

West Dunbartonshire Council  
Standard Delivery Plan  
Tenant Survey  
Research Report

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## INTRODUCTION

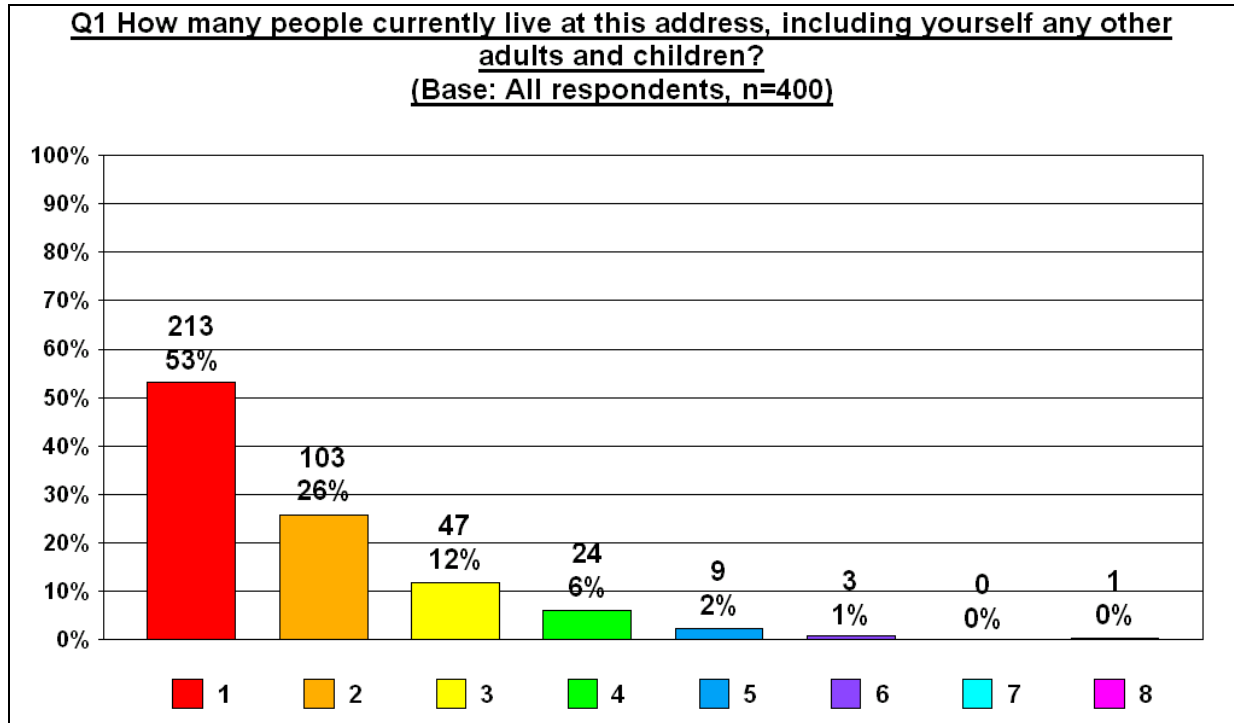
West Dunbartonshire Council is in the process of developing a plan to ensure that all Council housing meets the Scottish Housing Quality Standard within a 10 year period (2005-2015). There are a range of options to be considered as to how to achieve the standard in a cost effective manner. The Council 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:

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

# 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.

<b>Household Composition</b>		
<b>Base: All respondents, n=400</b>		
<b>Composition</b>	<b>No.</b>	<b>%</b>
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.

<b>Q5a Main economic activity</b>		
<b>Base: All respondents, n=400</b>		
<b>Working Status</b>	<b>No.</b>	<b>%</b>
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%).

