

SUMMARY OF WRITTEN RESPONSES TO THE FORMAL CONSULTATION DOCUMENT

Total number of formal consultation documents posted out to tenants and leaseholders on 4th March = 7,739

Total number of responses received by the closing date of 8th April = 284 (3.7%)

Number of tenants = 7,165

Number of leaseholders = 574

Responses from tenants = 269 (3.8%)

Responses from leaseholders = 15 (2.6%)

A) Summary of comments received from the 161 tenants who indicated they generally supported the transfer proposal

Comments	Number of this type of response
Reply slips with no comments	94
Retain rent, new bathrooms, new windows and doors, upgrade heating	2
Need more information on service charges – are they with the rent or separate? What if we receive housing benefits and would we be able to get off road car parking?	2
I very much approve of the transfer as everything has been explained to us very clearly. Looking forward to the change. Well done	
I feel the time is right for the housing transfer so as to improve housing for all tenants. I believe in the offer document and the promises and most important in those who will carry them out	
I think it is a good thing	

I think the change should work and if the housing association is able to keep all the rent it should be better in that much needed upgrades will benefit us all

Would like new kitchen cupboards and drain pipes and to have them cleared out when they get blocked with leaves and moss as I am unable to do this

I like the assurances that services would improve – as opposed to years of decline – if sheltered housing is transferred. I hope my optimism is not misplaced

I think that the Council have always given a very good service and I hope that the staff will still have their jobs if the transfer goes ahead

I like the idea of more money being available to spend on existing homes including repairs, heating and general better upkeep

I have lived here for 23 years and love the area and do not want it to change. You have been a good Council and I have to go with you on the transfer

I like the fact that money will be made available to improve housing e.g. bathrooms. As rents increase so should the quality of homes

I really like the services proposed for older and disabled tenants but think leaseholders should have a vote – they have certain charges to pay that should give them that entitlement

My only concern is that things do not change e.g. sheltered housing, rent, repairs and maintenance

I like that I will not have to move home, the major works and improvement planned, I can still pay my rent at the post office, improved security inside and outside, trained officer to help tackle anti-social behaviour, new assured tenancy, improved and customer focussed services, modern slim line electric storage heaters, rewiring and carbon monoxide detectors fitted

As an open response I am not prepared to include any personal details as feel this is an invasion of privacy

No comments, wait and see if transfer goes ahead and then see how it works

Main concern is that they do improve the quality of housing e.g. heating, damp issues and a fair choice for people waiting to be housed

I feel I have been swamped by papers, meetings, DVD's and phone calls so please get on with it as quickly as possible

I like everything that I have read. I am 87 years of age and I don't think that I have anything to worry about as I pay my rent with a post office payment card every fortnight which suits me fine

Please note that we have been at this address for five years and as yet have had no internal decorating done. Hopefully with the change over this may be rectified

In particular I am pleased with plans for local improvements for parking, decoration and repairs for older and disabled people

More tenant input and consultation (hope this would continue if transfer takes place) and a fairer share of rent for improvements and building

Do not approve of privatisation of council housing in general but given the financial constraints imposed by the government can only support the transfer proposal

I have read leaflets, books, etc and on paper it all sounds very good, but like everybody else I do have concerns that it will all work out. Living on my own I am unsure about changes, older people, rent rises, etc. I have more or less decided but will await further developments. I really think it will happen whatever we say

No comment – as you are, keep with South Cambs

It makes sense

All the meetings I have been to are for the transfer, not much has been said against it so it was hard to make up my mind

I live on an alley way and my house in particular and the one opposite and next door are regularly attacked by stone-throwing

children. I have also had my car and fence damaged. Is it possible to do something about this please?

