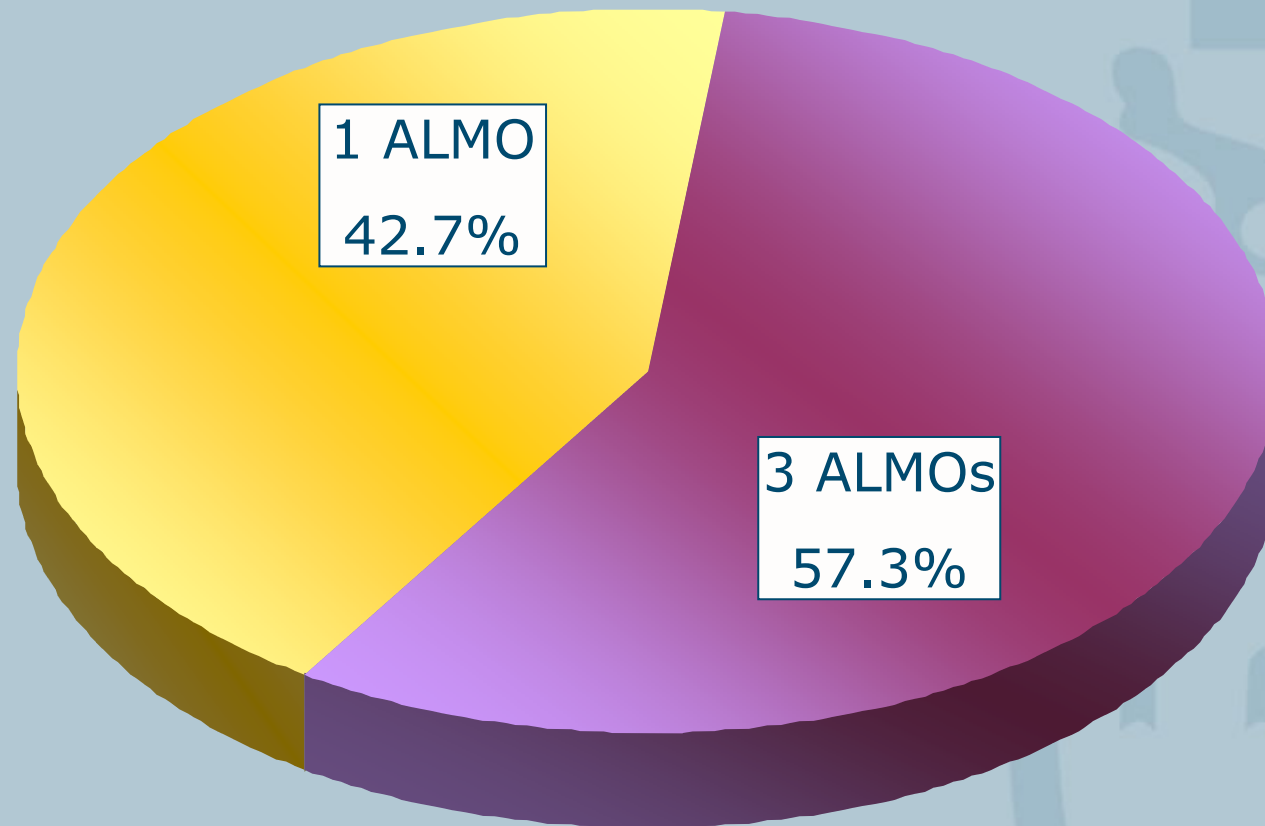


# ALMO REVIEW 2006 Update



# The Ballot

# Ballot Result



	<b>One ALMO</b>	<b>Three ALMOs</b>
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
<b>TOTAL</b>	<b>10,776</b>	<b>14,416</b>

