

***S*irling *A*gainst *S*tock *T*ransfer**
DEFEND COUNCIL HOUSING
SAY NO TO PRIVATISATION

STOP PRESS
BALLOT ANNOUNCED FOR
HOUSING STOCK TRANSFER

14th September 2006

Stirling Council announced today that the ballot papers for the housing stock transfer will be sent out next week.

For the last two years you have been bombarded with **PROPAGANDA** from Housing Stirling. You have had Council workers (paid by you) arguing at your door for a yes vote in the ballot.

You have had glossy leaflets and DVD'S put through your letter box. You have probably seen the adverts at bus stops and on buses.

THIS IS THE HARD SELL: PROPAGANDA PRETENDING TO BE INFORMATION

To date, the Council has spent nearly £3 million of your money in an attempt to persuade you to transfer your home to a private company.

Stirling Against Stock Transfer managed to scrape together £1000. None of it is your money. We do not have the resources of the Council. We are not trying to sell you anything. We will simply give you the facts that Stirling Council and Housing Stirling don't print in their glossy leaflets.

The Council says that the proposed stock transfer is **not** privatisation. Incredibly, here is a quote from a guidance document published by the **Labour** controlled Scottish Executive.

"The transfer of housing stock represents a major disposal of public assets"

HOUSING STOCK TRANSFER IS PRIVATISATION OF A PUBLIC ASSET

To argue otherwise is a lie. Housing Stirling is a Registered Social Landlord (RSL). RSL'S are private companies who borrow directly from high street banks.

The Council says that regeneration projects will not happen if you vote no. They say that there is no money. Rubbish!

Over £1 billion of public money has been spent promoting housing stock transfer in Scotland. Stirling Council has spent a total of £2.9 million on funding and set up costs alone.

Other inducements, plus the write off of debt, bring the total to £76 million in Stirling alone.

THE GOVERNMENT IS SITTING ON BILLIONS OF POUNDS OF YOUR MONEY.
MONEY FROM HOUSING REVENUE ACCOUNTS AND RECEIPTS FROM RIGHT TO BUY SALES.

THIS IS YOUR MONEY

Money that should be spent improving council housing stock and funding for regeneration projects.

A Labour council and a Labour controlled Scottish Executive are telling you that a Labour controlled treasury has no money.

THIS IS A CON: THE MONEY IS AVAILABLE

RENT

- Fact 1: Rents in council housing are lower than all other forms of rent.
- Fact 2: Housing association and Registered Social Landlord rents are between 11% and 43% higher than council rents in Scotland. (Communities Scotland 2004/2005)
- Fact 3: 16 of the fastest rising RSL rent increases are in areas that have voted yes to transfer.
- Fact 4: 17% of Registered Social Landlords has broken guarantees on rent.

ALWAYS PAY ATTENTION TO THE SMALL PRINT

Recently you will have received a copy of your tenancy agreement from Housing Stirling. Look at pages 3 and 4. You are to be subject to service charges. The details are blank, but the document makes it clear that these charges are compulsory. The document states:

"If we introduce a new property service charge in the future you must pay the additional property service charge".

We believe, from evidence elsewhere in the country, that your service charges will be substantial.

It also states in paragraph 1.6 that any rent guarantee ends after 5 years. Tenants in Glasgow were given an identical guarantee which you have received from Housing Stirling.

The rent guarantee in Glasgow was meant to be for 8 years. Yet only two years after transfer, tenants in Glasgow have been told they face a "rent review".

THE RENT GUARANTEE IS NOT WORTH THE PAPER IT IS WRITTEN ON

Not all New Labour poodles agree with stock transfer, here is a quote from an English Labour MP Austin Mitchell:

"Nowhere are tenants enthusiastic for privatisation. It only ever goes through because tenants have been conned or bullied into thinking that it's the only way to get improvements to their homes".

If housing transfer is such a great deal ask yourself:



- **Why did tenants in Edinburgh, Dundee and Aberdeen vote no?**
- **Why are most councils in Scotland not even entertaining housing transfer?**
- **Why have 8 of the last 11 transfer ballots in the country voted no?**
- **Why have over 100 local authorities in England said no to transfer?**

Stirling Council and Housing Stirling have employed bully boy tactics to try and blackmail tenants in to voting yes at the forthcoming ballot.

REMEMBER - Housing transfer is a one way street.

If you vote yes, you can never return to being a Council tenant.

If you have any doubts or you are not sure - better the devil you know.

	<p>When you receive your ballot paper</p> <p>VOTE <u>NO</u> TO STOCK TRANSFER</p> <p>NO TO PRIVATISATION</p>	
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