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

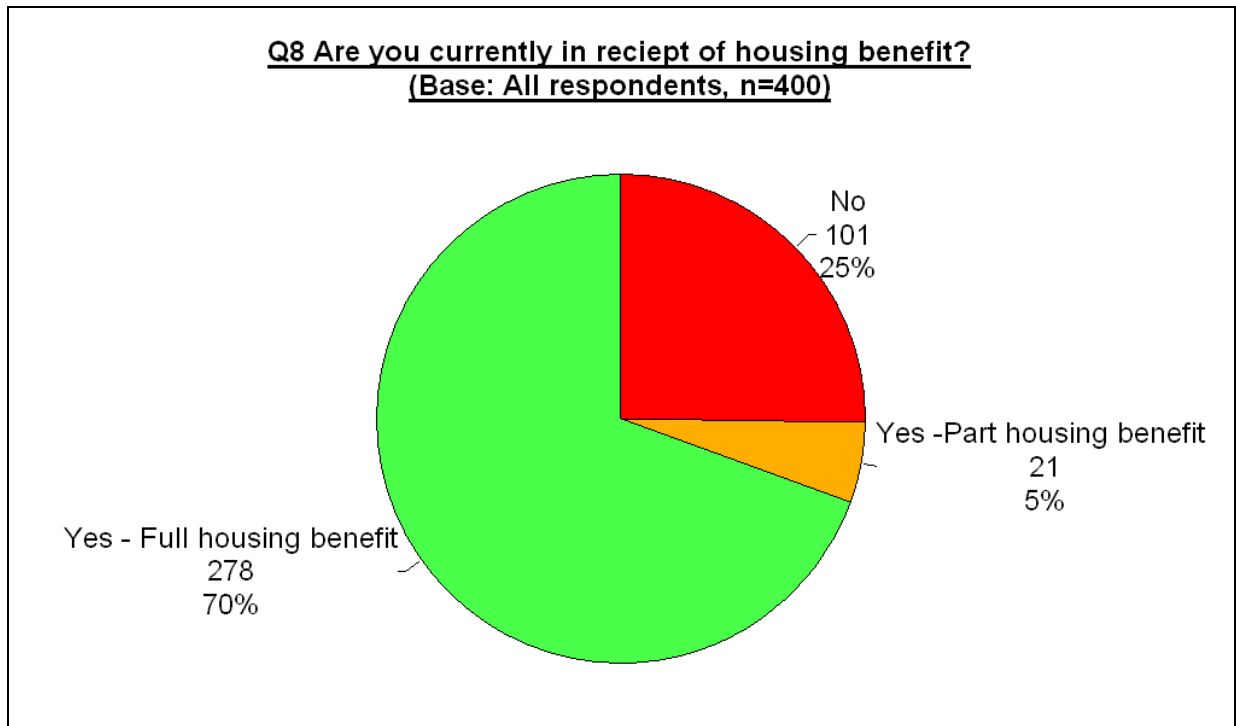
**Q7: Length of Stay in Home**

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

<b>Q7 How many years have you lived at this address?</b>		
<b>Base: All respondents, n=400</b>		
<b>Length of Time</b>	<b>No.</b>	<b>%</b>
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