I think the transfer would be beneficial to tenants and we would not be paying the government all that money

If all is as written it will be an improvement. At what age is one considered to be elderly? Suffering with arthritis do I qualify for internal redecoration? Hopefully rents will stay within guidelines

I have read all the information and watched the DVD you sent some time ago. Our bungalow we think we keep in good order, inside and at the front but outside at the back needs some work done. We have asked the Council to do the jobs but we know they have problems moneywise. I believe the new housing association will be a better way if the new set up comes along

I think the proposed transfer would be beneficial to tenants

Hopefully in the near future our bungalows will feel safer if we get the improvements to doors/windows we need

It's a great thing to change over as it will mean for one thing all the money will be retained rather than the greedy government taking 50% all the time

More money for al repair work, for better doors, windows, bathrooms, etc. For one thing showers being more beneficial than baths for older people

Not sure about the proposal but if we can get things that we require, any improvement to the property, then we would be more than happy.

The continuance of a secure tenancy is less worrying with the promise of no change in our agreement and having help when I get less mobile as there will be more money in the kitty

Everything seems interesting, the only problem is the rent going up over £20 every year and our income doesn't improve so we are worse off and the Council Tax, etc

I like the idea of having more finances to improve all services for our disabled and able community that has been promised in the Housing Futures

I became a Council tenant in 1993 and have lived in sheltered housing since 2002. Does the 15.1.89 date mean my tenancy is not secure?

We will be better off. You should have done this years ago when you stopped building houses not wasted all this money on glossy magazines. We vote yes to the transfer

The possibility of improving our central heating which is unsatisfactory

On the basis of the offer document I feel this is very well presented, very clear and well defined

It appears to be a good proposal, but there are still a few grey areas

As this bungalow is all electric it would be lovely to have gas central heating – is there any chance of that? Or making the kitchen a bit bigger. The Council knocked down a wall in some bungalows to make the kitchen a bit bigger but ran out of money so some did not get done

Hopefully properties will be maintained to a higher standard as our property has not been externally decorated for over 8 years

I like the programme for external timber doors

There is an anomaly in the present supported care wherein new applicants 55 years and over have no option but tale up sheltered bungalows even though they do not need the full service and subsidising those who do. Why not two levels?

Sounds better than present

I am happy about the transfer

Like a lot of tenants, I suppose I had a lot of worries about how its going to alter, if at all, our future but having read, and talked to other tenants, I am happy to sign the response form

I like the idea that when you say you will get something it gets done. Not to have to pay all rent money to the government for

other homes is also a step in the right direction

I think you have got things in the right perspective and it should all work out well. You've done your homework very well

After reading all the information so far, I'm very impressed and in favour of the transfer

On the face of it I think it will be an improvement on how things stand at the moment. I suppose only time will tell

No need to spend money on 2 documents for one house

Have studied your facts and it seems like the right move as the heating in particular is not very effective and expensive

I would like a transfer

I would be happy if the heating could be changed. We have storage heating and find it expensive and in general a waste of time as in the evening the house is cold at night and after midnight to hot. Have looked at the facts and find them all good and in our best interests

The more money that goes into improving the housing stock can only be a good thing. Other housing associations seem to do well by their tenants

I am sure it is time for a change

I am impressed with the final consultation book and believe that as long as these promises are carried out we will do well to change

As a member of the TPG I have followed the process of transfer in full and I am wholeheartedly in favour of transfer to South Cambridgeshire Village Homes

I like the thought that the properties will be brought up to date and repairs will be completed efficiently not that I have any complaints at the current time. Will my tenancy be secure?

B) Summary of comments received from the 90 tenants who indicated they were generally unsupportive of the transfer proposal

Comments	Number of this type of response
Reply slips with no comments	46
Happy with the Council	2
Prefer to stay with the Council	3
Cost of the Housing Futures process which could have been spent on repairs and the one-sided information/propaganda provided	2
No	4
Hands off our homes	2
Have always been satisfied with the Council – have been a tenant for 55 years	2
Having read the facts in the booklet I am happy with the Council I have had for the past 20 years	
I have been a Council tenant for 57 years and would prefer for my tenancy to be un altered	
I have only been with Cambridge County Council for 18 months so am happy as they are	
Nothing will change my mind	
SCDC seem to be spending vast amounts of money on glossy booklets, DVDs, etc trying to persuade tenants to transfer. It is	

supposed to be short of funds. This and use of scare tactics does not inspire confidence in motives. I have always been happy with the Council

