

Housing Options Appraisal

Public Consultation – June 2005

Test of Opinion - Numbers returned

	ALMO	LSVT	Don't know
Postal returns	2253	40	34
Public meetings	125	2	
Sheltered scheme meetings	78	2	1
Total	2456	44	35

Test of Opinion – percentages from numbers returned

	ALMO	LSVT	Don't Know
Postal returns	97%	2%	1%
Public meetings	98%	2%	
Sheltered scheme meetings	96%	2%	1%
TOTAL	97%	2%	1%

Main questions asked at the sessions

	ALMO	LSVT
Finance		
Can the Council bid for funding from the Government?	Yes, a bid for funding to achieve Sustainable Decent Homes by 2010 could be put to Government	No, the RSL would be self-funding. It would be able to borrow and potentially could provide more improvements than an ALMO.
What about rents?	Rents would continue to be controlled by the Council in line with the Government rent formula 'rent restructuring'	Controlled by the RSL in line with the Governments rent formula 'rent restructuring'
What will happen to housing benefit and other benefits	Tenants would continue to apply in the same way, levels would be unaffected	Tenants would continue to apply in the same way, levels would be unaffected
How will tenants know what was going on?	Regular newsletters would be sent out and meetings and seminars would be arranged	Regular newsletters would be sent out and meetings and seminars would be arranged
Repairs & Maintenance		
What is meant by 'Decent Homes'?	Decent Homes is a Government initiative that sets the standard for improvements to Council homes. All Council homes must be brought up to, at least, this standard by 2010	
How would repairs be dealt with?	Repairs would be reported to the ALMO and they would arrange for works to be completed	Repairs would be reported to the RSL and they would arrange for works to be completed
Services		
What about Right to Buy (RTB)	Current rights would be unaffected, £34,000 is currently the upper level for discounts	Current tenants would have a 'preserved right to buy'. New tenants would have the 'right to acquire'. The current top level is £16,000
Will there still be a sheltered warden service?	Services would be provided by the ALMO as part of a management agreement with the Council	Services would be provided by the RSL
When would the new organisation start managing the housing service?	Within a year after the decision is made at the end of June 2005.	18- 24 months after the decision is made at the end June 2005
When would the extra funding be available?	When the ALMO achieves a 2 star service. It is envisaged that this would be within one year of setting up, therefore by April 2007.	As soon as the RSL is set up and borrowing was arranged.
Could more social housing be provided?	The Council would maintain it's strategic role and would continue to work with Housing Associations to provide more homes in the town (subject to land availability)	Yes, with assistance from grants and other capital funds (subject to land availability)