

West Dunbartonshire Council
Standard Delivery Plan
Tenant Survey
Research Report

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INTRODUCTION

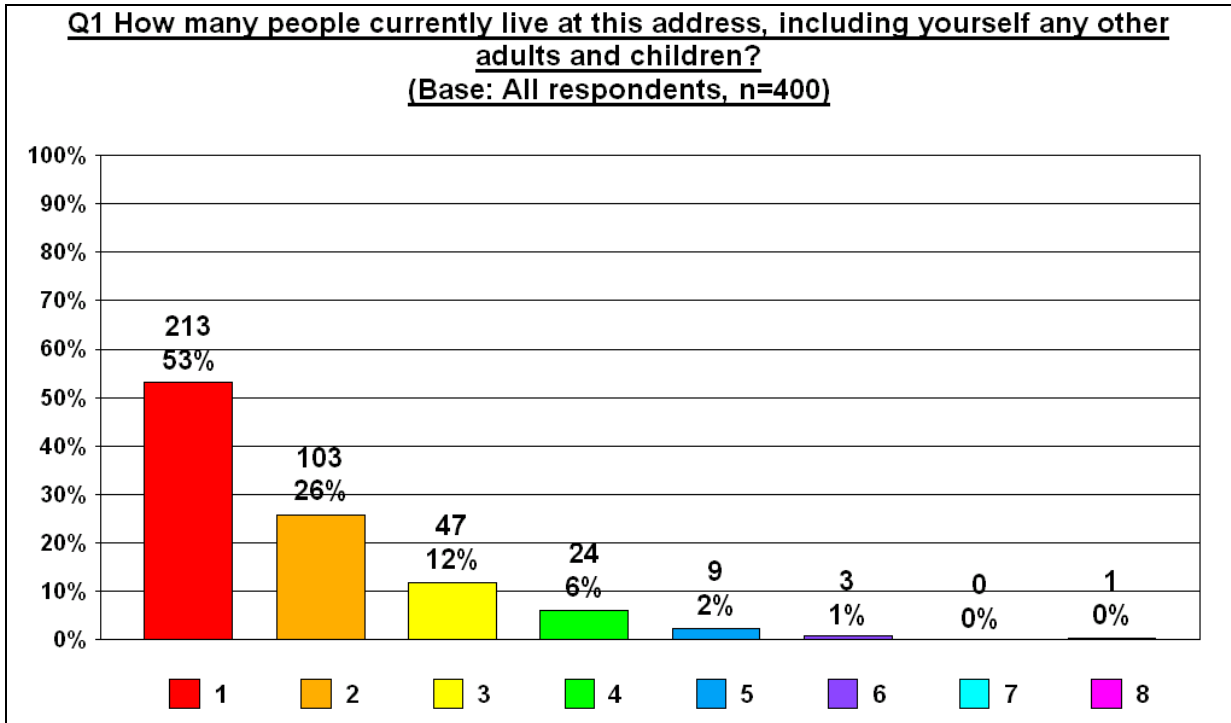
West Dunbartonshire Council is in the process of developing a plan to ensure that all Council housing meets the Scottish Housing Quality Standard within a 10 year period (2005-2015). There are a range of options to be considered as to how to achieve the standard in a cost effective manner. The Council commissioned Research Resource to undertake a face to face survey of council tenants in Alexandria, Clydebank and Dumbarton to assess tenants views on how this should be done. A total of 400 interviews were undertaken during the course of the survey providing data accurate to $\pm 5\%$ on a West Dunbartonshire wide basis. A profile of the response achieved is shown below:

| Profile of Survey Responses | |
|------------------------------------|-------------------|
| Area | Total |
| Clydebank | 202 |
| Alexandria | 110 |
| Dumbarton | 88 |
| <i>Total</i> | <i>400</i> |

1. HOUSEHOLD CHARACTERISTICS

Q1: Number of People in Household

The survey opened by asking respondents to state how many people currently live in their home. Over half of respondents (53%) stated they live alone, 26% comprise two people, 12% three people and 6% comprise 4 adults and/or children.



Q2-4: Household Composition

Over half of households comprise single adults (54%), 19% consist of 2 adults, 15% comprise 1 parent families, 7% 2 parent families and 5% of households are made up of 3 or more adults over the age of 16.

| Household Composition | | |
|-------------------------------------|------------|----------|
| Base: All respondents, n=400 | | |
| Composition | No. | % |
| Single adult under 65 | 111 | 28% |
| Single adult 65+ | 102 | 26% |
| 1 parent family | 61 | 15% |
| 2 adults under 65 | 38 | 10% |
| 2 parent family | 29 | 7% |
| 2 adults 65+ | 25 | 6% |
| 3+ adults all over 16 | 18 | 5% |
| 2 adults 1 under 65 | 11 | 3% |
| Other | 5 | 1% |

Q5: Economic Activity of Respondent

36% of respondents stated they were fully retired. A further 20% are unemployed, 17% are in employment, 16% registered disabled or long terms sick and 10% of respondents are at home and not seeking work.

| Q5a Main economic activity | | |
|-------------------------------------|------------|----------|
| Base: All respondents, n=400 | | |
| Working Status | No. | % |
| Fully retired | 145 | 36% |
| Unemployed/seeking work | 70 | 18% |
| Registered disabled/long term sick | 62 | 16% |
| More than 38 hrs p/wk | 45 | 11% |
| At home/not seeking work | 41 | 10% |
| 16-30 hrs p/wk | 16 | 4% |
| 31-37 hrs p/wk | 9 | 2% |
| Unemployed/not seeking work | 8 | 2% |
| 3-15 hrs p/wk | 1 | 0% |
| Full time carer (registered) | 1 | 0% |
| Full time carer (not registered) | 1 | 0% |
| Full time student | 1 | 0% |

Q6: Ethnicity

The majority of tenants stated they consider their ethnicity as White Scottish (93%).

| Q6 Which of the following groups do you consider yourself to belong to? | | |
|--|------------|----------|
| Base: All respondents, n=400 | | |
| Ethnicity | No. | % |
| Scottish | 372 | 93% |
| British | 21 | 5% |
| Irish | 2 | 1% |
| Any other white background | 5 | 1% |
| African | 1 | 0% |

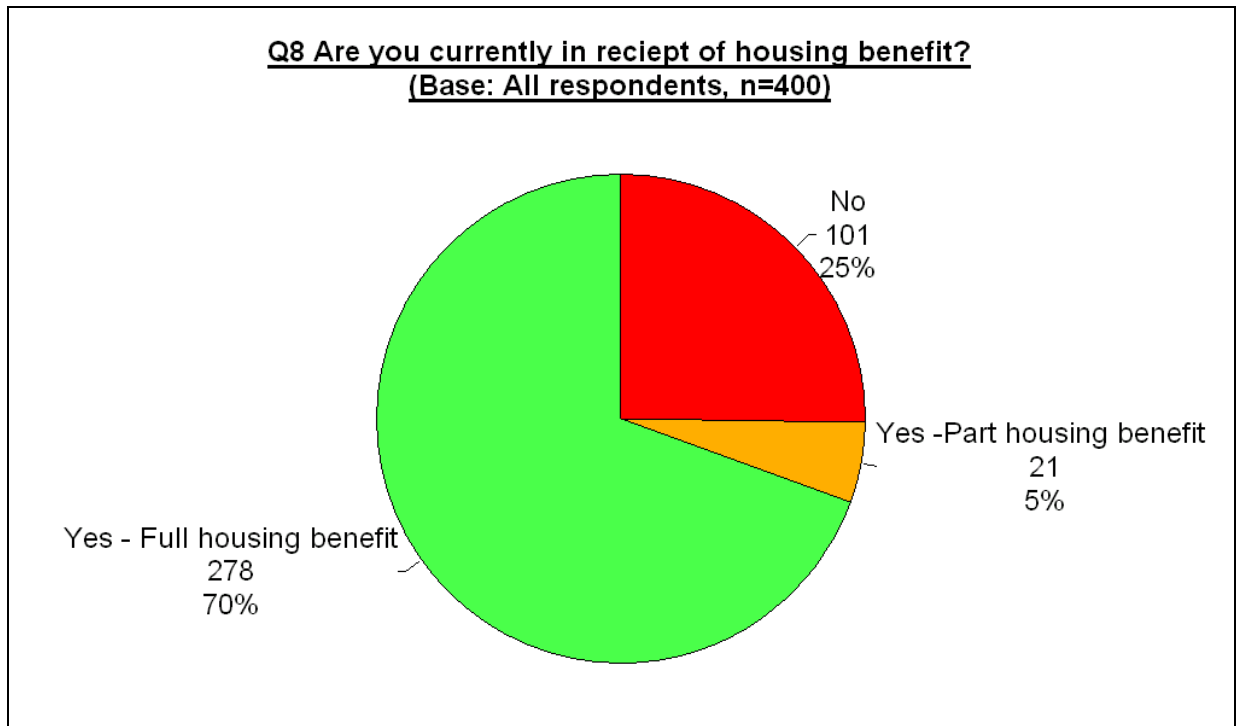
Q7: Length of Stay in Home

In terms of length of stay at current address, over 6 in 10 respondents (61%) have lived in their current property over 5 years.

| Q7 How many years have you lived at this address? | | |
|--|------------|----------|
| Base: All respondents, n=400 | | |
| Length of Time | No. | % |
| Less that 1 year | 49 | 12% |
| 1 up to 2 years | 33 | 8% |
| 2 up to 5 years | 71 | 18% |
| 5+ years | 63 | 16% |
| 10 up to 15 years | 49 | 12% |
| 15 up to 20 years | 28 | 7% |
| 20+ years | 104 | 26% |
| Don't know cant remember | 3 | 1% |

Q8: Housing Benefit

With regards to housing benefit 75% stated they receive full or partial housing benefit.



