



Transfer – Compare the difference

Here we compare the difference between homes staying with the Council and homes transferring to a new-style Tristar Homes.

	 <p>Stockton-on-Tees BOROUGH COUNCIL</p> <p>Staying with the Council (‘NO’ Vote)</p>	 <p>Tristar Homes Succeeding Together</p> <p>Transferring to become a tenant of the new-style Tristar Homes (‘YES’ Vote)</p>
<p>Money for improvements to homes and services in the first five years</p>	<p>The Council would have a limited improvement programme with only around £60 million available for major repairs, basic repairs and improvements in the same five year period.</p>	<p>Around £140 million would be invested in the first five years to bring homes up to the “Tristar” Standard</p> <p>The work would include:</p> <ul style="list-style-type: none"> • New double glazed windows and doors for all homes without them within three years • New modern kitchens and bathroom for homes with the greatest need within five years
<p>Number of homes receiving Improvements in the first five years</p>	<p>Number of homes (approximate) receiving improvement work:</p> <ul style="list-style-type: none"> • Double Glazed Windows 0 • External doors 0 • Kitchen improvements 0 • Bathroom improvements 0 • Central heating upgrades 200 <p>PLUS the following</p> <ul style="list-style-type: none"> • Environmental improvements - No Provision • Non traditional properties - £3 million • High rise flats – £8 million <p><i>*other planned works, for example Health and Safety related, would also be delivered</i></p>	<p>Number of homes (approximate) receiving improvement work:</p> <ul style="list-style-type: none"> • Double Glazed Windows 3100 • External doors 2050 • Kitchen improvements 1200 • Bathrooms improvements 2300 • Central heating Upgrades 2050 <p>PLUS the following</p> <ul style="list-style-type: none"> • Environmental improvements - £13 million for fencing, off street parking and securing improvements. • Non traditional properties – £9 million for external insulation, decoration and improved ventilation. • High rise flats – £11million for over-cladding, decoration and improved security

**Staying with the Council
(‘NO’ Vote)**

**Transferring to become a tenant
of the new-style Tristar Homes
(‘YES’ Vote)**

Repairs	The Council would not be in a position to offer additional repair appointments or a compensation scheme	Additional appointment times for all repairs, including Saturdays, would be offered A compensation scheme for service failure would be available
Elderly services	The Council would not be in a position to offer service enhancements. £5 million would be available for aids and adaptations	Service improvements would include: <ul style="list-style-type: none"> • a handyperson service • decorating schemes £5 million would be available for aids and adaptations.
Anti-social behaviour	No money would be available to enhance the current service.	Funding to improve the current service, including: <ul style="list-style-type: none"> • making available a 24 hour / 7 day a week reporting facility • ensuring there are enough staff to provide expert advice and support • Installing more security improvements to homes and estates e.g. CCTV, lighting
Rents	Affordable rents, set in line with Government rules. Government rules currently mean millions of pounds of rent money would keep leaving the area every year, to subsidise the social housing of other councils around the Country.	Affordable rents, set in line with Government rules. With transfer, ALL your rent money could be used by the new-style Tristar Homes to spend on local homes and services and the running of the housing business.
Rights	Stay the same. Tenancy agreement can be changed after consultation.	Key rights of Council’s secure tenants would be protected including the Right to Buy and the Right of Succession. The new style Tristar Homes’ tenancy agreement could only be changed with a tenant’s individual written consent.
Tenancy Agreement	The existing tenancy agreement will remain	A new tenancy agreement that has been developed with tenants and which protects your key rights would be offered to qualifying transferring tenants