



Tenant frequently asked questions

What is the Options Appraisal?

The Option Appraisal is a process to carry out a review in order to establish the best way of providing a future for council housing over the next 30 years.

What are the options available?

There are five options the Council has to consider. These are

- Remain as an Arms Length Management Organisation (FCHO)
- Return to management by the Council
- Transfer to an existing Housing Association or set up a new 'local housing company'
- Further options for Private Finance Initiative
- A mixed approach – some of each of the above.

Are all Council – owned homes affected?

No. Council tenants living in properties managed by Housing 21, as well as Council tenants living in Primrose Bank and Crossley, that are part of Oldham's current Private Finance Initiative (PFI) projects, would not be included in the Options Appraisal process.

Has the Council already decided what it is going to do with its' homes ?

The Government says councils must look at all the alternatives for future housing provision. The Council is reviewing all possible options to secure the future for the homes it owns (see above) A recommendation will be made to the Council in the Autumn.

Why is the Council doing this?

The council does not have the money for future housing investment. The Council has to find £44 million over the next ten years to keep its' homes well maintained. The only way to maintain and improve Council homes is to consider other ways to provide the service.

How will tenants be involved and consulted?

Through a variety of ways, including newsletters, area information events, website, and local press, tenants and leaseholders will be directly consulted on all aspects to do with reasons for change and what choices are possible.

Will my rent go up faster than it does now and what about Council Tax?

No. The Government has made a decision to make sure that over the next seven years all social housing rents will progress to a similar level regardless of who the social landlord is. Council Tax is dealt with separately to rents. It makes no difference who the landlord is.

What about repairs if there is a change?

Whatever option is chosen, a full repairs service will be provided to tenants and leaseholders. The Council hopes that there may be improvements to this service if additional funding is available under the options selected.

Would I lose my home if there were a change of landlord?

No. There would be no change in your security of tenure.

What is the future of sheltered housing?

This is not part of the options appraisal although the investment needs of existing Sheltered Housing will be assessed as part of the process.