2. PROPERTY CHARACTERISTICS

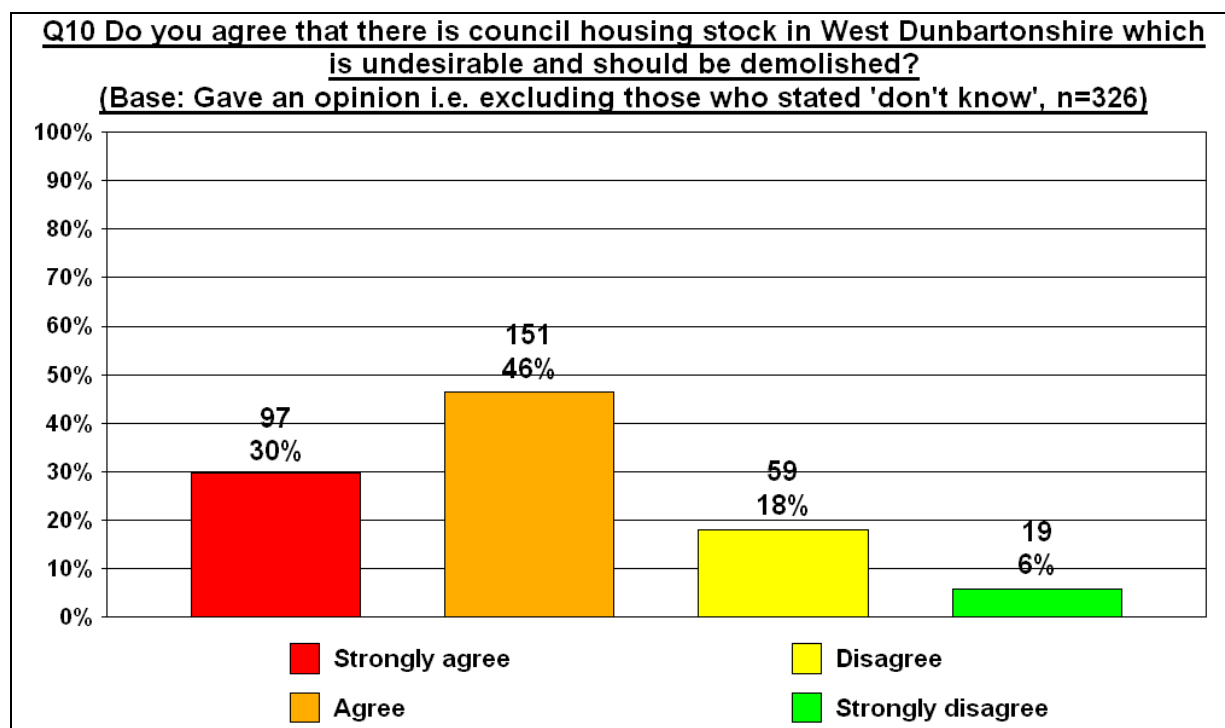
Q9: Property Type

1 in 4 respondents stated they live in a four in a block flat (25%). 14% stated they lived in duplex properties, and the same percentage in mid-terraced houses.

| Q9 What type of housing is this property? | | |
|--|------------|----------|
| Base: All respondents, n=400 | | |
| Property Type | No. | % |
| Four in a block flat | 98 | 25% |
| Duplex | 57 | 14% |
| Mid-terrace house | 54 | 14% |
| Maisonette | 46 | 12% |
| Tenement flat | 43 | 11% |
| Mini multi storey flat (6-7 Stories) | 24 | 6% |
| Mini multi storey flat (8+ Stories) | 24 | 6% |
| Sheltered accommodation | 17 | 4% |
| Semi-detached house | 16 | 4% |
| End-terrace house | 6 | 2% |
| Semi detached bungalow | 5 | 1% |
| 6 in a block | 5 | 1% |
| Flats (5 stories) | 3 | 1% |
| Detached house | 1 | 0% |
| Don't know | 1 | 0% |

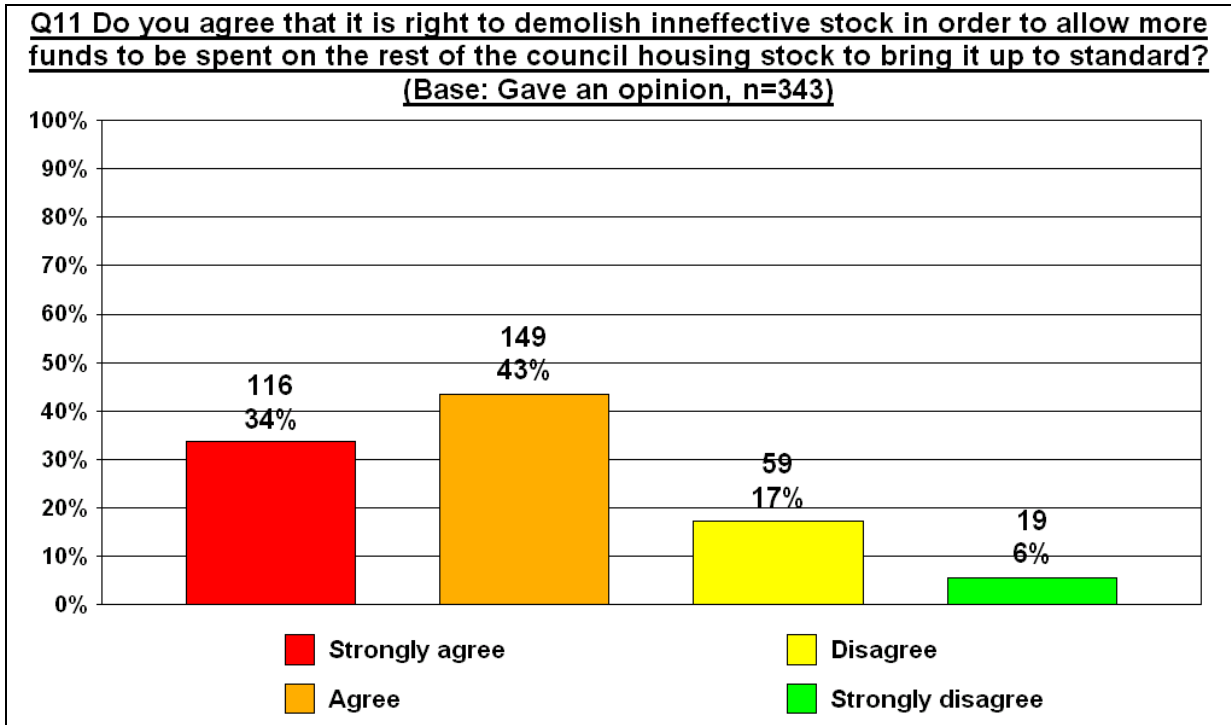
Q10: Undesirable Housing Stock

Over 3 in 4 respondents (76%) agree or strongly agree that there is council housing stock in West Dunbartonshire which is undesirable and should be demolished.



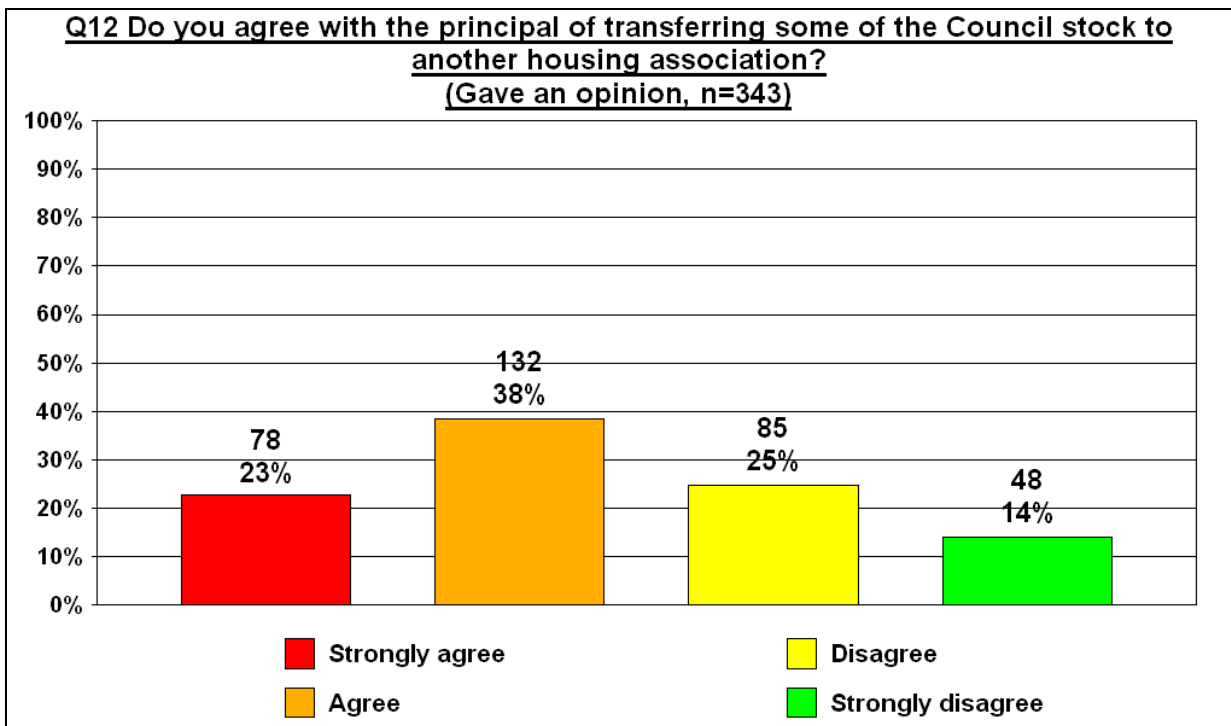
Q11: Demolition of Stock

77% of tenants agree that it is right to demolish ineffective stock in order to allow more funds to be spent on the rest of the council housing to stock to bring it up to standard.



