

Report of Chief Executive of Leeds West North West Homes Leeds

Inner West Area Committee

Date: 28th June 2007

Subject: Leeds West Homes Review/ Establishment of West North West Homes

Electoral Wards Affected:

Armley

Stanningley

Wortley

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

Council Function

Delegated Executive Function available for Call In

Delegated Executive Function not available for Call in Details set out in the report

Executive Summary

The report provides an outline of the issues to be covered in a presentation to the Area Committee, including LWH year end performance, transitional arrangements and formation of the new ALMO Company, current performance and future challenges and future working arrangements between Area Committee and West North West Homes Leeds.

1.0 Purpose Of This Report

1.1 The purpose of this brief report is to give an outline of the presentation to be provided to the meeting by Claire Warren, Chief Executive of West North West Homes Leeds (WNWHL).

The presentation will be an overview and will last approx. 15 minutes; hopefully with time allowing for Committee Member's to ask questions.

2.0 Background Information

2.1 WNWHL is the new Arms Length Management Organisation (ALMO) formed to manage 22,000 rented homes in the historical West and North West wedges of the city on behalf of Leeds City Council. The ALMO is also responsible for the delivery of leaseholder services and maintenance to other Council assets such as shops and garages.

3.0 Main Issues

3.1 The presentation to the Area Committee will cover the following areas:

Leeds West homes annual performance 2006/07 and West North West current performance

It will include repairs, lettings and decent homes progress. It will also make comparisons of performance as benchmarked against other Leeds ALMOs and national benchmarks.

Transitional arrangements and formation of the new ALMO Company, particularly to report progress on convergence of Boards, Senior Management Team, Team working, service standards and working practices

Current and future challenges

To briefly report upon our role in working with Area Management Team on inner West regeneration initiatives, land and asset management, role of the Area Panels, shareholder perspectives, key service improvement priorities, and preparation for WNWHL's next Audit Commission Re-Inspection in 2008.

Future working arrangements between Area Committee and WNWHL

How communication, feedback and joint working can be improved. I would like to receive the committee's views and ideas on this.

3.2 Presentation handouts will be made available.

4.0 Implications for Council Policy and Governance

4.1 The formation of Area Panels is a new introduction to ALMO governance structures. Their terms of reference are currently under review for decision by the Council's Director of Neighbourhoods and Housing under the delegated terms of the October 2006 Executive Board Report.

4.2 There will be 4 Area Panels serving the WNWHL area. Their geographical boundaries are co-terminus with Area Committee boundaries.

4.3 Each Area Panel will include ward member representation from the respective Area Committee. The Council, through member management team, will be providing guidance on the nomination process. I believe that this is to be included as an agenda item to the meeting.

4.4 It is anticipated that Area Panels will convene and commence work in July. Meeting dates have been identified but are yet to be confirmed.

5.0 Legal and Resource Implications

5.1 Two Members of the Area Committee will be nominated on to the Inner West Area Panel for WNWHL.

6.0 Conclusions

- 6.1 Historically Leeds West Homes has been a relatively successful ALMO. It was one of the first ALMOs in the city to lever in additional funding for the achievement of decent homes standard through the attainment of a good 2 star Audit Commission rating. Based on the indicators within the Strategic Landlord's Performance Management Scheme It achieves a mixed picture of performance.
- 6.2 As with any change process, the ALMO Review has caused a degree of instability which has in the short term reduced the ability of the ALMO to drive forward on major service improvements. .
- 6.3 The new ALMO will provide scope for greater capacity to make service improvements whilst effecting efficiencies. The challenge of the new organisation is to harness the strengths and counteract weaknesses of the previous two ALMOs, achieve better economies of scale and purchasing power minimizing disruption to customer facing services. The greatest challenge is to ensure that the bigger organisation continues to work with partners and customers at a local level to deliver services tailored to particular area needs.
- 6.4 WNWHL became a 'live' company on 1st April 2007. We are currently working our way through key priorities with a clear aspiration to be an effective organization, delivering an excellent quality services in partnership with our customers and to achieve a successful inspection result on behalf of the Council.

7.0 Recommendations

- 7.1 Area Committee Members/ Chair's Briefing are asked to note the content of this briefing report.