

What would stock transfer mean for tenants?

Stock transfer means that tenants would have a new landlord. The new landlord would be a Housing Association with a good track record that would be committed to delivering what Fenland tenants want.

Rents would increase at the same rate as they would if the Council continued to manage the homes. Tenants would still be able to claim housing benefit from the Council in the same way.

The intention is that the transfer options development group will put together a detailed transfer proposal that will identify the housing association to which the homes would be transferred and the improvements to homes and neighbourhoods that the housing association would offer the tenants. This proposal will then be put to all tenants in a postal ballot, and the transfer would only proceed if a majority of tenants voted for it.

What are tenants saying about their homes and neighbourhoods now?

More is being done to identify tenant aspirations and to ensure that these can be met through the stock transfer. Focus groups have been convened in all parts of the district and covering all groups of tenants to identify what different groups of tenants value in their homes and neighbourhoods and where they think that improvements could be made.

Tenants have identified that there is a need to:

- Build more affordable homes
- Tackle anti-social behaviour
- Speed up the system for giving people aids and adaptations
- Set up a handyman and redecoration service for the elderly and disabled
- Introduce a gardening service for the elderly and disabled
- Introduce an 'easy moves' service for the elderly and disabled.

One thing that tenants clearly want is more affordable housing in Fenland. A combination of low incomes and increasing property prices and rents mean that many people in Fenland are not able to live in decent homes unless these are provided by the Council or housing associations. It is important to ensure that the Council and the housing association reach agreement on how many new affordable homes are to be built and how they are to be financed.