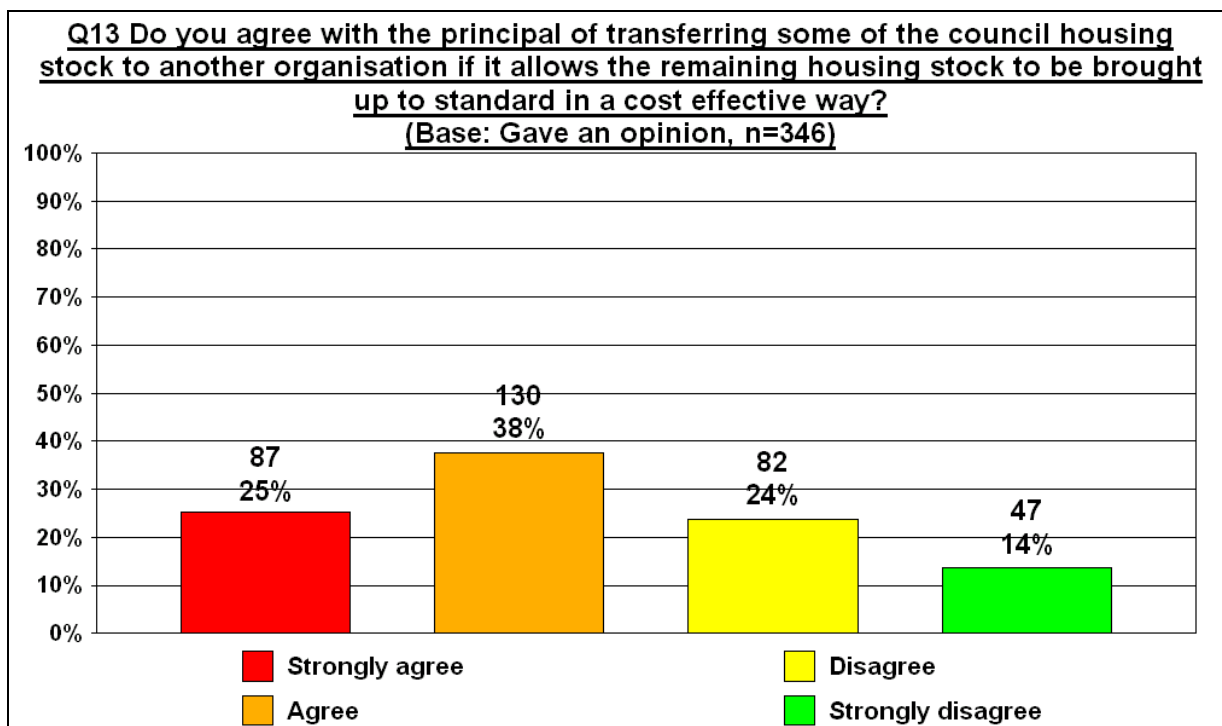
Q12: Transfer of Council Stock to Housing Association

Over 6 in 10 respondents agree with the principal of transferring some of the Council stock to another housing association (60%).



Q13: Transfer of Council Stock to another Organisation to help bring it up to Standard

63% of tenants agree with the principal of transferring some of the Council housing stock to another organisation if it allows the remaining housing stock to be brought up to standard in a cost effective way.



NB Percentages do not add up to 100% due to rounding

Q14: Ranking of General Views

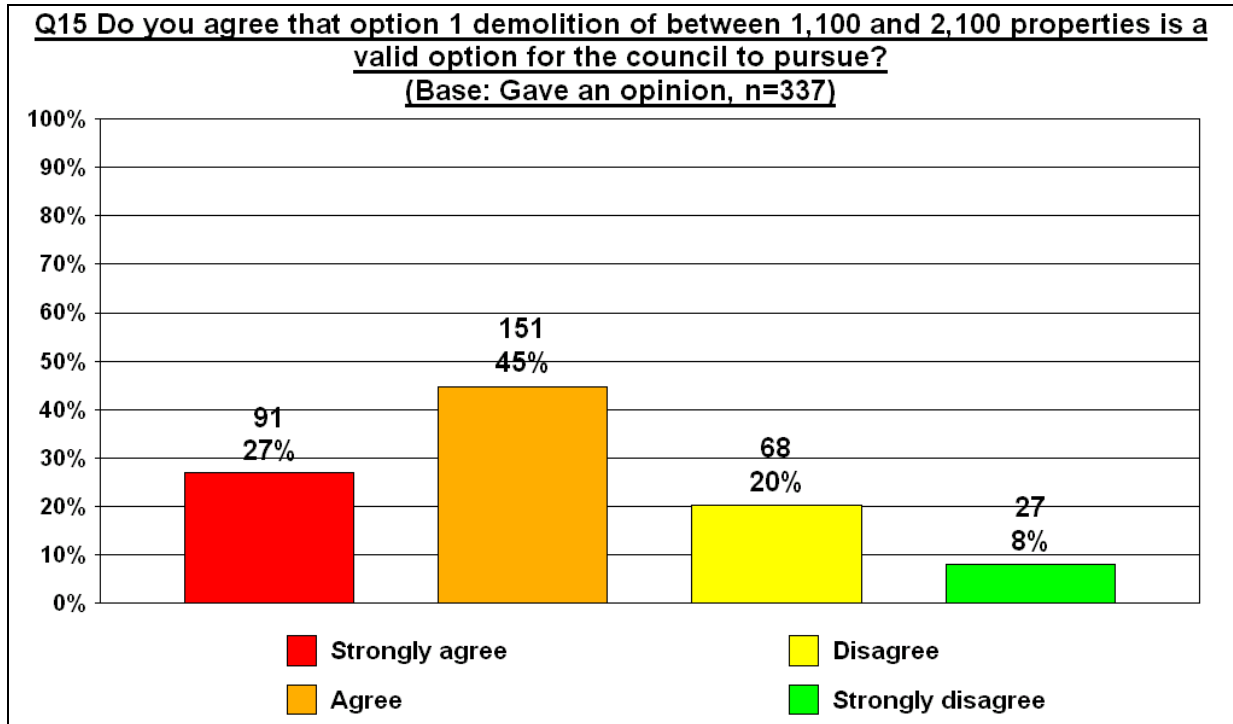
The most preferred options cited by respondents is to carry out demolitions and invest in the rest of the stock with a lower rent increase.

| Q14 Please rank the following options in order of preference | | | |
|--|----------------|----------------|----------------|
| Base: All respondents, n=400 | | | |
| Preference | Top preference | 2nd Preference | 3rd Preference |
| Carry on as things are at present despite high rent increases | 22% | 20% | 51% |
| Carry out demolitions and invest in the rest of the stock with a lower rent increase | 37% | 40% | 16% |
| Carry out part transfer and invest in the remaining stock with a lower rent increase | 34% | 33% | 27% |
| Other | - | - | - |
| Don't know | 6% | 6% | 6% |
| None | 1% | 1% | 2% |
| Demolish houses which are bad but keep others | 0% | - | - |
| Disagree that Council can't rent some of its housing | 1% | - | - |
| Right to Buy immediately | 0% | - | - |
| Do not transfer or demolish | - | 0% | - |

3. HOUSING OPTIONS

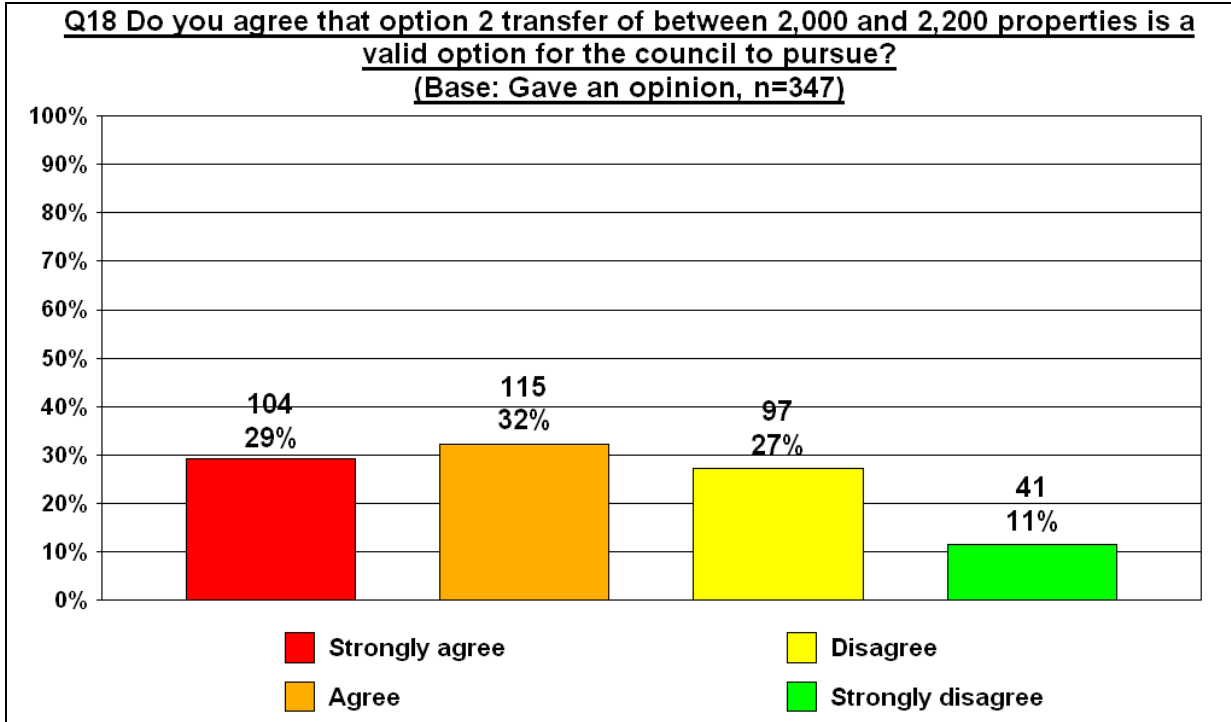
Q15: Option 1 - Demolition of between 1,100 and 2,100 properties

72% of respondents agree that the demolition of between 1,100 and 2,100 properties is a valid option for the council to pursue compared to 28% who disagreed.