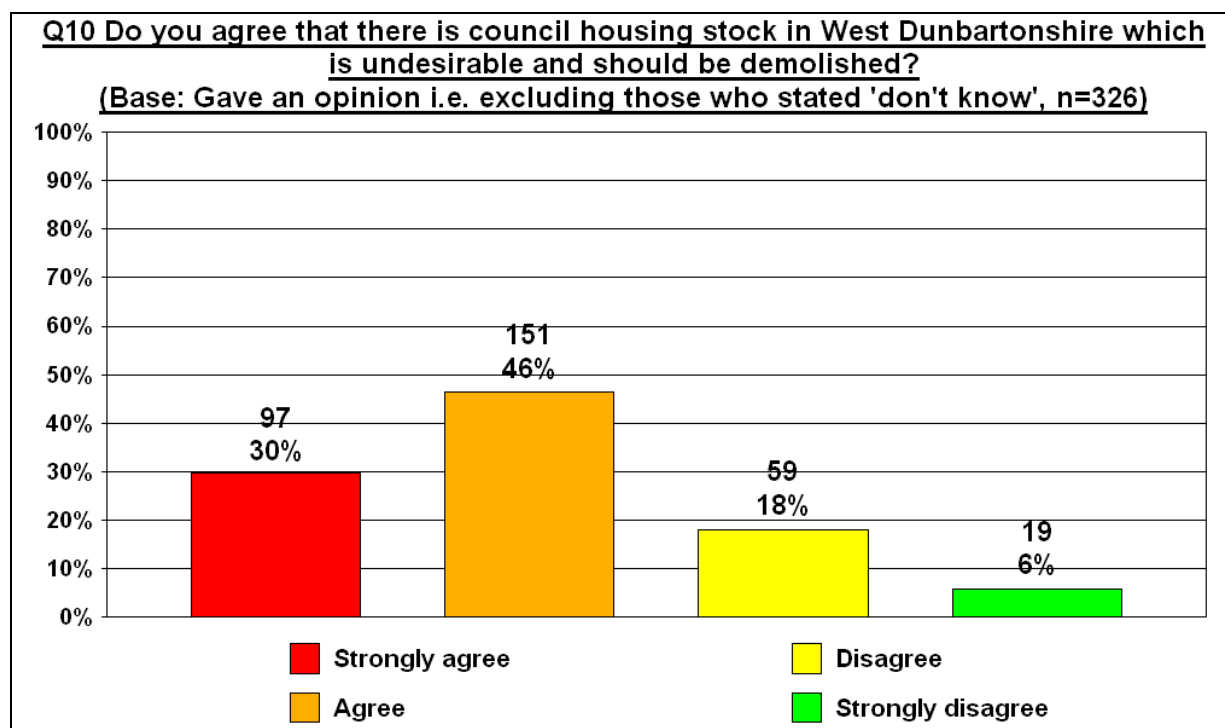
### Q9: Property Type

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.

<b>Q9 What type of housing is this property?</b>		
<b>Base: All respondents, n=400</b>		
<b>Property Type</b>	<b>No.</b>	<b>%</b>
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%

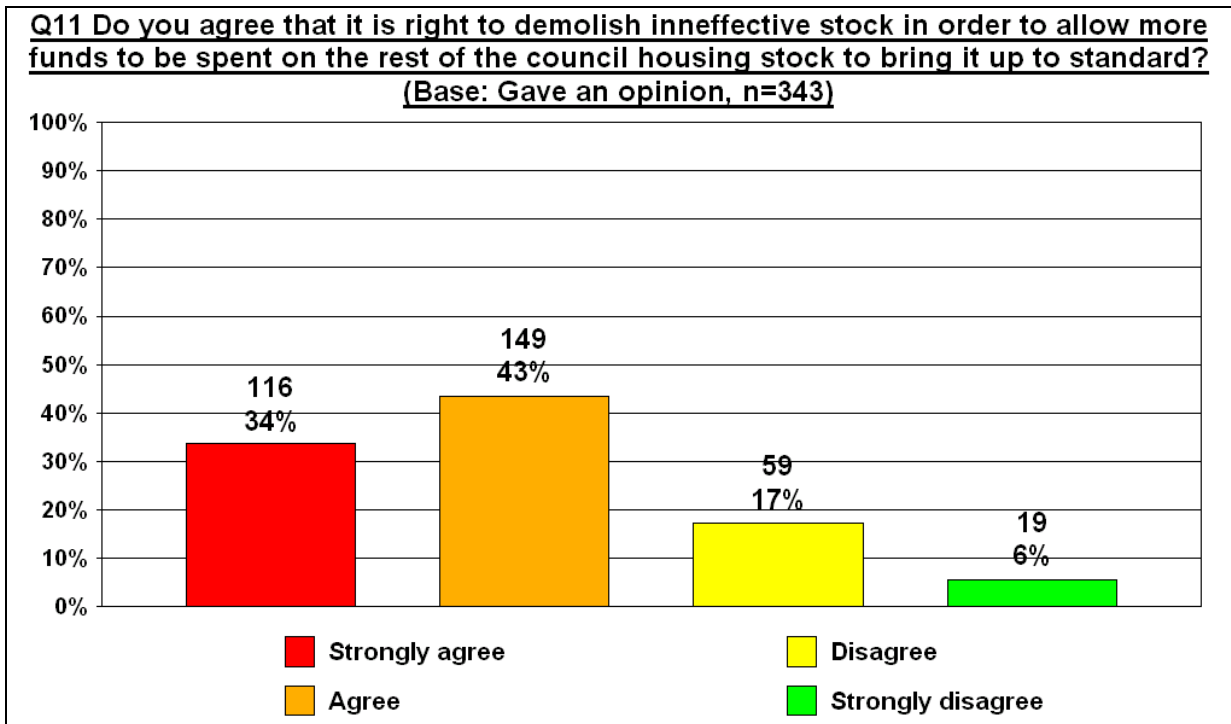
### Q10: Undesirable Housing Stock

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.



