

COUNCIL, 23 APRIL 2009

**AGENDA ITEM 8 – HOUSING FUTURES: RESPONSES TO STAGE ONE
CONSULTATION ON THE COUNCIL’S HOUSING TRANSFER PROPOSAL**

SUGGESTED POINTS OF CLARIFICATION FOR INCLUSION IN THE (STAGE 2) NOTICE TO TENANTS IN ACCORDANCE WITH SECTION 106A AND PARAGRAPH 3(3) OF SCHEDULE 3A OF THE HOUSING ACT 1985 – *Addition marked in bold italics below following comments received from the Homes and Communities Agency after the initial publication of the report.*

Rents

- Rents would be no more than they would be with the Council, and there would be more money to invest in local homes and services because South Cambridgeshire Village Homes would not have to send over 50p in the pound to the Government. The transfer would not affect your entitlement to claim Housing Benefit.

The sheltered housing service

- South Cambridgeshire Village Homes would employ three additional staff to work within the sheltered housing service. These three new staff would be in addition to any current vacant posts within the sheltered housing service.

South Cambridgeshire Village Homes (SCVH)

- SCVH has been set up by the Council as an independent organisation; the Council or tenant shareholders would have the powers to block any proposal by the Board for SCVH to join with another housing association if they wanted to.
- SCVH would be able to raise the money to pay for the Council’s homes from lenders such as banks and building societies and afford to meet all the Promises set out in the formal consultation document as well as meet loan repayments. This is because SCVH would have over £11 million a year more rent money to spend on homes and housing services than the Council.

Delivery of the Promises

- South Cambridgeshire Village Homes (SCVH) would enter into a legal contract with the Council that would contain a legally binding commitment that it would keep all the Promises to tenants made in the formal consultation document.
- ***SCVH would be registered with a Government-sponsored body called the Tenant Services Authority who would monitor and regulate its overall performance, including checking the business plan and general financial health.***