

MEETING	The Council
DATE	2 April 2009
TITLE	Housing Stock Ballot Project – the ballot result
PURPOSE OF THE REPORT	To formally receive the results of the formal ballot of council tenants and to agree the way forward
AUTHOR	Ffrancon Williams
RECOMMENDATION	To accept the results of the formal ballot and to agree on the way forward in accordance with the two options noted in para 1.3 of the report
PORTFOLIO LEADER	Councillor Trefor Edwards

1.0 Background

1.1 The Council decided at its meeting on the 26th February 2009 to commission Electoral Reform Ballot Services Ltd to conduct a formal ballot of tenants on the proposal to transfer its housing stock to Gwynedd Community Homes.

1.2 As a result of this decision, a formal ballot of tenants has taken place with the voting period ending at midday on 31 March 2009. The results will be reported verbally at the meeting of the Council.

1.3 The purpose of this report is to formally report the results of the ballot to Council and to agree on the way forward with the following options available depending on the ballot result –

- 1) in the event of tenants voting to transfer the housing stock to Gwynedd Community Homes that the Council confirms it's intention to transfer .
- 2) in the event of tenants voting to remain with the Council that officers prepare a report to the Care Scrutiny Committee on the implications of the vote and the options available to the Council.

2.0 Recommendation

5.1 The Council is asked to

- i) Accept the results of the ballot
- ii) To agree on the way forward in accordance with the two options noted in para 1.3.

A. Views of the local member:

B. Views of the Statutory Officers:

1. Chief Executive:

“It is obvious that the result of the ballot is crucial regarding the nature of the work needed and the choices available to the Council depends on the ballot. Obviously, as hear by the Head of Finance in his comments, whatever happens, the focus should be kept on acting on a clear and definite scheme.”

2. Monitoring Officer:

“Nothing to add regarding propriety”

3. Finance Officer:

“Information and comments were presented to previous Council meetings regarding financial implications of the fundamental options on the future of the housing stock. Also, ‘Weedon Grant’ and ‘Tribal’ specialist consultants’ financial figures regarding the implications of retention or transfer have already been highlighted in the independent tenant adviser’s 2nd newsletter (December 2008). If tenants have voted to transfer, an additional investment in the housing stock of £81m over 5 years is expected in order to meet the Assembly’s quality standard. By transferring the housing stock, the Council itself would face diseconomies of scale (cost circa £600k). Here, Ffrancon Williams formally presents to the Council the result of the ballot of tenants on the proposed transfer of housing stock. If tenants have voted to transfer the housing stock, the Council is asked to formally confirm it’s intention to transfer. In order to minimize the risk regarding financing the cost of the ballot project (£1.4m), the project timetable should not be allowed to slip at this moment.”

C. Background papers:

CH. Policy implications:
