## WHAT IS AN ALMO? ARMS | ENGTH MANAGEMENT ORGANISATION The ALMO will be any like a private company with a Company Board - unually made up of one third council.

and one third tenants All

obligation to put the interests

of the company before any

When the ALMO is set up

the council will still own our

management to the AI MO

that there will be clear

advantages for councils who

separate their housing strat-

eav from the day to day

maintenance of council

homes. This is their sole jus-

tification for pushing councils

to go for ALMOs

The government claims

other involtion

ALMOR were first introduced hu the last Tory government. They involve local authorities setting up a private limited company to run a particular

The local authority - of least at the start - is the sole shambolder - but the comperv is run at 'arms length'

Housing ALMOs are relatively new - the first ones have only been running a way But ALMOR pupping leisure, social services and other council functions have been around for a few years The government is offering

ALMOs a bribe - extra money for repairs and improvements.

The government claim ALMOs provide benefit by separating housing strategy from day to day management – but they offer no evidence ort this. They cannot explain why extra money is available to councils who set up ALMOs but rect if that's what nants want.

<sup>6</sup> In the short term there is a very real threat that Al MOs will be acquired by or memod with housing associations as RSI s expand and diversity

In the longer term the World Trade Organisation plans to marketise number services by extending the General Anreement for Trade in Services

Full privatisation of AI MOs will be ranid Dexter Whitfield, Centre for Public Services

## QUESTIONS THAT NEED ANSWERS

Q1 The governme claim ALMOs provide benefit by separating housing strategy from day to day management Where is

Q2 Why is extra money available to councils who set up ALMOs but not to the councils direct if that's what tenants want unless we are right that ndvatisation is their real agenda?

Q3 Some councillors pretend that the change to AI MO will only be in covernment's (ODPM) quidelines and pronouncements make it see ALMOs independent

Gordon Perry, now chain of the National Federation of ALMOs, quoted in Housing Today (4 April 03), says, "If you are a

council who thinks ALMO is an easy, no-change option that keeps the council in control, you are wrong." Which is true?

Q4 There is a backbench revolt by MPs against Foundation Hospitals, including Camden MPs Glenda Jackson and Frank

Aren't Al MOs the housing equivalent?

Q5 What happens if the ALMO tails? The government's

National Audit Commission report on the first eight ALMOs states. In order to remain viable in the long term, ALMOs are looking to grow their organisations, by moving If the ALMO runs out of

money or overstretches itself won't the government, council and the banks insist on selling off our homes?

(It seems to me that Camdeo Council has this heads on ot habitat settion up an AI MO even helpre halinting the tenants - but do they have a mandate to do

There are big questions of an Al MOs hoard about accountability to councillors and to the incal authority Many d us are concerned about Cilr. Jane Schoofin

#### OTHER ISSUES TO THINK ABOUT DECENT HOMES TARGET?

Camden Council says it must meet the government's decent homes target by 2010. But this target doesn't necessarily fit with Camden tenants' priorities - have you had the difference explained to you? Most experts believe the government will have to extend the deadline because few councils expect to meet it.

## 

Service charges may be introduced anyway but if an ALMO takes over government guidelines say it should be the ALMO Board - not councillors - who will set the charge. This could easily become a backdoor way of making tenants pay more!

## ALMOs don't come cheap...

£2 million was spent by Ashfield Council setting up their AI MO. The chief executive's new went un more than 50% Loorts & MO immediately remuited 18 new senior managers with an extra wage bill of £1 million per vear

All the new ALMOs have gone for expensive name channes new longs and adopted a 'comorate culture' They are running themselves like a business and ickly trying to distance themselves from the council

Camden Council say their ALMO will only cost £300,000 to set up and an extra



## Camden is distorting the real options

The council is trying to make us believe that The council is trying to make us beneve even without extra ALMO money, our homes will fail anat and services will have to be cut