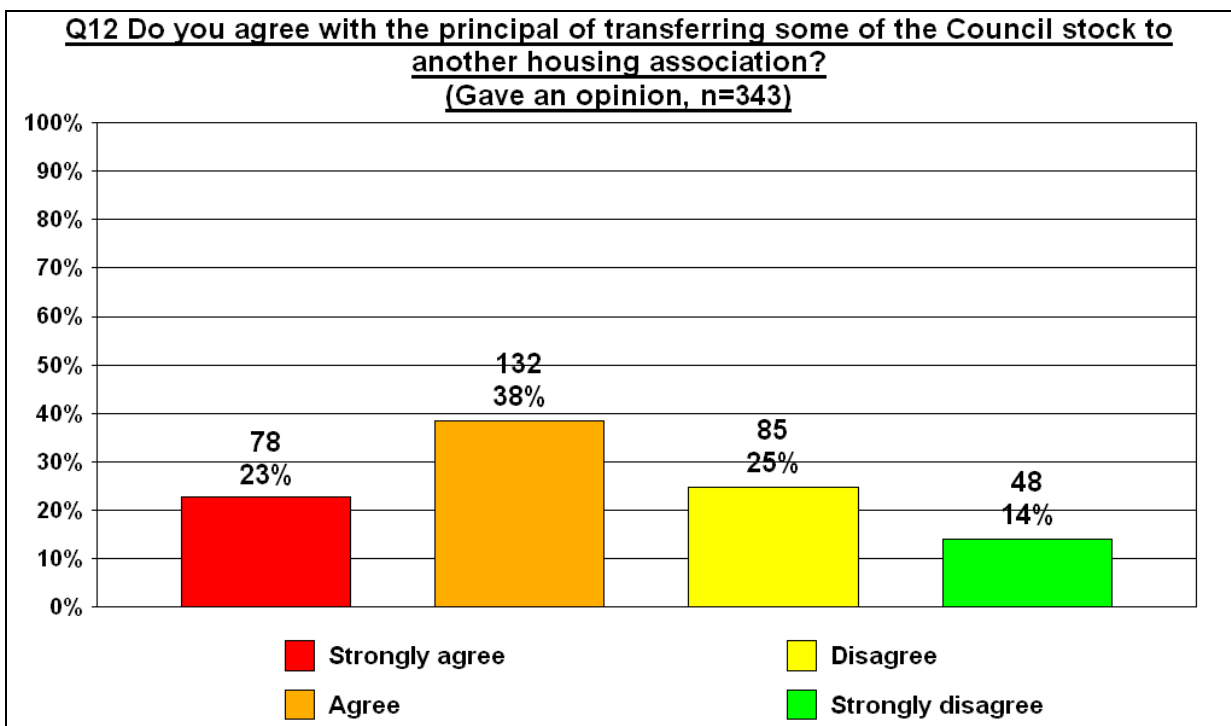
**Q11: Demolition of Stock**

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.



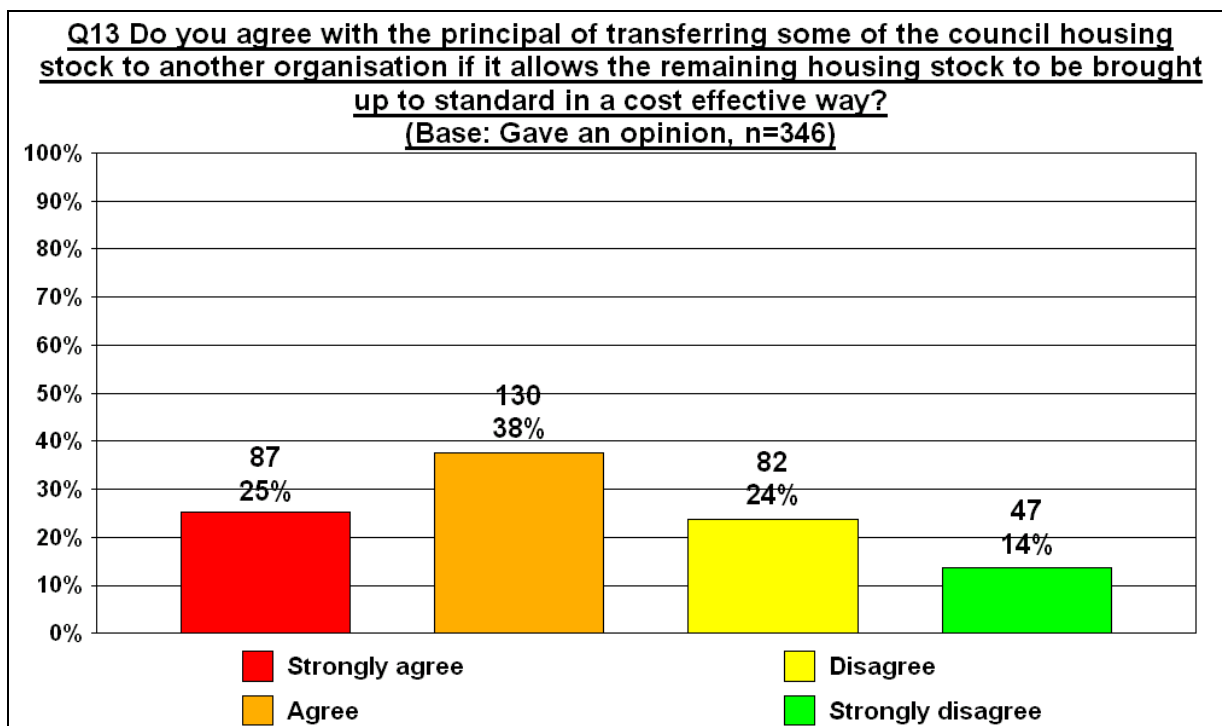
**Q12: Transfer of Council Stock to Housing Association**

