



CHARNWOOD BOROUGH COUNCIL

ROUND SIX
ALMO PROGRAMME APPLICATION
JULY 2006



Charnwood

Leading in Leicestershire

Housing

- Leader, Cllr Max Hunt
- Deputy Leader, Cabinet Member for Housing and Health, Cllr Betty Newton
- Chief Executive, Brian Hayes
- Deputy Director of Housing and Health, John Downs
- Head of Consultation, Communications and Partnerships, Karlie Thompson

Talk Back Session

Aim: To ensure that you can have a say on the future of the Borough Council's services: Your Charnwood; Your Borough; Your Say

Each session will focus on a key service area as well as providing opportunities to raise queries and comments on any service or local issue

Tonight: Housing

Corporate Plan

Focus on Housing

Question and Answer Session

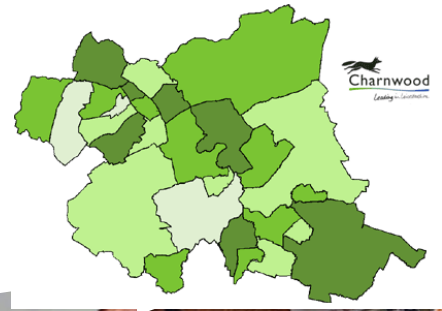
8.30pm Finish

Leading in Leicestershire: The Corporate Plan 2013/14

Charnwood Today



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Corporate Plan

Our Corporate Plan shows how the vision of the whole community is turned into an action plan for the Council

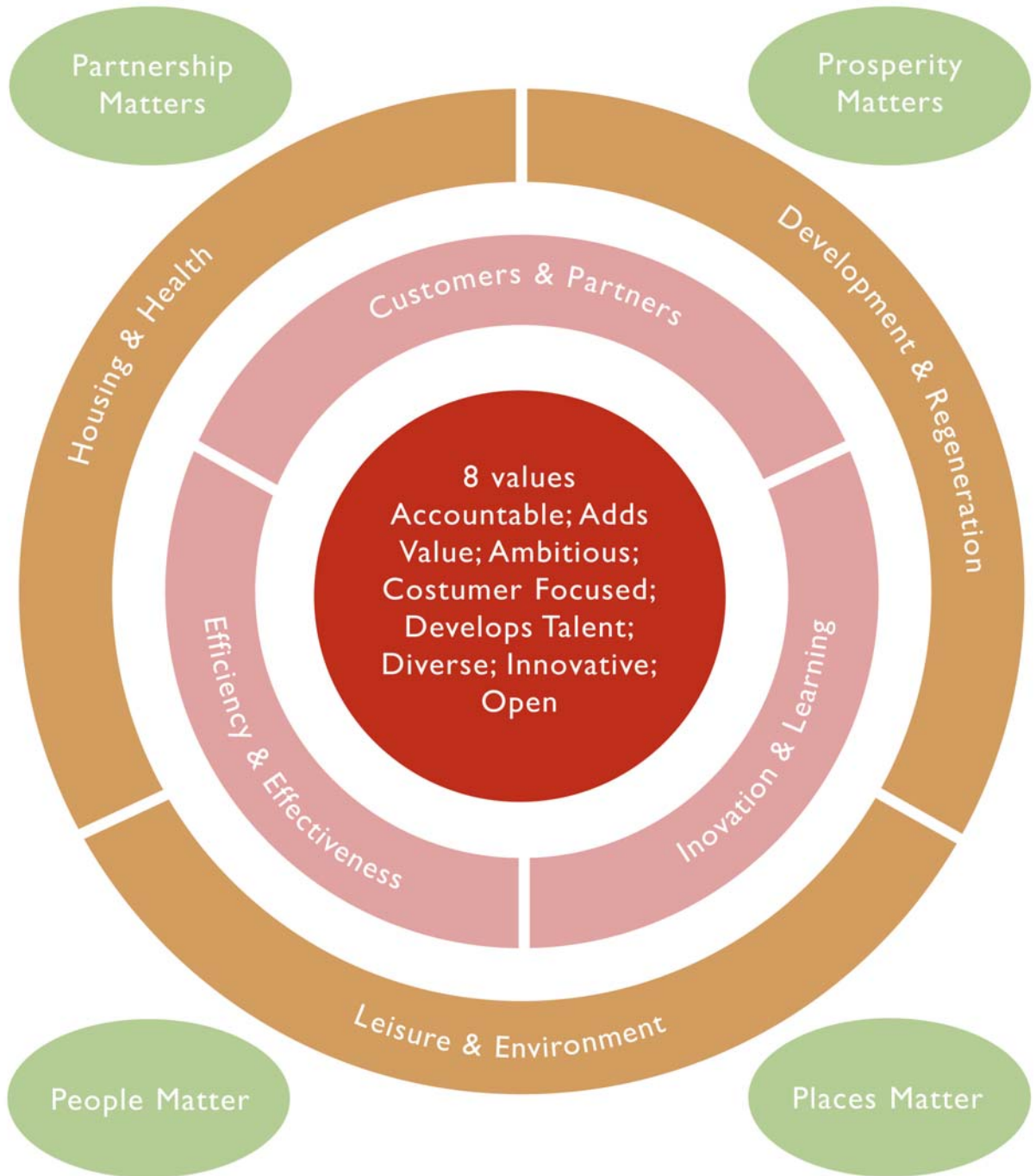
It sets out what we think is really important – the top ten things we have to get right

