.
- Alternatively, the Council could transfer your homes to a housing association through a process called Large-Scale Voluntary Transfer (LSVT). The housing association would become your landlord. It would have more money to invest, would be able to improve your homes to a higher standard and tackle issues, such as antisocial behaviour.

Under both options, rents would be controlled in line with government guidelines and by 2011, would be the same.

The options for investment

Q Can you tell me which whether you would prefer:



Base: 1,000 Stevenage tenants, June 2005

Thank you

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