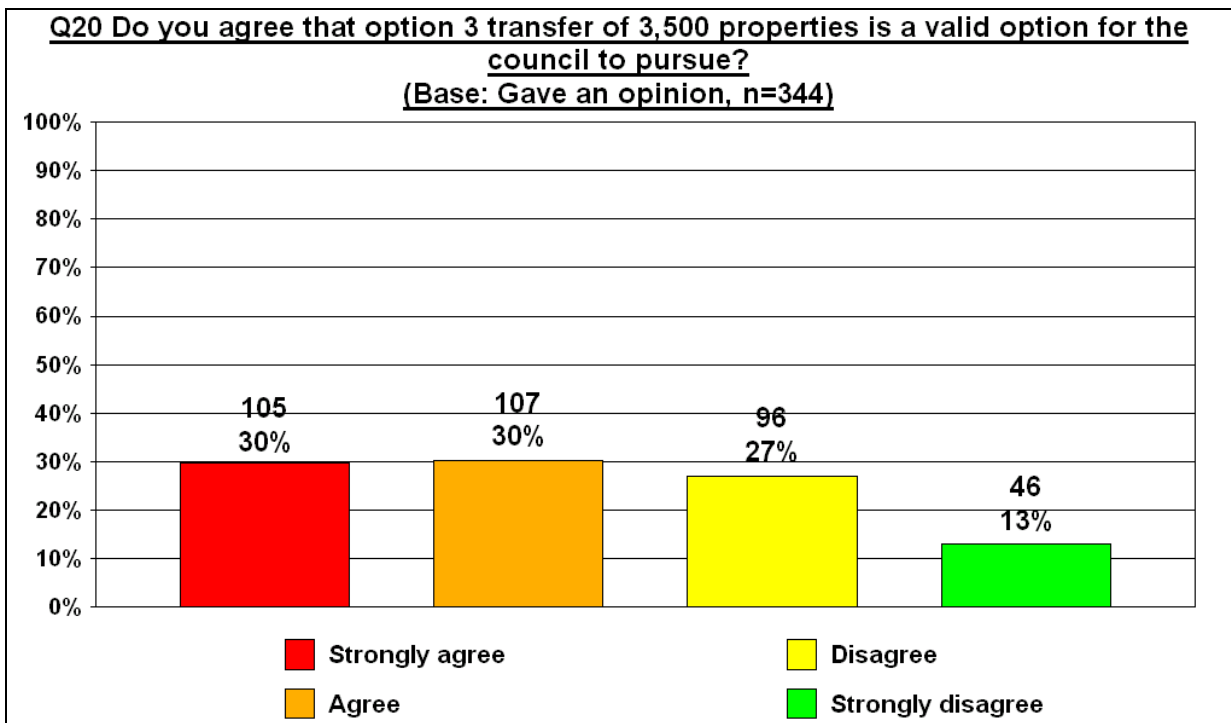
Q18: Option 2 - Transfer of between 2,000 and 2,200 properties

Over 6 in 10 respondents (61%) agree that the transfer of between 2,000 and 2,200 properties is a valid option for the Council to pursue compared to 38% who disagree.



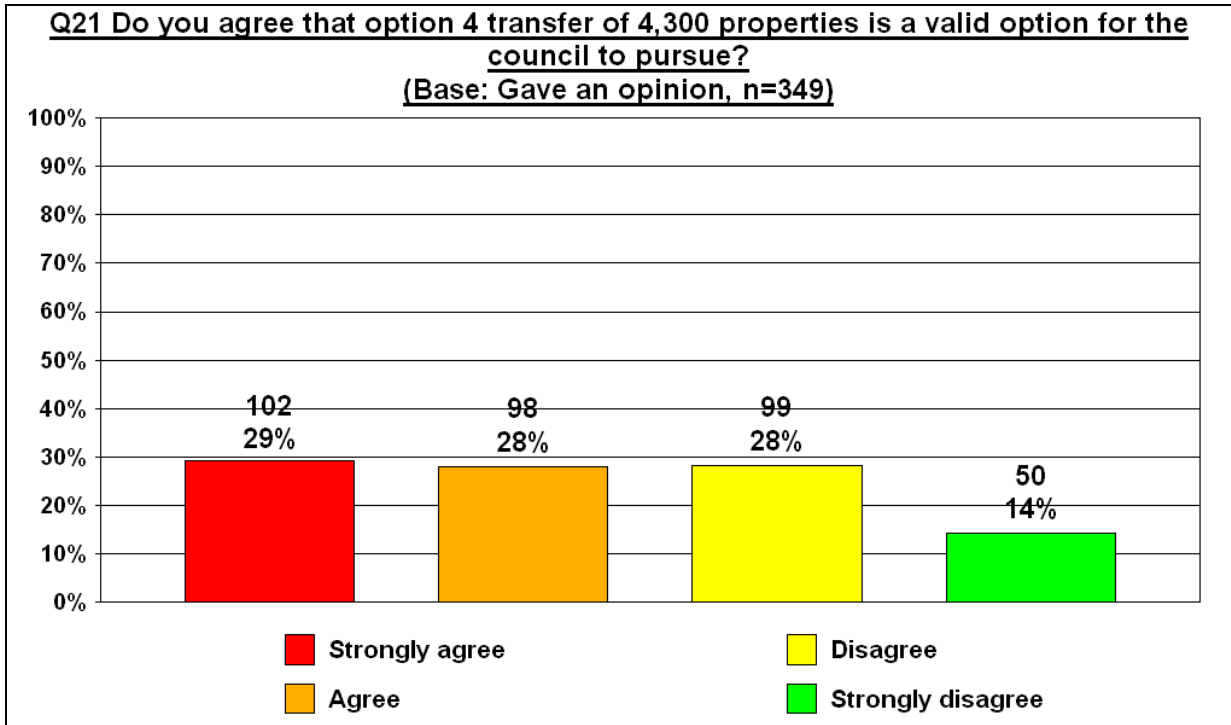
Q20: Option 3 - Transfer of around 3,500 properties

6 in 10 respondents agree that the transfer of around 3,500 properties is a valid option for the Council to pursue (60%) compared to 4 in 10 respondents who disagree (40%).



Q21: Option 4 - Transfer of around 4,300 properties

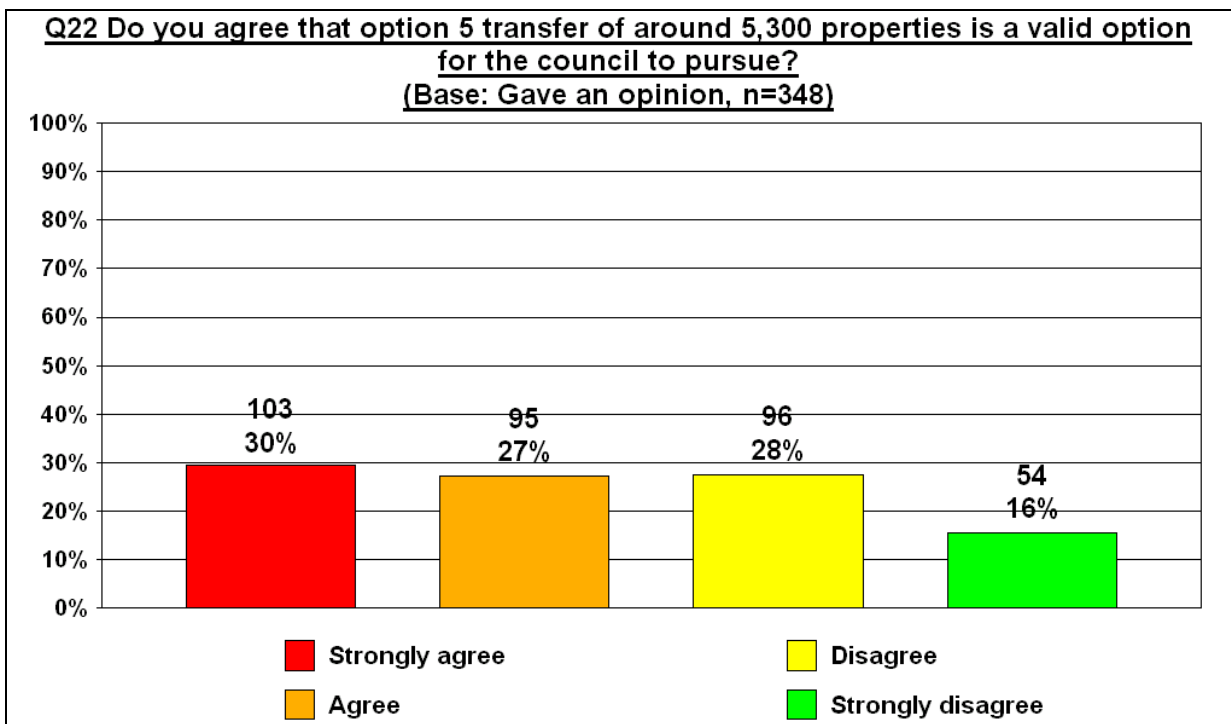
57% of tenants agree that the transfer of 4,300 properties is a valid option for the Council to pursue compared to 42% who disagree.



