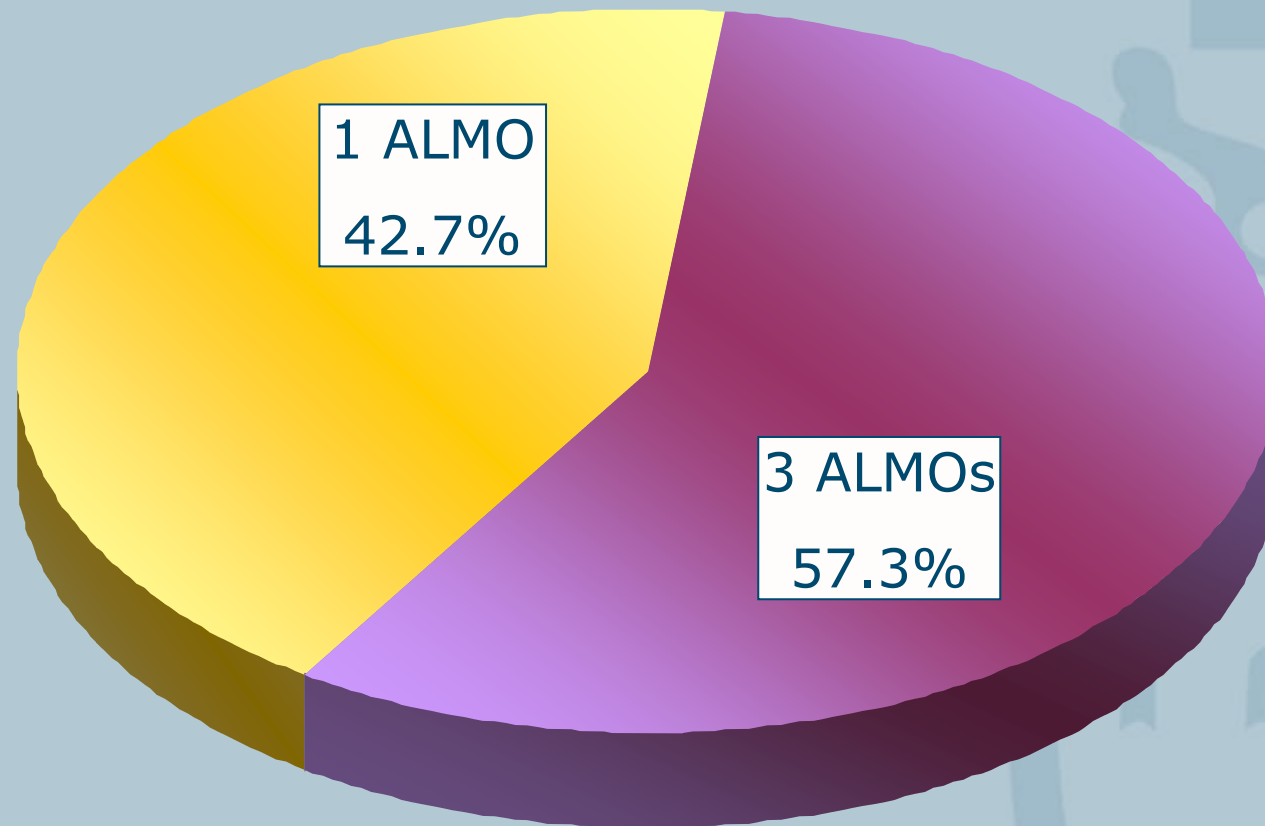


ALMO REVIEW 2006 Update



The Ballot

Ballot Result



	One ALMO	Three ALMOs
Leeds East Homes	2005	2247
Leeds North East Homes	1213	1365
Leeds North West Homes	1901	2639
Leeds South Homes	2347	2629
Leeds South East Homes	1044	2636
Leeds West Homes	2095	2680
Leaseholder	171	220
TOTAL	10,776	14,416

Government response

Department for
**Communities and
Local Government**

- Pleased with turnout of the ballot
- Clear result
- Go ahead for implementation
- Simple arrangements for transfer responsibilities etc.


LCC Executive Board




- Noted result
- Approved formation 3 new ALMOs


6 ALMOs




- 

LEEDS EAST homes
- 

LEEDS NORTH WEST homes
- 

LEEDS NORTH EAST homes
- 

LEEDS SOUTH homes
- 

LEEDS SOUTH EAST homes
- 

LEEDS WEST homes

New ALMOs



What happens next?

- Executive Board
 - Report in October
 - Outlining governance arrangements
 - Arrangements for the new Boards
 - Area Panel Proposals

Project Management

Project Planning

- LCC Departmental Managers and ALMO Chief Officers will manage the project
- Leeds Met. University will run the plan
- 2 weekly meetings
- Monthly reports to Executive Board

Project Planning

Project broken down into 3 groups

- Governance
- Service Delivery
- Infrastructure

Project Planning - Governance

- Transitional arrangements
- Setting up New Companies
- Setting up Boards and Panels
- Management Agreement
- TUPE
- Inspections

Project Planning – Service Delivery

- Performance & Service Improvement
- Tenant Consultation
- Staffing & operational arrangements
- Policies & procedures

