



almo news

November 2006

SPECIAL EDITION

In the last edition of ALMO news we told you that the Council would be submitting a bid for extra money to bring all the Council homes up to the Decent Homes standard.

We have now submitted our ALMO bid to the Government. We've put in a bid for up to £35m to invest in our council homes and we will receive this money if we receive two stars in our next inspection in 2008. Please call (01509) 634 670 if you would like a copy of the bid.

The Government have told us that they will tell us later this year whether our bid has been successful. In the meantime we are continuing our work to improve our Housing Service and have started to set up the ALMO structure.

Here's a recap on what the ALMO is and what it means to you:

What will the ALMO do?

The ALMO, or Arms Length Management Organisation, is a company which will manage the Council's housing stock and maintain your home – it will deal with all aspects of your tenancy from rents to repairs and will not make a profit and will be owned by Charnwood Borough Council.

The Council will be responsible for setting the rents, overseeing policy and performance, tenancy conditions, lettings policy and managing the housing register.

What will it mean for you?

The Council will set up this



**What's going on
- a reminder**

new organisation. Charnwood Borough Council will still be the owner of your home. It will stay as your landlord and set your rent. You will continue as secure tenants of the Council, with no change to your rights such as Right to Buy, the Right to Repair and the Right to Manager. Likewise, leaseholders' terms and rights will not be affected.

Why are we having an ALMO?

The ALMO can bring in money for repairing and improving your homes. This is money that Charnwood

Borough Council is unable to get without setting up an ALMO. We see this money as essential if we are to bring all our houses and flats up to the Decent Homes Standard. When we submitted our bid, we had 31% of our homes that failed to meet the standard.

What have tenants said?

You may remember receiving previous ALMO newsletters and last summer 321 tenants took part in a random telephone survey and attended focus groups organised by a company called Partners in Change.

The results of this consultation were:

**For the ALMO: 207
Against the ALMO: 23
Undecided/need more info: 91**

Partners in Change will be doing some more consultation and we will write to you with the details in the New Year.

Who will run the ALMO?

The ALMO will be run by a Board made up of 15 people – 5 tenants and leaseholders, 5 Council representatives and 5 people who are independent. Turn over for more information.

KEEPING CHARNWOOD TENANTS AND LEASEHOLDERS INFORMED



PLEASED TO MEET YOU: The tenant and leaseholder volunteers for the Shadow ALMO Board are pictured from left to right, Ann Watkinson, Yvonne Griffin, Marie Hannabuss, John Hipwell and Helen Isaac

THE ALMO Shadow Board will oversee all activity related to setting up the ALMO.

The Shadow Board will be made up of tenants, Council representatives and independent people. It will take over management of the ALMO in July 2007.

There are currently five tenant and leaseholder representatives who have volunteered to sit on the ALMO shadow board and they are pictured above.

The Council will also nominate five representatives by

The ALMO Shadow board

Volunteers are needed to become members

January.

We are also looking for people who would be

interested in being one of the five independent Shadow Board members.

These members will be selected by the Shadow Board in February 2007.

Volunteers do not need any formal qualifications but will be expected to be:

- committed to providing excellent services to council tenants and leaseholders
- able to attend monthly board meetings and working groups
- prepared to undergo training and add to your knowledge and skills.

If you are interested please contact (01509) 634 670.

KEEPING CHARNWOOD TENANTS AND LEASEHOLDERS INFORMED

Your ALMO needs you!



WE are looking for a name for our new ALMO and we want your help!

What do you think the ALMO should be called? We would like you to get in touch with us and let us know what you think.

The closing date for the competition is 22 December. By simply telling us your suggestion you will be entered into a prize draw. We will pick an entry at random from all entries to win a prize of £100.

This competition is

Think of a name and win £100!

open to staff, tenants and leaseholders of Charnwood Borough Council only.

A decision on the name of the ALMO will be made by the ALMO shadow board which includes tenant and leaseholder representatives. We will let you know the new name in February 2007.

HOW TO ENTER

You can call in at the Southfields Offices, ring us on (01509) 634 989, email us at communications@charnwood.gov.uk, fax us on (01509) 634 552, or if you are a minicom user you can contact us on (01509) 215 996. Alternatively, fill in the details below, cut along the dotted line and pop it in the post using the freepost address.

NAME:.....

ADDRESS:.....

PHONE NUMBER:.....

EMAIL:.....

MY SUGGESTED NAME IS:.....

Closing date for entries is 22 December 2006.

KEEPING CHARNWOOD TENANTS AND LEASEHOLDERS INFORMED