# 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

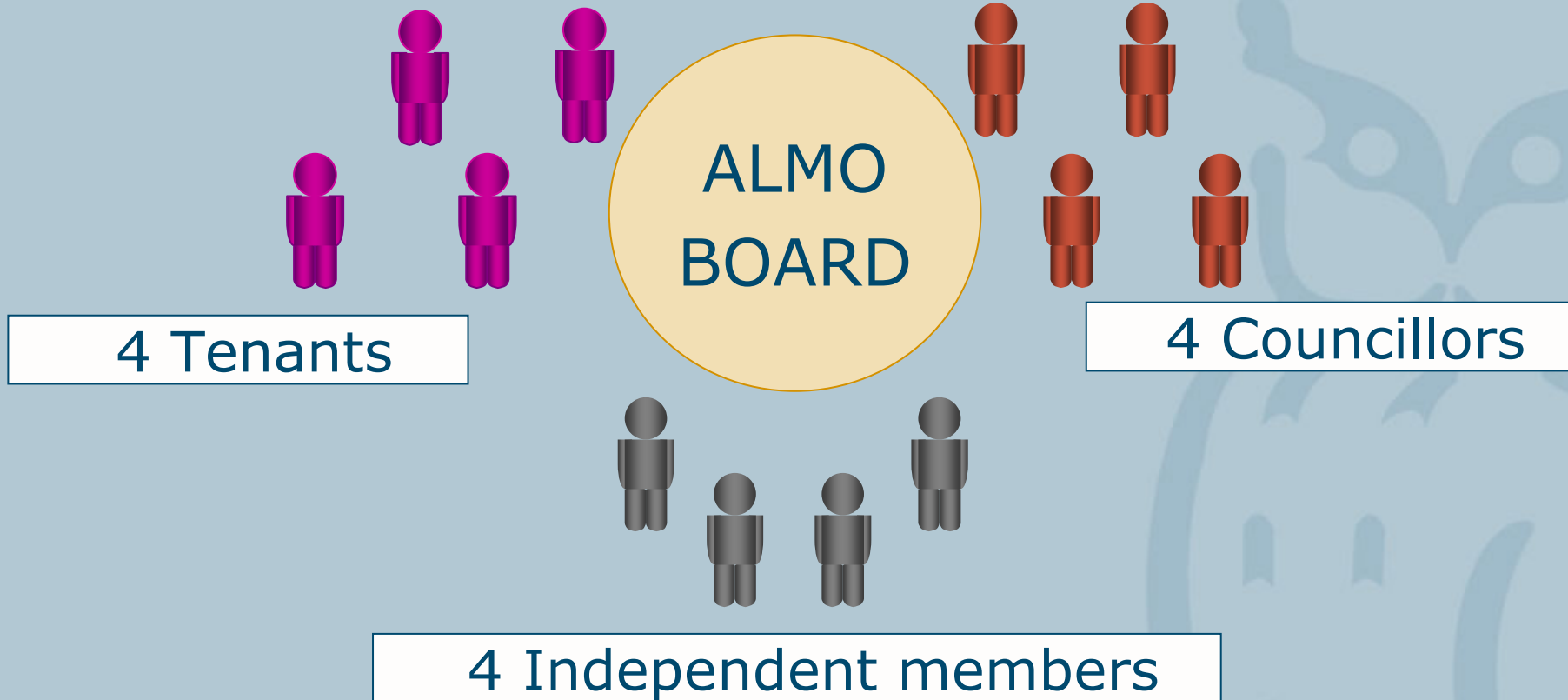
# Project Planning – Infrastructure

- 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

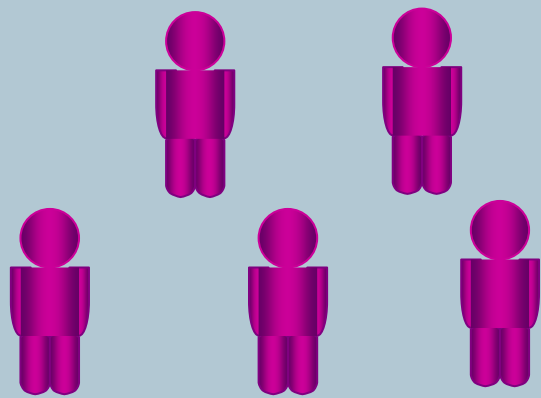
## Independent Members

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

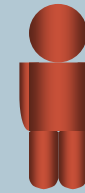
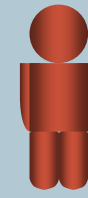
# Area Panel Proposals

# 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

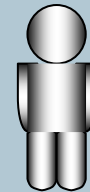


6 Tenants



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  
30<sup>th</sup> October