Project Planning – Service Delivery

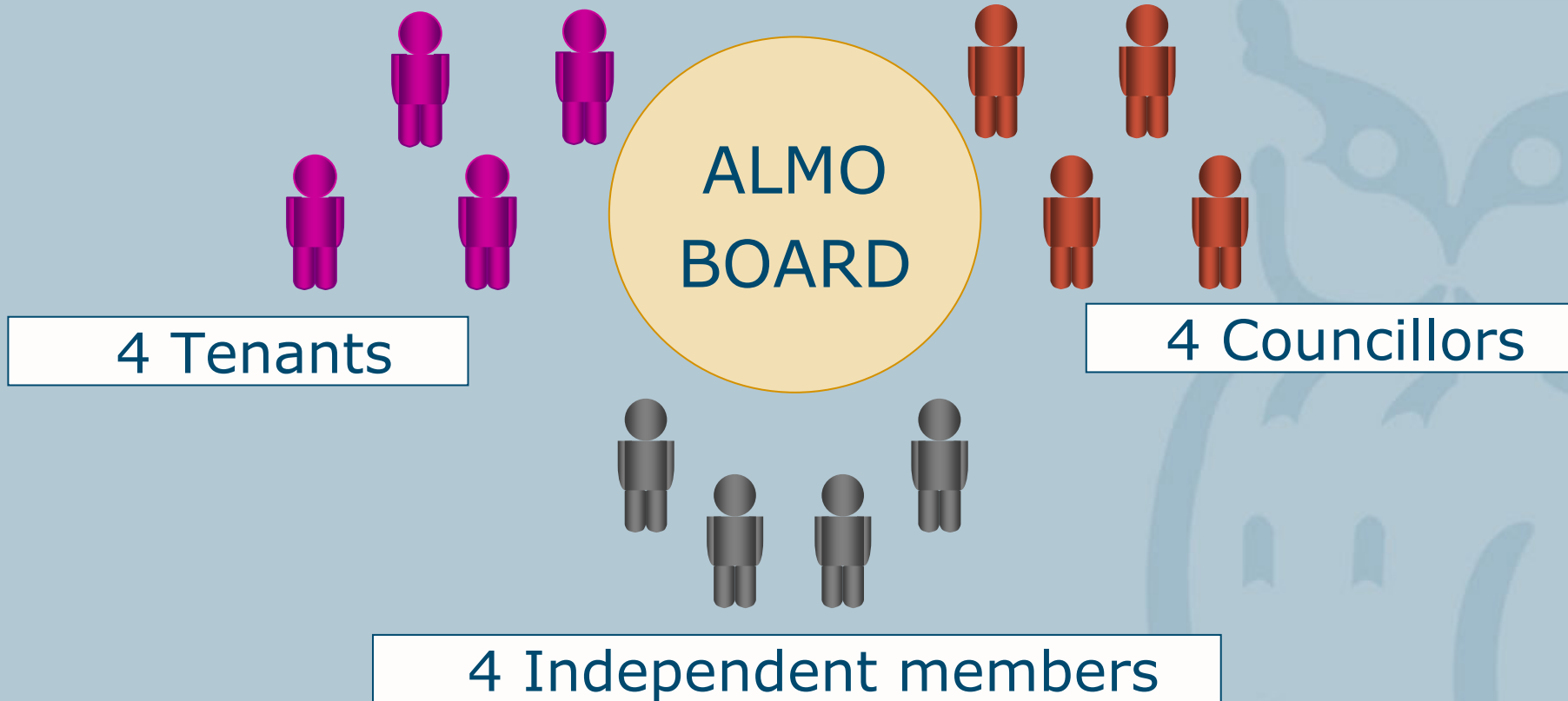
- Business Planning
- Capital Programme
- Service Contracts
- Leases/Buildings

Project Planning – Infrastructure

- Human Resources
- Finance
- Administrative arrangements
- Information Technology
- Marketing & Communications

ALMO Board Proposals

Proposed Board Size



Board Appointments

Tenant Members

- Appointments via an Interview process
- Representatives from across the new ALMOs
- Current members will be given the opportunity to apply for places

Board Appointments

Councillors

- Currently nominated by Area Management Committees
- New proposal – nominated by Political Groups

Board Appointments

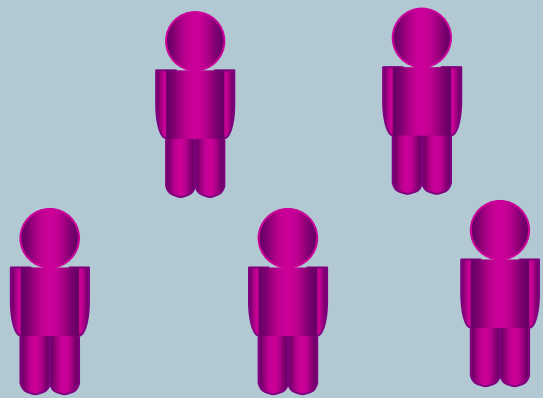
Independent Members

- Current members will be given the opportunity to apply for places
 - Retaining expertise & continuity
- Interview process
 - Skills, Knowledge, Experience
- Vacancies advertised

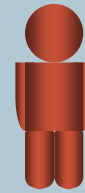
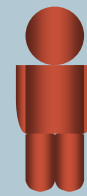
Area Panel Proposals

Area Panels

- At least 3 in each new ALMO
- Own Budgets
- Brings together local communities
- Opportunities for more tenant involvement
- Local focus on local issues

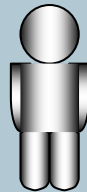


6 Tenants



2 Councillors

Area Panels



1 Board member

Area Panels - responsibilities

- Budget responsibility
- Business Plan and Delivery Plan
- Tenant Inspection
- Performance
- Tenant Participation
- Tenancy Management
- Repairs and Improvements
- Lettings
- Tenant Satisfaction
- Staffing issues
- Service development

How can you help?

Look at
the proposals

Tell LTF
what you
think

Discuss them
with your
associations

Deadline
30th October