



Rutland tenants say

YES

to transfer

The majority of tenants who took part in the ballot which ended on 20th July, voted in favour of the transfer of the Council's housing to Spire Homes. More than 75% of tenants voted and of those 87.1% voted 'yes' to the transfer.

The Council will now proceed with the transfer, which we expect to take place before the end of the year. Spire Homes will continue to manage the housing service, but the Council will remain your landlord until the transfer is completed.

	Number	%
Number of tenants entitled to vote	1477	
Number of votes cast	1115	
Turnout		75.5%
Tenants voting "yes"	970	87.1%
Tenants voting "no"	144	12.9%
Votes found to be invalid	1	

Leaseholders were also asked for their views on the proposed transfer in their own ballot. 18 of the 37 leaseholders returned their ballot papers. Of those, 13 were in favour of the transfer and 5 were against it.

An important decision

Thank you for voting

From Councillor
Roger Begy,
Leader of Rutland
County Council



“ A very big thanks to all those that took part in the ballot.

It was extremely important to the Council that the decision was made by you the tenants. You have done that and we can now move forward with a clear direction and clear objectives.

I would particularly like to extend my thanks to everyone that took the time to work to develop the transfer Offer. Whilst we believed that this was the best way forward to achieve the quality of housing that you require, it has always been your decision. Spire Homes are committed to carrying out the much needed improvements to your homes as stated in the offer documents. There is also a commitment to keep all homes at a high standard in the future.

We believe that your decision is in the best interests of all tenants and leaseholders and we will be involved in making sure the promises made to you are delivered through our involvement in the Rutland Management Board. ”

A FIRST CLASS FUTURE

by Julie Doyle, Managing Director of Spire Homes



Everyone at Spire Homes is absolutely delighted with the ballot result and are keen to start delivering the promises made to you.

Rutland tenants have shown their confidence in Spire Homes with this great ballot result and we will make sure that we deliver our promises to you and work together to create a housing service that we can all be very proud of.

We are all totally committed to providing high quality homes and a first class housing service in Rutland. We have been managing your homes, on behalf of the Council for over three years now and during that time we have worked with you and the Council to make significant improvements to services.

We want to build on that success in the future and now that you have voted to

transfer the housing to Spire Homes, we can carry out the much needed improvements to your homes too.

Over the coming months we will involve tenants from across the County in planning the £21 million programme of improvements to tenants homes, so that we can start work as soon as the transfer takes place.

What happens next?

The ballot was the single most important part of the transfer process. Without your support the transfer could not take place.

Now that tenants have said “yes”, the Council must seek formal approval from the Government to proceed with the process. Transfer of all homes to Spire Homes is expected to take place before the end of this year with improvement works starting straight away.

DATE	EVENT
August onwards	The Secretary of State considers the Council’s request to proceed with the transfer
August onwards	The Council and Spire Homes finalise the details of the transfer.
August onward	Planning the programme of improvements continues. Spire Homes will invite tenants to join a Quality Group that will plan the works and meet with contractors to set standards. The group will also select the ranges of colours and finishes from which all tenants will be able to choose when planning the improvements to their own home.
Before the end of 2009	Ownership of the housing transfers to Spire Homes
Immediately following transfer	Improvement works begin

Around the time of transfer, Spire Homes will send tenants their new tenancy agreement. This will preserve all of the major rights you have as a Council tenant of Rutland County Council and cannot be changed without your personal consent.

Rutland County Council’s future role

The Council will enter into a legal agreement with Spire Homes so they will be bound to keep all of the promises made to tenants in the Offer document.

We will meet regularly with Spire Homes to monitor their progress in the delivery of the promises. Three councillors will also sit on the Rutland Management Board.

Rutland County Council will continue to process and pay Housing Benefit claims. We will also operate the Common Housing Register, so we will deal with requests from tenants who are seeking alternative accommodation.

Independent advice from DWA

DWA, the independent tenant advisors selected by the Rutland Tenants and Leaseholders Partnership, will continue to provide advice to tenants and leaseholders until the transfer takes place.

If you would like to speak to someone from DWA, please call:
freephone 0800 085 5492.

You can also continue to call the Council’s helpline on:
freephone 0800 121 6791.