



Report of the Director of Environment and Neighbourhoods

Executive Board: 22nd July 2009

Subject: ALMO annual reports 2008/09

Electoral Wards Affected:

All

N/A

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

(Details contained in the report)

EXECUTIVE SUMMARY

The ALMOs are required to produce a bespoke annual report as part of the performance management arrangements with the Council. The ALMO Chief Officers have each provided an annual report for 08/09 to the Council. The reports set out the ALMOs' achievements in key business and performance areas in 08/09. This is the first set of annual reports since the ALMO mergers in 2008. The reports are attached in full as appendices to this report. The 08/09 out-turn position on a range of performance indicators monitored by Strategic Landlord during 08/09 is also attached as an appendix.

1.0 Purpose Of This Report

1.1 The purpose of this report is to update the Executive Board on ALMO achievements and performance results in 2008/9.

2.0 Background Information

2.1 The management agreement between the Council and the ALMOs includes a Performance Management Framework. This sets out a range of processes and activities to demonstrate compliance with the management agreement and ALMO contribution to the Council's strategic and business objectives. These activities include production of an annual report by each ALMO.

3.0 Main Issues

- 3.1 The Performance Management Framework is currently under review to take account of ongoing ALMO development and the relationship between the ALMOs and the Council. The annual report will be retained as a form of assurance and accountability to the Council. The process and content of the annual report will be reviewed in the light of initial response and feedback received.
- 3.2 Strategic Landlord requested the ALMOs to set out their achievements using the following headings; Governance, Business Plan, Performance, Capital programme and decency, Diversity, and Resident Satisfaction. These were selected to ensure that ALMO reports linked to Council priorities and for consistency.
- 3.3 The length of each ALMO report was restricted to keep the report at a reasonable length. This limitation meant the ALMOs could not describe achievements in detail.
- 3.4 Apart from the above requirements, the content and style of the annual reports were not prescribed in order to reflect the 'arms length' nature of the relationship.
- 3.5 ALMO 08/09 accounts are at pre audit stage. Performance figures for 08/09 are usually externally audited in August.
- 3.6 ALMO performance results for 08/09 show that performance has improved in making homes decent, void re-let time and the responsive repairs service. Most performance indicators, except for proportion of rent collected, are medium quartile and two repairs indicators are upper quartile. Income collection levels remain a concern and Strategic Landlord is prioritising work with the ALMOs on ways to improve performance in this area.

4.0 Implications For Council Policy And Governance

- 4.1 There are no implications for Council governance arrangements.

5.0 Legal And Resource Implications

- 5.1 There are no legal implications of the annual reports.

6.0 Conclusions

- 6.1 The ALMOs have forwarded annual reports. These will be considered in quarterly reviews meetings between the ALMOs and the Council.

7.0 Recommendations

- 7.1 That the Executive Board notes the contents of the 08/09 ALMO annual reports.

8.0 Background Papers

- Aire Valley Homes Annual report 08/09
- East North Homes Annual report 08/09
- West North West Annual report 08/09
- Strategic Landlord Performance Matrix – 08/09 out-turn.