NB Percentages do not add up to 100% due to rounding

Q22: Option 5 - Transfer of around 5,300 properties

57% of respondents agree that option 5, the transfer of around 5,300 properties is a valid option for the Council to pursue compared to 44% who disagree.



NB Percentages do not add up to 100% due to rounding

4. RANKING OF FIVE OPTIONS

Q23: Please rank the following options in order of preference

Option 5, transfer of around 5,300 with rent rising by 21% was the most preferred option cited by respondents (34%), followed by option 1 – demolition of around 1,100 to 2,100 properties with rent rising by 37% (27%).

| Q23 Tenants Top Priority | |
|---|------------------|
| Base: All respondents, n=400 | |
| Option | Top Pref. |
| Option 5- transfer around 5,300 with rent rising by 21% | 34% |
| Option 1-demolish around 1,100 to 2,100 with rent rising by 37% | 27% |
| Carry on as things are at present with rents increasing by 41% in real terms by year 15 | 23% |
| Option 2- transfer around 2,000 to 2,100 with rent rising by 27% | 5% |
| Option 3- transfer around 3,500 with rent rising by 23% | 1% |
| Option 4- transfer around 4,300 with rent rising by 23% | 1% |
| None of the above | 6% |
| Don't know | 4% |

A full breakdown of tenant's preferences and responses to this question is shown below:

| Q23 Please rank the following options in order of preference | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|
| Base: All respondents, n=400 | | | | | | |
| Option | Top Pref. | 2nd Pref. | 3rd Pref. | 4th Pref. | 5th Pref. | 6th Pref. |
| Carry on as things are at present with rents increasing by 41% in real terms by year 15 | 23% | 12% | 2% | 1% | 5% | 48% |
| Option 1-demolish around 1,100 to 2,100 with rent rising by 37% | 27% | 13% | 2% | 1% | 29% | 17% |
| Option 2- transfer around 2,000 to 2,100 with rent rising by 27% | 5% | 13% | 17% | 31% | 18% | 4% |
| Option 3- transfer around 3,500 with rent rising by 23% | 1% | 5% | 42% | 36% | 3% | 0% |
| Option 4- transfer around 4,300 with rent rising by 23% | 1% | 30% | 20% | 16% | 18% | 1% |
| Option 5- transfer around 5,300 with rent rising by 21% | 34% | 16% | 4% | 1% | 14% | 18% |
| None of the above | 6% | 7% | 9% | 9% | 9% | 9% |
| Don't know | 4% | 4% | 5% | 5% | 5% | 4% |

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Analysis of the top preference by area indicates that the majority of Clydebank and Alexandria respondents are most likely to prefer option 5, transfer of around 5,300 properties with rent rising by 21%, while the majority of Dumbarton tenants residents prefer option 1, demotion of around 1,100 to 2,100 with rent rising by 37%.

| Preference by Area | | | |
|---|------------------|-------------------|------------------|
| Area | Clydebank | Alexandria | Dumbarton |
| Base | 202 | 110 | 88 |
| Carry on as things are at present with rents increasing by 41% in real terms by year 15 | 21% | 24% | 25% |
| Option 1-demolish around 1,100 to 2,100 with rent rising by 37% | 23% | 30% | 33% |
| Option 2- transfer around 2,000 to 2,100 with rent rising by 27% | 8% | - | 3% |
| Option 3- transfer around 3,500 with rent rising by 23% | 2% | - | - |
| Option 4- transfer around 4,300 with rent rising by 23% | 1% | - | - |
| Option 5- transfer around 5,300 with rent rising by 21% | 34% | 37% | 31% |
| None of the above | 6% | 7% | 3% |
| Don't know | 4% | 2% | 5% |

Analysis by age reveals that respondents aged under 74 are most likely to prefer the transfer of around 5,300 properties with rents rising by 21%, while the majority of older respondents aged 75+ would prefer things to carry on as they are.

| Preference by Age of Respondent | | | | | |
|---|---------------|--------------|--------------|------------|-------------------|
| Age of respondent | 16 -29 | 30-59 | 60-74 | 75+ | Don't know |
| Base | 52 | 182 | 96 | 69 | 1 |
| Carry on as things are at present with rents increasing by 41% in real terms by year 15 | 10% | 19% | 28% | 33% | - |
| Option 1-demolish around 1,100 to 2,100 with rent rising by 37% | 27% | 28% | 25% | 28% | 100% |
| Option 2- transfer around 2,000 to 2,100 with rent rising by 27% | - | 4% | 7% | 7% | - |
| Option 3- transfer around 3,500 with rent rising by 23% | 2% | 1% | 1% | - | - |
| Option 4- transfer around 4,300 with rent rising by 23% | - | 2% | - | - | - |
| Option 5- transfer around 5,300 with rent rising by 21% | 44% | 37% | 30% | 23% | - |
| None of the above | 13% | 6% | 3% | 4% | - |
| Don't know | 4% | 2% | 5% | 4% | - |

Q24: Please explain why you choose this as your first choice?

Carry on as things are at present with rents increasing by 41% in real terms by year 15:

| | | |
|------------|-------|--|
| Alexandria | 30-59 | No problems so far with Council. |
| Alexandria | 30-59 | Think we will all be better off with the Council. |
| Alexandria | 30-59 | Prefer the Council. |
| Alexandria | 16-29 | Happy with the council but some houses in the area should transfer or get demolished. |
| Alexandria | 30-59 | I'm happy with the Council but understand why we would move to an association if we had to. |
| Alexandria | 16-29 | Happy with the norm. |
| Alexandria | 30-59 | happy here |
| Alexandria | 16-29 | Surely it's easier to upgrade the existing houses than to demolish some. |
| Alexandria | 16-29 | We don't want to move. The houses just need upgraded, the people who live here and other places are communities. |
| Alexandria | 30-59 | Less hassle - happy as I am. |
| Alexandria | 30-59 | Heard they are upgrading the houses anyway. |
| Alexandria | 75+ | Happy with the Council. |
| Alexandria | 30-59 | Happy as it is. |
| Alexandria | 30-59 | Fine as we are. |
| Alexandria | 60-74 | Happy just as it is. |
| Alexandria | 75+ | Want to stay with the Council. |
| Alexandria | 60-74 | Happy as I am. |
| Alexandria | 60-74 | Happy |
| Alexandria | 60-74 | Wanting to buy home soon so not bothered. |
| Alexandria | 75+ | Rather stay with the Council - they are very good to pensioners and are more stable than HA. Clydebank Council is a disgrace. Repairs are not very good. |
| Clydebank | 60-74 | Should demolish the houses no one wants but keep the rest of them. Don't want to be transferred to a housing group. Rent makes no difference to us, I'm on benefits. |
| Clydebank | 16-29 | Don't think that the houses are that bad here. I'm on the list to get a Council house. This is a homeless house. Don't think that they should be demolishing any houses. |
| Clydebank | 60-74 | The housing stock transfer that happened in Glasgow was not a good move and I wouldn't like to see it happening in Clydebank. |
| Dumbarton | 75+ | This is how I want it, leave well alone. |
| Dumbarton | 30-59 | The rent is not too bad but the others are transferring too many houses. |
| Clydebank | 60-74 | Don't think any house should be demolished, bring them up to standard even if it means put up the rents. |
| Dumbarton | 30-59 | If people looked after property it would not require to be demolished or transferred, things should be kept the way they are. |
| Dumbarton | 60-74 | I am housebound so don't know anything about what's going on. |
| Dumbarton | 60-74 | I don't think transferring would help tenants. I want Council property to stay with the Council. |
| Dumbarton | 60-74 | It's a "cop out" for the Council to demolish or transfer. |
| Dumbarton | 60-74 | I am happy the way it is. |
| Dumbarton | 60-74 | I remember Mrs Thatcher - decent properties were snapped up - don't change because you can't predict |
| Alexandria | 30-59 | Happy on my own up here |
| Alexandria | 60-74 | Want to stay a council tenant |
| Alexandria | 30-59 | No, if the houses are in reasonable condition they should try and sort them as there is already shortage of council houses. |
| Dumbarton | 75+ | I don't know enough about it to actually say. |
| Dumbarton | 75+ | Don't know I'm 88 and don't go out so don't realise how bad it is. |
| Clydebank | 30-59 | Want to remain a council tenant, better landlord. |
| Clydebank | 60-74 | Want to remain a council tenant. |