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

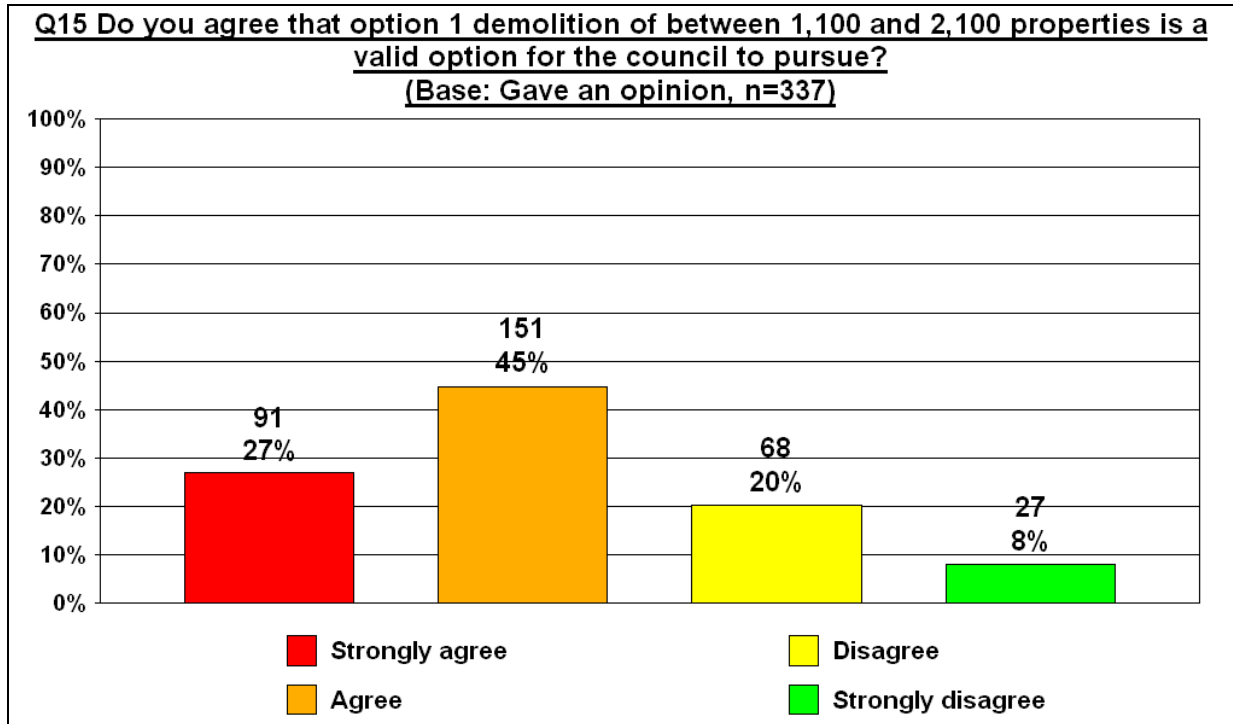
The most preferred options cited by respondents is to carry out demolitions and invest in the rest of the stock with a lower rent increase.