It also sets out the top ten ways in which we need to improve in order to get it right

Sets out plan for the next seven years but we look at it every two years

Accountable, Open and Add Value in everything we do

Our Top Twenty



'Leading in Quality Services'

Leisure & Environment

Streets

Waste

Parks

Culture



'Leading in Quality Services'

Housing & Health

Tenants

Homes

Climate



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‘Leading in Quality Services’

Development & Regeneration

Planning

Conservation

Loughborough



'Leading in the Community'

Partners & Customers

Citizens

Customers

Cohesion

Communities

Partners



'Leading in Innovation'

Learning & Innovation

Technology

Academy

"Blimey, she looks like Britney's granny... wonder if she's got planning permission for that make up?"

Do it at
www.charnwood.gov.uk

Charnwood
Leading in Leicestershire

"You can now apply for planning permission and watch your plans progress online. Want to know when your next rubbish collection is? Or pay a bill... you can do that too."

Email: information@charnwood.gov.uk Telephone: 01509 263151

'An Excellent Council'

Efficiency & Effectiveness

Performance

Value

Projects



Housing Services – what do we do?

- We manage 5945 Council Homes and 266 leasehold properties
- Over 120 staff in Housing Services and Public Services teams
- We manage 840 garages across the Borough
- We collect approximately £14M per year in rent for Council Homes
- We collected 98.4% of current rent owed in 2005-06

Housing Services – what do we do?

- We spent £3.47M investing in our housing stock in 2005-06
- We spent £4.76M on ‘day-to-day’ repairs through the Public Services team in 2005-06
- We allocated 677 homes in 2005-06
- It took us an average of 30.5 days to carry out improvements to empty homes throughout 2005-06
- We currently have 2927 applicants on our Housing Register

Towards an ALMO...

- The Council conducted a Stock Options Appraisal (SOA) in 2005
- An Arms Length Management Organisation (ALMO) was the only option that met tenant & leaseholder preference to stay with the Council as landlord, improve services and meet the Decent Homes standard
- Agreed by the Council in May 2005
- The Government Office of the East Midlands (GOEM) approved our decision in July 2005

Towards an ALMO...

- Our ALMO bid was submitted in July 2006
- We have bid for over £35 Million to improve our Council homes
- Will receive this money if we get a 2 star inspection rating from the Audit Commission
- Awaiting the response back from the Government in October 2006



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Work with tenants and leaseholders...

- Support the Charnwood Council Leaseholders and Tenants Association (CCLATA) and other tenant groups
- Employ a Tenant Participation Officer
- Carry out joint monthly Estate Inspections and Empty Property inspections
- Agree letters and documents to be sent to tenants
- Appoint contractors to deliver improvement programmes
- Membership of Project Boards including the ALMO Formation and 3 Stars for Housing board

Housing in the Corporate Plan

To nurture healthy and strong accessible communities – healthy, cohesive and engaged communities leading to active citizens and civil renewal

- High performance on housing repairs and rent collection and secure at least a 2 star rating for our Housing Service
- Implement the Housing Improvement Programme and achieve 2 star status by 2008
- Manage housing through a dedicated organisation, an ALMO
- Develop effective tenant participation structures
- Give tenants greater choice over services delivered
- Involve tenants in determining the standards of service and investment

Continued...

- Decent Homes Standard in both the Public & Private Sectors
- Focus discretionary housing grants capital on schemes to deliver decent homes to vulnerable occupiers, ensuring that no fewer than 70% of vulnerable people living in the private sector are in decent homes by 2010
- Develop with tenants a capital programme which will provide decent homes in line with Government standards, achieving 100% decent homes by 2010

So do you agree and how can we improve further...?

Are we heading in the right direction?

Are there anything important that is missing?

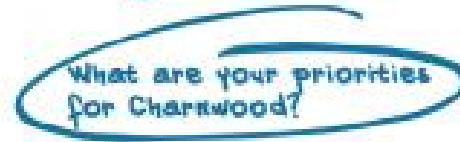
Are there anything included that shouldn't be or is unrealistic?

Are there any further comments you wish to make on the Plan or Priorities?

Question and Answer Session



Your Charnwood; Your Borough; Your Say!



Comments to 20 October

Copies on Website

www.charnwood.gov.uk

Or by phoning / writing to

Karlie Thompson (01509634517)

Charnwood Borough Council

Southfields, Loughborough, LE11 2TR

Thank you for your time



Charnwood

Leading in Leicestershire