



Neighbourhoods and Housing strategic landlord



Main responsibilities:

- Providing housing services to 60,000 tenancies through the Arms Length Management Organisations (ALMOs).
- Administering enquiries and applications by tenants under the Right to Buy legislation.
- Managing services to leaseholders.
- Consulting with and involving tenants in all aspects of departmental services.
- Overall management and strategy of council housing in the city, including research and development.

Budget highlights 2007/08:

The budget includes the allocation to the Arms Length Management Organisations, which took responsibility for managing the council's stock of housing from February 2003. The revenue repairs budget, managed on behalf of the council by the ALMOs, has been increased by 6.6% per property.

Rents have increased by 5.0% on average, in line with government guidelines, and equate to an average £2.59 per week over a 48-week period. Individual rents will increase by varying amounts, which is due to the authority implementing the government's 10-year rent restructuring policy, of which 2007/08 is the sixth year. Under this policy individual tenants are protected from large increases in rent by the government's requirement that rents will not increase by more than 'inflation + 0.5% + £2' per week.