

PRESS RELEASE

Embargoed to 15:00 hrs

11th March 2008

Gedling tenants vote yes

Tenants of Gedling Borough Council in Nottinghamshire have voted overwhelmingly to transfer to new landlord Gedling Homes.

Gedling Council's Cabinet member for Housing, Councillor Carol Pepper announced the result today at the Civic Centre in Arnold. Just over 78% of tenants voted yes in the ballot conducted by the independent Electoral Reform Ballot Services. The turnout was almost 65%.

Now the 3500 homes owned by the Council will formally transfer in early November to Gedling Homes, a subsidiary of New Charter.

Gedling Homes is a new housing association set up by Gedling Borough Council and the New Charter Housing Trust Group. New Charter was selected sixteen months ago, and has worked with the Council since then to present an offer to Gedling's tenants. Problems with the original stock condition survey meant the transfer moved to a negative value. New Charter was able to win the support of government to provide gap funding to allow the transfer proposal to be put to tenants.

Group Chief Executive Ian Munro was delighted with the verdict of tenants. "The Council has provided a good service to its tenants, but this could not be sustained by retaining its stock. The Council has been clear to its tenants what a transfer could achieve, and this gives us a great start.

"Transfer will bring homes up to the Gedling Tenants Standard, open up new opportunities for service improvements and provide more new affordable homes in this area. Our tenants in Greater Manchester have placed us at the top of the league table of large English landlords. So we are confident we can help a local transformation through Gedling Homes."

The Board of Gedling Homes has tenants, Councillors and Independent experts in equal numbers. New Charter will provide the financial and constitutional support of a successful group structure.



NOTES FOR EDITORS

1. New Charter owns and manages almost 15,000 homes for rent, mainly in Tameside, Greater Manchester. With a turnover of £53million a year and a workforce of 800, New Charter is one of the North West's largest Registered Social Landlords, and incorporates Aksa Housing Association.
2. New Charter was chosen by Gedling's Stock Transfer Working Party, a forum of tenants, staff and Councillors in November 2006. New Charter saw off competition from five other shortlisted landlords – Accord, East Midlands, Harvest, Longhurst and Trans-Pennine.
3. The Gedling Tenants' Standard, developed in consultation with tenants, will exceed the decent homes standard by bringing the following additional improvements:
 - Wholesale double-glazing and security doors across the stock within the first 5 years
 - Kitchen replacements every 15 years
 - Bathroom replacements every 25 years
 - Floor entry showers in Sheltered Accommodation
 - Increased security
4. Exact voting figures from Electoral Reform Ballot Services: turnout 64.8%, percentage of tenants voting yes 78.2%.
5. **iN business for neighbourhoods** is a long-term project highlighting housing associations' performance. As social businesses, housing associations do not make profit. They offer homes for rent and sale at prices local people can afford. Housing associations provide more than homes - they help create places where people want to live. Wherever you see the **iN business for neighbourhoods** sign, something great is happening in the area. Housing Associations who display this logo are committed to their customers, the neighbourhoods they work in and strive for excellence in everything they do.

CONTACT:

David Rigby - New Charter 0161 331 2000

ENDS



business for neighbourhoods