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

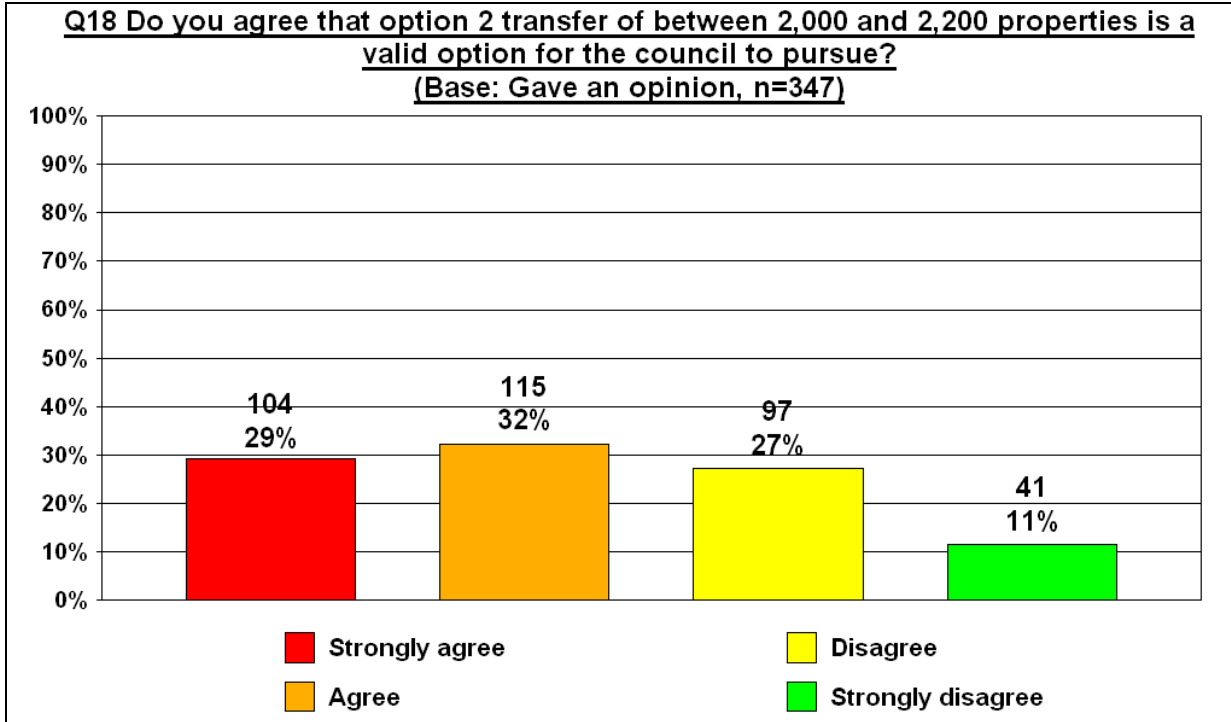
#### Q15: Option 1 - Demolition of between 1,100 and 2,100 properties

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.