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|------------|-------|---|
| Clydebank | 75+ | I would want to stay with the council; I know where I am with them. |
| Clydebank | 75+ | Would need more information about the Housing Associations before I could make a choice. |
| Clydebank | 75+ | I would rather stay with the council and I think other people would feel the same. |
| Clydebank | 75+ | Went to stay with council |
| Clydebank | 60-74 | I would prefer to stay with the council. I don't know enough about the houses that are to be demolished. |
| Clydebank | 75+ | I don't think there is enough houses as it is and I don't know if I would trust housing associations. |
| Clydebank | 30-59 | Nobody is controlling the Housing Association, they might start charging for certain repairs. Where are they going to put people if they demolish houses. |
| Clydebank | 75+ | People would need reassuring that if they transferred they would still get all the same benefits of being with the council. |
| Clydebank | 75+ | Once Housing Association get, they might increase to high rents. I'd rather keep it as it is. |
| Clydebank | 30-59 | I would worry about rents going up and the up keep from Housing Association. |
| Dumbarton | 30-59 | Happy as we are. |
| Dumbarton | 30-59 | Happy as we are |
| Dumbarton | 30-59 | Good enough as it is, i.e. repairs etc. |
| Dumbarton | 30-59 | To stay with council. |
| Dumbarton | 60-74 | Don't care but it's better the devil you know. |
| Dumbarton | 60-74 | Socialist, believe in council |
| Dumbarton | 30-59 | Happy with the status quo. |
| Dumbarton | 30-59 | Can't see the benefit of knocking down houses. |
| Dumbarton | 75+ | Happy as we are. |
| Dumbarton | 30-59 | Don't really care. |
| Dumbarton | 30-59 | Happy with the council. |
| Clydebank | 75+ | Don't think demolishing is the answer. |
| Clydebank | 30-59 | Happy as I am. |
| Clydebank | 75+ | Too old for change, especially demolition |
| Clydebank | 60-74 | Don't like change, too old. |
| Clydebank | 60-74 | Happy as I am. |
| Clydebank | 30-59 | Hate housing associations. |
| Clydebank | 75+ | Council are good enough. |
| Clydebank | 30-59 | Don't really care to be honest. |
| Clydebank | 60-74 | Happy as I am, don't like change. |
| Clydebank | 30-59 | Will my right to buy be jeopardised? |
| Clydebank | 30-59 | Quite happy to stay with council. |
| Clydebank | 60-74 | Too much bother, don't really care. |
| Clydebank | 60-74 | Wouldn't really effect us. |
| Clydebank | 60-74 | Don't really care. |
| Clydebank | 75+ | Can't be bothered with the hassle of changing. |
| Clydebank | 30-59 | I'm happy with the status quo. |
| Clydebank | 75+ | I'm too old for any changes like this. |
| Clydebank | 60-74 | Don't like change, too much. |
| Clydebank | 30-59 | Should only sell off or demolish really bad stock. |
| Clydebank | 60-74 | No need for change. |
| Clydebank | 60-74 | Couldn't care less, would prefer the council though. |
| Clydebank | 60-74 | Happy as I am. |
| Clydebank | 75+ | Like my landlord at the moment. |
| Clydebank | 75+ | Don't like change. |
| Clydebank | 30-59 | Happy as I am. |
| Clydebank | 30-59 | Definitely want to stay with the council. |
| Alexandria | 30-59 | It's hard to get a house. I've heard these need demolished but I think they're fine so I would leave them alone. |
| Alexandria | 75+ | I would only agree if the people who lived in them agree. It's their homes and not for me to say. |

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| | | |
|------------|-------|--|
| Alexandria | 30-59 | The rent increase doesn't affect me and I'm happy with the way things are. |
| Dumbarton | 75+ | The houses should remain council property. |

Option 1-demolish around 1,100 to 2,100 with rent rising by 37%

| | | |
|------------|-------|---|
| Alexandria | 30-59 | Would like a better house. |
| Alexandria | 30-59 | The flats are ugly, should be pulled down. |
| Alexandria | 30-59 | Would like a better home. |
| Alexandria | 30-59 | Place is a dump. |
| Alexandria | 30-59 | Only couple with children, rest are junkies. |
| Alexandria | 16-29 | Place needs a total revamp. |
| Alexandria | 30-59 | Dampness, better houses. |
| Dumbarton | 75+ | The place is a dump. Demolish it |
| Clydebank | 30-59 | If it's hard to let then pull it down. |
| Clydebank | 30-59 | If no one wants the houses they should be pulled down. |
| Clydebank | 60-74 | Cheaper without transfer option to pull them down rather than pay for housing no one wants. |
| Clydebank | 30-59 | Think its better just to pull down these houses / make a clean break. |
| Clydebank | 30-59 | Think that a few houses are needing pulled down, nothing can be done with them they are so bad. Like these houses I'm in, no amount of tarting them up would make them into family houses because of the style of them. |
| Clydebank | 60-74 | Demolish them because it wouldn't cost to upkeep them. |
| Clydebank | 16-29 | Because I think that this might be one of the houses to be demolished and I might get a better house out of it. |
| Clydebank | 30-59 | Think that if they houses of very poor quality they should be demolished but I would like the Council to hang on to as many houses as they can. |
| Clydebank | 60-74 | Would rather see bad housing demolished if they don't have the funds to do them up. Don't want to go to other housing. Council should hang on to all the houses that they have left. |
| Dumbarton | 30-59 | The transferring might not improve the housing; some are so bad they should be demolished. |
| Clydebank | 30-59 | Think that they should cut the dead wood when it comes to bad housing / get rid of it. |
| Dumbarton | 60-74 | Some houses need demolished but I want to stay with the Council. |
| Dumbarton | 75+ | There are houses that need pulled down and this would release funds for improvements. |
| Dumbarton | 75+ | I want to stay a Council tenant and not privatise. |
| Dumbarton | 30-59 | Get rid of the poor housing and don't transfer - better the devil you know. |
| Dumbarton | 30-59 | Get rid of eyesores. The rent does not affect me. |
| Dumbarton | 75+ | Get all the bad houses pulled down as they are inhabitable. |
| Dumbarton | 75+ | Want to stay with the Council, don't want to change. |
| Dumbarton | 30-59 | Rather stay with the Council if they demolish some and get ours up to standard. |
| Dumbarton | 16-29 | I want to stay with the Council. |
| Dumbarton | 30-59 | Don't want to transfer to another housing association. |
| Dumbarton | 30-59 | Demolish the rubbish. That is most of it!! |
| Clydebank | 30-59 | Want to remain a Council tenant. |
| Clydebank | 60-74 | Don't want my landlord to change. |
| Clydebank | 75+ | Because I don't want things to change, want to remain a Council tenant. |
| Clydebank | 60-74 | Want to stay as I am. |
| Dumbarton | 75+ | It does not really affect me but I think some of them should be brought down and then transfer the rest of the poorer ones. |
| Dumbarton | 60-74 | Too many people into poor housing. Too many houses not up to standards, only a few need demolished but the Council needs to upgrade. They are Council houses and should remain with the Council. |
| Dumbarton | 30-59 | If there is no improvement there's no point in keeping houses that are not fit for today. |
| Dumbarton | 60-74 | That is not dealing with the problem - they are just putting the problem elsewhere |

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| Dumbarton | 75+ | There is no point in passing inadequate housing on to someone else. Better to demolish and start again |
| Dumbarton | 30-59 | Demolish the really bad ones but any that are transferred must be brought up to standard |
| Dumbarton | 16-29 | They should demolish these. They're falling down. The place is a mess |
| Dumbarton | 16-29 | Some houses there is no hope for/ tear them down and start again |
| Dumbarton | 30-59 | The place is a dump here. Something has to be done. The rent would be less the houses are good. It's the people they let them into. I wish I could get out of here |
| Clydebank | 30-59 | Would be cheaper |
| Clydebank | 30-59 | If they demolished and guaranteed to build new housing it would be what I would want. These are very damp. |
| Clydebank | 16-29 | Might be better if stock is not listable to knock it down to improve other stock |
| Clydebank | 30-59 | There might be less increases eventually and keep the housing better |
| Clydebank | 30-59 | Might be better with a smaller amount of houses |
| Alexandria | Don't know | These flats are terrible - the roof is falling to bits/ water is pouring in/ it's criminal (I pay £200 council tax for a dump) that they are getting away with it. They are slum landlords |
| Clydebank | 60-74 | Would prefer to stay a Council tenant |
| Clydebank | 30-59 | Against the transfer of any stock to the Housing Association. But still don't want to be paying for housing that no one wants |
| Clydebank | 30-59 | It's the cheapest way to do things without transferring any housing stock |
| Clydebank | 30-59 | Want to stay a council tenant |
| Clydebank | 30-59 | Past experience of H.A. has not been good. |
| Clydebank | 16-29 | Would get rid of all the bad housing. |
| Clydebank | 75+ | Rather be a council tenant. Council always does repairs. |
| Clydebank | 30-59 | Want to remain with the council. |
| Clydebank | 30-59 | Want to stay a council tenant |
| Clydebank | 75+ | Just prefer to be a council tenant, don't want to change. |
| Clydebank | 60-74 | Make the place look better without all the run down properties. Would also prefer to be a council tenant. |
| Clydebank | 60-74 | Always had a good service from the council, would rather have them as my landlord. |
| Clydebank | 60-74 | Want to stay a council tenant. |
| Alexandria | 16-29 | I think there is some houses beyond repair. |
| Alexandria | 30-59 | I've seen a lot of houses up at Bellsmyre that definitely should be pulled down. |
| Alexandria | 30-59 | The houses are in too bad a condition to salvage. They didn't use fen to build and discovered this is no good for building houses. It causes dampness so those houses would have to be pulled down. It is foundation rot so there is no choice but to pull them down. No point in transferring the problem. |
| Alexandria | 16-29 | Riddled with dampness. Have new kitchen, heating and bathroom, its not made a difference to the actual houses |
| Alexandria | 16-29 | Should demolish the really bad ones and sort the rest. |
| Alexandria | 16-29 | Some housing associations work isn't up to standard, Dumbarton is good but you might end up with a rubbish housing association. |
| Alexandria | 30-59 | I think some houses are beyond repair. |
| Alexandria | 16-29 | There is dampness in houses that cannot be repaired. |
| Dumbarton | 30-59 | All depends on the people they put in them but demolish sub standard houses. |
| Clydebank | 60-74 | Get rid of bad houses but replace. Must be able to house everyone. |
| Clydebank | 30-59 | If the choice is really there I would prefer to stay with the council |
| Clydebank | 75+ | If nobody wants the houses and it saves money in the long run I think this is the best option. |
| Dumbarton | 30-59 | Place is a tip because of the horrible flats. |
| Dumbarton | 30-59 | Could be tidied up a bit. |
| Dumbarton | 30-59 | Get a new house that's more suitable. |
| Dumbarton | 60-74 | Place is horrible. |
| Dumbarton | 75+ | Unfixable house, bulldoze. |
| Alexandria | 75+ | Prefer to stay council tenants. |