Proposal looks good but aware of problems some have had with housing associations and getting repairs done

Have relatives who are housing association tenants who pay more rent and have hidden charges

Never judge a book by its cover

It should be scrapped government policy is changing

Council seeks to avoid responsibility for its financial problems by selling off its housing

One third of votes to be held by tenants with new housing association will not be enough to ensure we are listened to

Tenants views are not being listened to. You are just going through the motions, at the end of the day tenants views do not count. The elected tenants group became too vocal and opposed to SCDC views so it was disbanded

The Council are trying to make up for their own inadequacies and for not doing the job they were elected for e.g. wasting money on move to Cambourne which could have been used to benefit tenants

I do not like the idea because of complaints seen from housing association tenants

New landlords will change your home even if you are up to date with your rent and are satisfied with your present situation so they can demolish the property for their own convenience

Totally against any selling off of our houses. Things will change in the next few years whatever is said now. I am tired of being bullied

I feel it is a foregone conclusion and if the Council had put as much effort into lobbying the government to let them keep all rent money as they have to this we would be better off and still with the Council

I am dead against transfer as there will not be any body on the board opposing transfer and all literature is one-side

Far to many reasons to say 'no' to list e.g. the housing association would have to borrow £80 million and interest rates are now 7-8% and housing associations are struggling to survive. Interest payments would be £6 or £7 million a year. SCDC staff should not support transfer as more will lose their jobs than with the Council.

Just a monetary exercise for the Council – no tenant will benefit from a move to a private ownership association. Rent rises won't stop and service will decrease, as usual another political pile of lies

I have read this carefully but feel that the risks of a less secure tenancy, particularly if we merge with a larger association in the future, outweigh the benefits promised which may or may not be met

Apply for the grant that will reduce the rent increase and then I will believe that this is not a scam

In the present climate I think it will be difficult for the money to be made available for the sale and the repairs. I am happy with my home and those who look after it

Do not see need for change – small repairs are done quite soon after reported

Dislike loss of a secure tenancy, 15% VAT on rent, loss of control through the Council of policy and lack of honesty

Why go ahead with a vote before the findings from the government's review of council housing finance are published? How much of the rental income will be used to make loan repayments? Housing associations are not democratic: Council's are

I am not supportive because I have a friend who lives in a housing association property with a rent of £95 a week and a main office in Liverpool. Also my daughter lived in a housing association property in Cambridge with repairs not being done and so moved to London. Also people are not told that associations can sell on to another association. You're a good Council please hang on to the homes.

SCAT leaflet attached to response card that includes their opinions on issues including rents and service charges, security of tenure, redevelopment and loan repayments.

I think housing should remain with the Council and not be transferred	
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C) Summary of comments received from the 18 tenants who indicated they were not sure or needed more information about the transfer proposal

Comments	Number of this type of response
No comments	5
Prefer to stay with the Council	2
Housing association will not have any money to spend after making loan repayments	2
Whatever happens it will not affect me as I do my own improvements	
The Council will go ahead with the transfer anyway	
Housing Association rents are higher	
Need homes brought up to modern standard and not just promises	
Wish to stay in my current home	
New housing association should be staffed by new and not existing staff	
Worried in case plans to move us out while works are carried out	
Not made my mind up yet – its a big decision	
Will the families who need it still be able to receive help?	

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D) Summary of the 15 responses received from leaseholders

Generally supportive	Number	Generally not supportive	Number	Don't know or unsure	Number
No comments	8	Cost of the Housing Futures process	1	Feel unable to comment as do not have a vote	1
Why wait a year to introduce the handyperson service?	1	Tenants on housing association boards have to act in best interests of the company	1	Outcome is a foregone conclusion	1
How will the money paid to the Council for the homes be used to benefit us?	1	Only Council's can grant secure tenancies	1		
Hopefully transfer will mean improved maintenance of trees	2	Nothing to be gained, increased costs and less say in management	1		