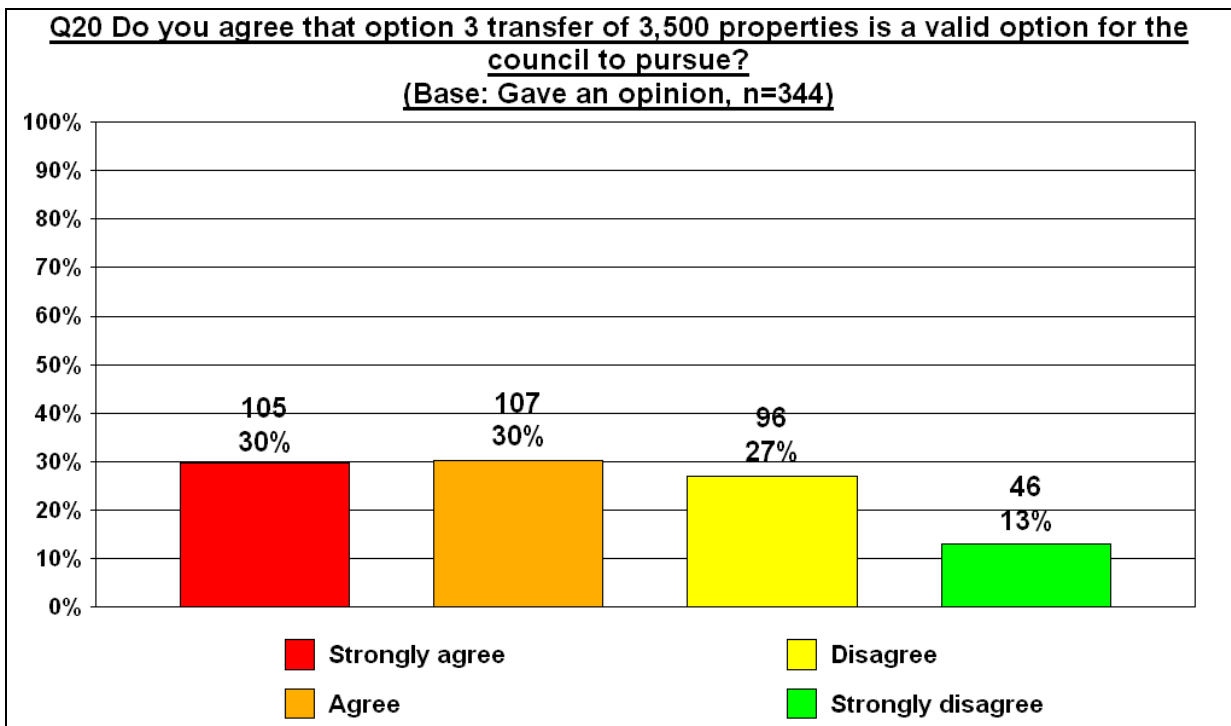
**Q18: Option 2 - Transfer of between 2,000 and 2,200 properties**

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.



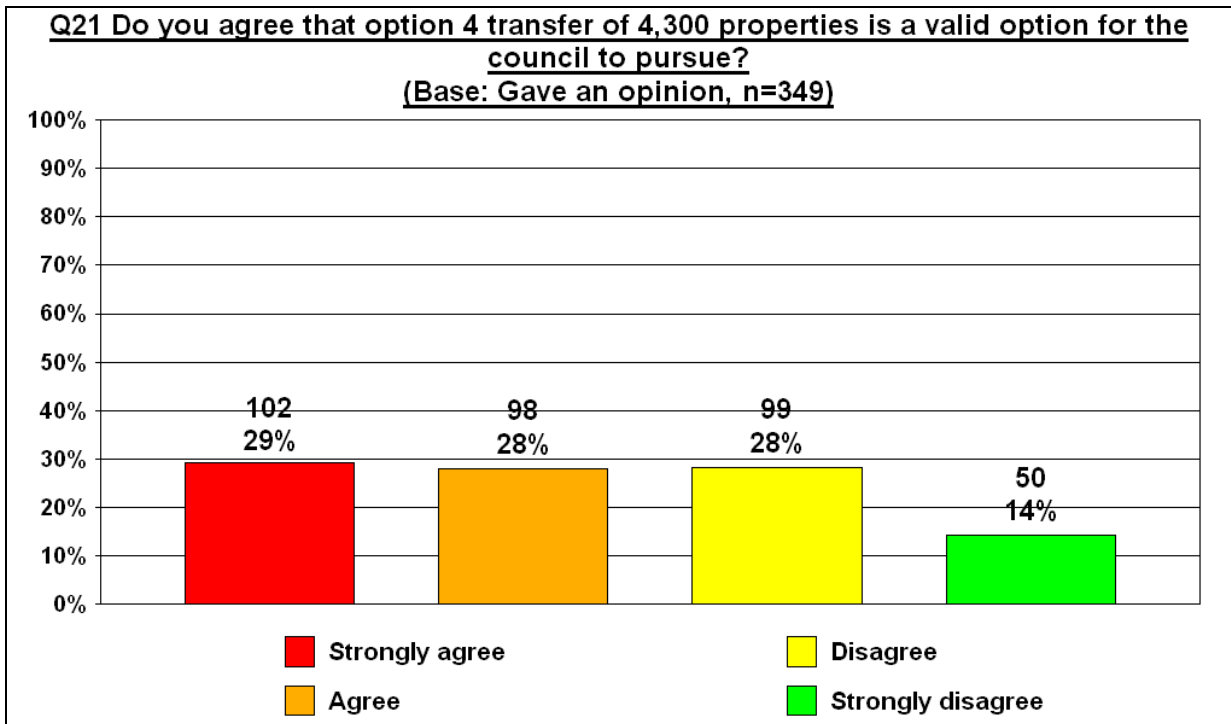
**Q20: Option 3 - Transfer of around 3,500 properties**