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| Alexandria | 75+ | Want to stay just as I am. Prefer to be a council tenant. |
| Alexandria | 75+ | Would rather have council as my landlord. |
| Alexandria | 30-59 | Would prefer to be a council tenant. |
| Alexandria | 60-74 | Want to stay a council tenant. |
| Alexandria | 60-74 | Would rather stay a council tenant. |
| Alexandria | 60-74 | Would still want to be a council tenant. Think I would love more say in how things are done. |
| Alexandria | 75+ | Quite happy, want stay a council tenant. |
| Alexandria | 60-74 | Want to stay a council tenant. |
| Alexandria | 60-74 | Don't want change. Prefer to be a council tenant. |
| Alexandria | 75+ | Want to stay a council tenant |
| Clydebank | 30-59 | Been with a housing association before, prefer to be with the council. Repairs are carried out a lot quicker. |
| Clydebank | 30-59 | Don't want to change to another landlord. |
| Clydebank | 16-29 | Want to make sure that I stay a council tenant. |
| Clydebank | 60-74 | Want to stay a council tenant. |
| Clydebank | 30-59 | Want to stay a council tenant. |
| Clydebank | 30-59 | Don't want Housing Association as my landlord, prefer the council. |
| Clydebank | 60-74 | Prefer the council as my landlord. |
| Alexandria | 30-59 | Some of the houses are so bad demolishing is the only answer. |
| Alexandria | 60-74 | They're trying to get rid of the property. The biggest mistake was selling houses off. We can't get repairs done because people have bought in the close. Stop getting rid of council houses. |
| Alexandria | 30-59 | Not sure. Some are in such bad repair; it might be cheaper in the long run to re-build. |
| Clydebank | 30-59 | I think they need to demolish the really bad ones as transferring them won't make them better houses. |
| Dumbarton | 60-74 | Keep the houses in the council. |
| Clydebank | 60-74 | Prefer to stay a council tenant. |
| Clydebank | 30-59 | Would prefer to stay a council tenant. I know the kind of service I get from them. |
| Clydebank | 75+ | Want things to stay the same. Want to remain a council tenant. |
| Clydebank | 75+ | Would like to stay with the council. |
| Alexandria | 30-59 | Something has to be done to bring the houses up to scratch. |
| Alexandria | 30-59 | Prefer the council, I feel secure with the council. |
| Alexandria | 16-29 | As long as they re house the people from the demolished buildings. |

Option 2- transfer around 2,000 to 2,100 with rent rising by 27%

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| Clydebank | 75+ | Better for people. Keep same number of houses but make better quality homes. Better than demolishing them. Not transfer too many houses. |
| Clydebank | 30-59 | I'm not paying for houses people don't want. This way is not reducing housing to let in the area if some other HA can do them up. |
| Clydebank | 60-74 | Don't mind getting shot of the housing that is hard to let but would draw the line at too many. Feel anything else, like hard to upkeep would be my home and I don't want anything to happen to my home. |
| Clydebank | 60-74 | Not too many houses transferred, not paying for houses no one wants. To get better accommodation. |
| Clydebank | 75+ | Happy to transfer the housing that no-one wants because that would cut rents. Hard to rent houses are no good if they are left empty. |
| Clydebank | 60-74 | If it's housing that they can't get anyone to take then transfer it over to someone who can make it good, it's better than demolishing it. I wouldn't like to see anymore housing transferred because then we would be on the slippery slope to there being no council housing. |
| Clydebank | 75+ | Better to transfer to Housing Association places that are hard to let. Not reducing the amount of housing in the area but reducing the rent we have to pay. |
| Clydebank | 60-74 | Given tenants more options by not demolishing they can put their names on the HA list to get one of these houses when they are done up. |
| Clydebank | 75+ | Don't think that it's a good idea to demolish any houses if it can be helped and if it's housing a HA would take on then it can't be all bad. |

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| Dumbarton | 30-59 | It would replace the state of the housing with better housing in the long run. |
| Dumbarton | 60-74 | Transfer this amount would be sufficient and would keep rents down for those paying. |
| Dumbarton | 30-59 | Transferring these few would be ok. But more than that is dodging responsibilities to those who can't afford the housing (private sector) as it stands. |
| Clydebank | 30-59 | Don't want to pay for housing upkeep when no one is living in but don't want the council to give away too many houses. |
| Clydebank | 60-74 | OK to transfer some housing but not too much. Might lower the rent lost. It wouldn't benefit the council tenants to get shot of too many houses |
| Clydebank | 75+ | Don't want a lot of change. |
| Clydebank | 30-59 | It makes more sense as people are crying out for houses. It might work out if they transfer £2000. |
| Clydebank | 30-59 | Would give some options if some were transferred. |
| Clydebank | 60-74 | Less rent to pay without the loss of too many houses. |
| Clydebank | 30-59 | Maybe off load some of the houses but don't over do it. |
| Clydebank | 30-59 | Welcome a move if it improved repairs. |

Option 3- transfer around 3,500 with rent rising by 23%

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| Clydebank | 30-59 | Gets rid of the rubbish housing but leaves enough housing if council tenants want to move to other council house. |
| Clydebank | 60-74 | Don't think any house should be demolished. |
| Clydebank | 16-29 | Housing stock will still remain the same rent would go down in real terms housing association pay the costs. |
| Clydebank | 30-59 | Not too many houses to get rid of and if it was transferred to a housing association then there would still be enough houses to rent. |

Option 4- transfer around 4,300 with rent rising by 23%

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| Clydebank | 30-59 | Feel that it keeps rent low but keeps enough housing stock. |
| Clydebank | 30-59 | It depends on the housing association. If it was good it would be an idea. |
| Clydebank | 30-59 | It sounds about the cheapest way for renting option 4 on 3 . |

Option 5- transfer around 5,300 with rent rising by 21%

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| Alexandria | 30-59 | Don't care - cheapest. |
| Alexandria | 30-59 | Cheapest obviously. |
| Alexandria | 30-59 | If it benefited us I would move to housing association. |
| Alexandria | 30-59 | Better service. |
| Alexandria | 16-29 | Cheapest - simple. |
| Alexandria | 30-59 | Cheapest option available. |
| Alexandria | 60-74 | Would like a new landlord - not too happy with the Council. |
| Alexandria | 30-59 | Cheapest option - they might upgrade houses also. |
| Alexandria | 30-59 | Cheapest option. |
| Alexandria | 30-59 | Think Housing Associations would be good, they seem to do things better. |
| Alexandria | 30-59 | Hates council - extremely angry. |
| Clydebank | 16-29 | Lower rent for me to pay. |
| Clydebank | 30-59 | Still keep the same number of houses, none of them to be demolished and if someone else can do them up when the Council doesn't have the money then it's giving the people of Clydebank better housing. |
| Clydebank | 75+ | Because I have a pension I still have to pay rent and this would be the cheapest option for me. |
| Clydebank | 30-59 | Because think that it would include me. I need better housing and I can't get it from the Council so I might get it from another landlord. |
| Clydebank | 16-29 | Not transfer too many houses but keeping the rents low. This is still less than 1/2 so that should save quite a lot of money. |
| Clydebank | 30-59 | Housing Associations do a better job than the Council. Would be in favour of |

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| | | this if it was going to a HA and not a private landlord. |
| Clydebank | 60-74 | Cheaper rents but keeping the houses for people to rent if it is another housing group. |
| Clydebank | 16-29 | Cheapest way to get more people better housing and the people who stay with the Council wouldn't have big rent rises. |
| Clydebank | 30-59 | Look at Drumchapel and see the improvements made there by Housing Associations. Council not doing enough to these houses hopefully a HA will take over and make a better job. Regeneration would do a lot for this area just like Drumchapel. |
| Clydebank | 30-59 | Its a way to keep the rents low. |
| Clydebank | 75+ | This would be a way of bringing more houses up to a good standard. |
| Clydebank | 60-74 | Would be less rent for me to pay. |
| Clydebank | 30-59 | This would bring more housing up to a better standard without the rents going sky high. |
| Clydebank | 60-74 | Do not matter to me if the housing is with the Council or another housing organisation as long as the stock is improved. This is a way of bringing more houses up to standard. |
| Dumbarton | 30-59 | The rent is important to me and I don't care what they do as long as the rent does not increase too much. |
| Dumbarton | 30-59 | The rents are kept reasonable and with transferring existing properties don't need to demolish them if could put them right. |
| Dumbarton | 30-59 | Free up money to improve properties by transferring as many as possible. |
| Dumbarton | 60-74 | Don't want too many demolished but they need upgraded without too much rent increase. |
| Dumbarton | 16-29 | It keeps the rents lower and we might see an improvement in our houses. |
| Dumbarton | 16-29 | The lowest rent - and housing associations have far better housing - Council houses are in terrible state. |
| Dumbarton | 60-74 | The rents would not increase so much and houses remaining might be able to be improved. |
| Dumbarton | 30-59 | It would have the rents going up so much. |
| Dumbarton | 30-59 | I would like to see if the housing association could do better. It could not be any worse. |
| Dumbarton | 16-29 | Keep rent down. |
| Dumbarton | 30-59 | Would give us better houses. |
| Dumbarton | 60-74 | Want the lowest rent. |
| Dumbarton | 30-59 | Transferring a lot would allow money to be used to do up the remaining. |
| Dumbarton | 16-29 | To keep the rents as low as possible. |
| Clydebank | 16-29 | Would keep the rents affordable. Think HA would be a better landlord! |
| Clydebank | 30-59 | Better service from HA plus more affordable rents. |
| Clydebank | 60-74 | It would keep rents low. |
| Clydebank | 30-59 | The Council are very slow to do any repairs, always say they have no funds. I would be very happy to transfer to other housing group as a way of having a higher standard of housing hopefully for me and others. |
| Dumbarton | 75+ | Don't believe in demolishing |
| Dumbarton | 30-59 | Housing associations are better but if homes are beyond repair they might need to be demolished |
| Dumbarton | 75+ | There is a shortage of housing so if they can be used then it would be a good idea |
| Dumbarton | 75+ | Cheaper rents is the best option |
| Dumbarton | 60-74 | More control in the hands of people/ if a housing association still helps the people improve their housing |
| Dumbarton | 75+ | It would be cheaper in the long run |
| Clydebank | 30-59 | Would make rents cheaper for me... the people they let into these flats re a disgrace - druggies etc |
| Clydebank | 30-59 | To make it cheaper rent |
| Clydebank | 30-59 | Might give council more funds if this happened |
| Clydebank | 30-59 | If it brings the rents down it will be worth it |
| Clydebank | 16-29 | It would give the housing association a chance to renovate housing stock |
| Clydebank | 60-74 | It would be less rent today with this one I think |