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**

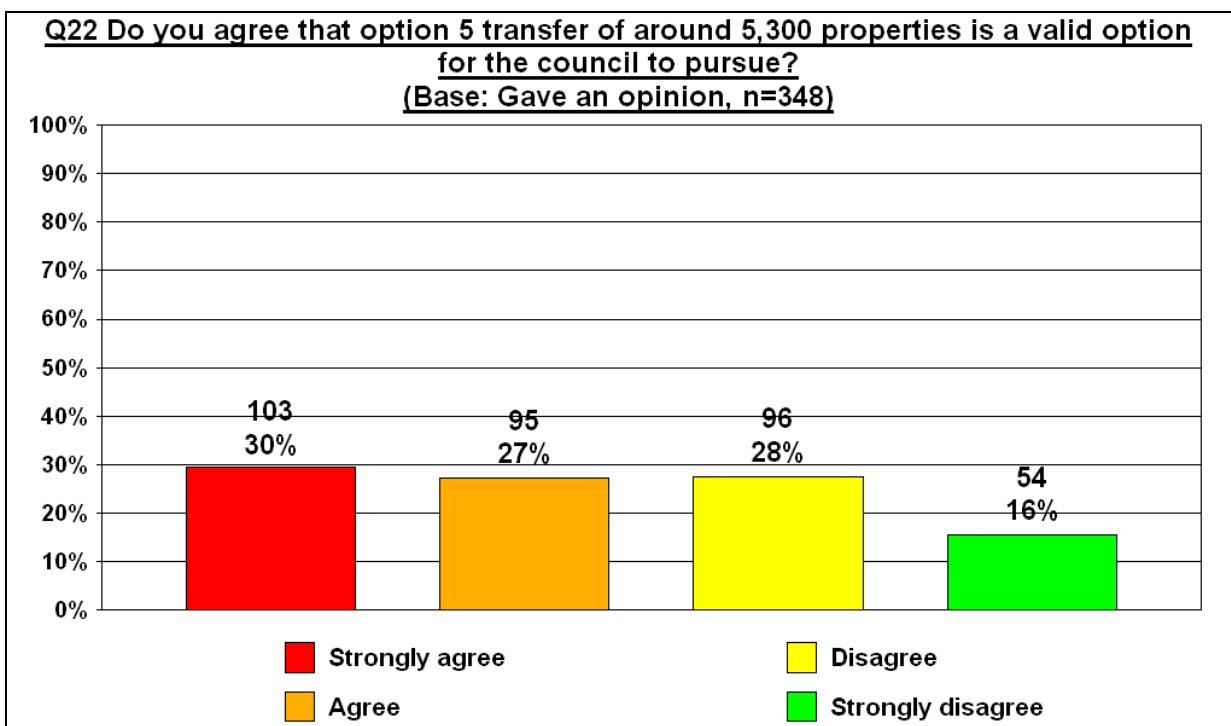
57% of tenants agree that the transfer of 4,300 properties is a valid option for the Council to pursue compared to 42% who disagree.



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%).

<b>Q23 Tenants Top Priority</b>	
<b>Base: All respondents, n=400</b>	
<b>Option</b>	<b>Top Pref.</b>
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:

<b>Q23 Please rank the following options in order of preference</b>						
<b>Base: All respondents, n=400</b>						
<b>Option</b>	<b>Top Pref.</b>	<b>2nd Pref.</b>	<b>3rd Pref.</b>	<b>4th Pref.</b>	<b>5th Pref.</b>	<b>6th Pref.</b>
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%.

<b>Preference by Area</b>			
<b>Area</b>	<b>Clydebank</b>	<b>Alexandria</b>	<b>Dumbarton</b>
<b>Base</b>	<b>202</b>	<b>110</b>	<b>88</b>
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.

<b>Preference by Age of Respondent</b>					
<b>Age of respondent</b>	<b>16 -29</b>	<b>30-59</b>	<b>60-74</b>	<b>75+</b>	<b>Don't know</b>
<b>Base</b>	<b>52</b>	<b>182</b>	<b>96</b>	<b>69</b>	<b>1</b>
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%

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%

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%

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%

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

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