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| Clydebank | 30-59 | The local authority doesn't have the money. The Housing Associations have more money and get things done quickly |
| Alexandria | 30-59 | Would like a chance |
| Clydebank | 30-59 | Seems the way to go - would keep rents down |
| Clydebank | 30-59 | Less rent |
| Clydebank | 30-59 | Looks like it would be more affordable to people |
| Clydebank | 60-74 | Think that the council has let us down and another housing organisation might do a better job. |
| Clydebank | 30-59 | Because they is very little of the housing stock that will meet the new standards. Transfer seems to be the way to go. |
| Clydebank | 30-59 | Hopefully it will keep rents low. |
| Clydebank | 60-74 | Gives people a decent standard of housing. |
| Clydebank | 60-74 | Would keep the cost of rent down the mark. |
| Clydebank | 30-59 | It Keeps rent low. If they don't demolish the housing stock is not demolished. |
| Clydebank | 16-29 | Would keep rents low in the area. |
| Clydebank | 30-59 | Housing stock is not in a good state, another organisation might bring it up to standard. |
| Clydebank | 16-29 | Hopefully I would get a better service from Housing Association |
| Clydebank | 30-59 | Think we might get a better service from another housing organisation. |
| Clydebank | 60-74 | Will keep rents low |
| Clydebank | 16-29 | Because it will keep rents lowest. |
| Clydebank | 30-59 | Would keep rents low hopefully. |
| Clydebank | 75+ | Would keep rents low |
| Alexandria | 16-29 | If they demolish they will not renew them with council houses and that's too many to loose. |
| Alexandria | 30-59 | If the Housing Association can do a better job then that's the route we should take. |
| Alexandria | 60-74 | Only to keep the rents down but I would need much more information before I would consider what I think should be done. |
| Alexandria | 30-59 | If some are really bad they have to go. |
| Alexandria | 16-29 | Cheaper rents for better quality housing. There is no option. |
| Alexandria | 30-59 | People think the houses round here should be demolished but it would split up families and I'm sure other areas are the same. |
| Alexandria | 30-59 | I love this area and other people feel the same so to demolish anything here would be wrong. |
| Alexandria | 30-59 | Cheaper rents are the most important. |
| Alexandria | 30-59 | If they can be salvaged, but something has to be done. |
| Alexandria | 30-59 | Bringing the houses up to scratch and lower rent increase. |
| Dumbarton | 75+ | Transferring seems a better option. |
| Dumbarton | 75+ | Need the houses, cannot afford to demolish houses, That's the easy option bring them up to standard. |
| Dumbarton | 75+ | If the council is needing the money they think that if they get rid of the housing the are shelving responsibility. If they are lucky they might get a good housing association. Do they want to demolish to make everything owner occupied. Will it be taken over by developers? |
| Dumbarton | 30-59 | If they can be salvaged. I wouldn't demolish unless they were so bad. |
| Clydebank | 30-59 | Maybe be able to invest in the properties they have just now. |
| Clydebank | 30-59 | It would be cheaper in the long run when I hope to be working. |
| Clydebank | 16-29 | The rents would be cheaper all round. |
| Clydebank | 30-59 | It's cheaper eventually. |
| Clydebank | 16-29 | It is cheaper rent. |
| Clydebank | 30-59 | Because of the rent rises it seems the best option. |
| Clydebank | 60-74 | If the rent is going to be lower with this one. |
| Clydebank | 16-29 | It would give better variety with more options on housing if the housing was partly housing association. |
| Clydebank | 75+ | Not stated |
| Alexandria | 75+ | Get them sorted their good homes and can be upgraded. |
| Clydebank | 75+ | I don't know enough about the houses to say if they need demolished |

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| Clydebank | 30-59 | Keeping rents down is the only option, people can't afford more. |
| Clydebank | 30-59 | To keep the rents cheaper this is the best option. |
| Clydebank | 75+ | If it benefits everyone that's the solution. |
| Clydebank | 75+ | It all depends what tenants they put in. It's the people who make the area. |
| Clydebank | 60-74 | If they have to do something they should knock them down and start again. |
| Clydebank | 60-74 | Council not doing repairs so it's time to give someone else a chance. |
| Clydebank | 16-29 | I would opt for cheaper rents only if the housing association had the same rents. |
| Clydebank | 30-59 | Transfer as much as possible to keep rents low. |
| Clydebank | 30-59 | The rents have got to be kept down. There are always people looking for a house, even in a bad state, it's better than being homeless. |
| Dumbarton | 16-29 | Like the council but the change would be cheapest |
| Dumbarton | 16-29 | Cheapest rent in 15 years. |
| Alexandria | 30-59 | It would keep rent affordable. |
| Alexandria | 30-59 | It is the better option, cheaper rents. |
| Alexandria | 30-59 | Would hopefully keep rents down. |
| Alexandria | 30-59 | Seems the cheapest option. |
| Alexandria | 30-59 | Would keep down the price of rents. |
| Alexandria | 60-74 | Transfer would keep rents down, seems the better option. |
| Clydebank | 30-59 | It would keep the rents affordable. |
| Clydebank | 60-74 | Would keep rents down. |
| Alexandria | 60-74 | If a housing association is prepared to take them on I think that's the best option. |
| Alexandria | 60-74 | As long as the housing association looks after them and has affordable rents as well. |
| Alexandria | 30-59 | I would need more information but cheaper rents sounds better. |
| Alexandria | 30-59 | I'm very happy with my house although other people aren't. People need houses I think. |
| Alexandria | 30-59 | Would depend on the housing association if they bring the standard up, all well and good. |
| Alexandria | 60-74 | Not giving me enough information to make a choice. Nobody's home should be decided on such information. |
| Alexandria | 60-74 | I think they should sort them. There is a shortage of housing so demolition is not the answer unless they are replaced. |
| Alexandria | 60-74 | If it brings enough houses up to standard. Everyone should have a descent standard. |
| Alexandria | 75+ | As long as I'm not disturbed they can do what they want. I'm 78 and unwell and couldn't cope with the upheaval. |
| Alexandria | 30-59 | If the houses can be saved I'm happy to move to a housing association. |
| Dumbarton | 60-74 | It needs to be done to release funds to keep the remaining houses affordable. |
| Clydebank | 30-59 | If the rents stay cheap this will be a good option. |
| Alexandria | 16-29 | There is demand for more council housing so unless the demolished are going to be replaced, I don't know if it is a good idea. |
| Alexandria | 60-74 | This is my home; I like the area, all my family here. There was 5 generations of my family living in this close alone. You will be splitting up families by demolishing and this will be the same in other areas. |

None of the above

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| Alexandria | 30-59 | Would want to know more first. |
| Alexandria | 16-29 | Housing association would be an option but I feel as though the decision is being forced upon us! |
| Alexandria | 30-59 | Not too happy with this at all. |
| Alexandria | 30-59 | Looking for a shift to a new house so I don't care. |
| Alexandria | 30-59 | Just moved in. |
| Clydebank | 16-29 | Wouldn't like to move from here and this might be one of the houses involved. So I would rather the council kept all the houses and upgraded them. I don't pay rent anyway so rise would make no difference to me. |
| Clydebank | 30-59 | Against all transfer of housing stock. Council should keep what they have if |

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| | | another housing group can find the money to do these houses up then so should the Council. |
| Clydebank | 16-29 | This is a homeless unit house. I'm here because I'm homeless and I find it hard to hear that there are that many houses that are hard to let. |
| Clydebank | 30-59 | Don't think that it's a good idea to transfer any housing over. Have had dealings with Housing Associations in the past and they are no good. Would rather see local housing demolished. |
| Clydebank | 30-59 | Not enough info given to us. The amount of rent makes no difference because anyone doing up these houses would put up the rent. |
| Clydebank | 16-29 | Don't know enough about housing to do this interview. |
| Clydebank | 16-29 | Don't think that its a good move to transfer any property to any other housing. Think that if they transfer houses over to other housing group it would make things very difficult for Council tenants to get a move. |
| Dumbarton | 16-29 | I would like right to buy straight away, not have to wait then there would not be an issue. |
| Dumbarton | 30-59 | Don't really understand. |
| Dumbarton | 75+ | The houses aren't worth the rent you pay and nothing has been done. So transferring and demolishing I can't see will make any difference. |
| Clydebank | 30-59 | Wouldn't like to see any housing demolished and can't make a decision because I don't know how other housing groups work. Rent won't matter to me because I will be on housing benefits. Don't have enough information, would like to know if my house would be included before I could comment. |
| Clydebank | 75+ | Want things to stay just as they are. |
| Clydebank | 30-59 | Council have already made up their mind what they are doing and it wont make any difference what the tenants say. |
| Clydebank | 60-74 | Prefer to stay as I am, don't want things to change. |
| Alexandria | 75+ | Don't want any change at all. |
| Alexandria | 60-74 | Don't want any change. Want to stay with the council. |
| Alexandria | 30-59 | Don't really know enough about it to comment. |
| Clydebank | 16-29 | Want to stay with the council. Don't want to change. |
| Clydebank | 60-74 | Would need to know a lot more about if before could comment further |