Vet the council's own figures show that the truth is very different, Camden's own Business Plan shows

I Camden Council already has nearly £50 million a year our homes - without any extra money from an ALMO

 Using existing resources, 50% of Comdeo's homes will meet the Decent Homes Standard in full by 2010. The remaining 40% of homes will meet three-quarters of the standard - including all of the most essential work

I A major capital works programme should cut the cost

of day to day repairs. allowing money to be diverted into more major work\*

I All of the major works using existing resources The issue is that they can't he done in time to meet the oovernment's own 'decent homes' target.

and Challenge: Camden's Housing Business Plan 2002\*

Swate: People, Property Choice

AIMO carries with it subdantial indified 1 Losley Fox, Secretary Templar

Cross Harry Overview and Commission said that "A on the ALMO issue would be held in Nov 2003, and that the result would be BINDING \* The Labour BINDING." The Labour Executive acreed that a Ballot would be INFLUEN-

### Camden councillors say they are against stock transfer. But that's what they tried to sell us in 1997. How can we trust them today?

In 1997 Camdan Council Island In con Camdon lonants in accord privatisation through one-step stock transfer. They called it New Orontunities' and sport our ants producing glossies to sell

As today, the council told us way of getting the investment to nay for ranairs and impense. ments. The Cheir of Housing Councillor Rrian Waskes, said at the time todates which unled "No" would lose out. They would only not the "minimum ranairs August 1997).

Their consultation document armost that without storik transfor "Some areas would occasionally hendit fram extra investment We would continue to chise to icon homes cale warm and dry but little more intr omehooid

Campon Defend Council Housing was launched to shan this attack on council housing like kelikted every home and held meetings on estates. We rejected the blackmail and called for muncillers in find the backhone to stand up to the government and demand more money for

The Council distant their nor necals. We should that house

determined they may seem they can be strenged. Since then it has not proved true that fittle more? could be done. Camden has had a since 1997 improving many

If we'd Edened to the Council in 1997 world have just council housing forever. Today councillors are embarrassed by being reminded of the stock transfer monocals in 1997 They want us to believe that they would never consider it again. Do you believe them and are you prepared to take the

# Camden tenan A FAIR & R with equal res

the undersigned tena The undersigned, tend tenants, are alarmed misrepresenting the deb Management Organisati ulating the process to try

Many of us believe that larities with Foundation I which undermine our public ocvernment's wider privat needs proper debate

Calls for more direct in Calls for more unexa ..... are growing. 115 MPs motion and tenants trade MPs from more than 60 at strong raily and lobby of pad naion has already won che Much more can still be won Camden Council is not rushed a no-ALMO line

The option of using su

and continuing to camp sions from the government without strings is dishonest are' We need to win more improvements we need but housing is in crisis. The mos of a significant capital progr

 Even Camden's own existing resources will gramme. It says that 60% the government's decent h remaining homes will meet 2010 using existing resource The repairs and improve

want are not the same homes' definition. For tenan

Simulation already include. Dave Dr Convel Oak /MAC Brian Devrlage, Cha Paul Tominson, Joint Secretary Areat 34: Alan Walter, Chair & June Dodds 5 Peckseater Estate TRA: Lesley Fex, Se Rep & Waidan Malend Chair Templar Cathy Pound, Secretary/DMC Rep Tpthos/BarlingHavering TRA: Ari Bro Rep Wells Hause 784 Floria Cussen, J Jonant: Potra Dando, Mindling Jonant Jaman Sec1245" Ron Konistanavdill 784- John Loughran, Chair/RMC Run Hiscoke, DAC Rep & Sade Allen Cam TRA-Mary Adamson, Chair/DMC Rep

Are we being sold AL nants want or beca

## Who said this and when?



Business Plan agreed ALLAN) Minne while even consulte-C

4 must about the alternative? It is a fact of heilding maintenance that as major works are carried out, the ongoing cost of day to

Another fart is that the new If some of the money for ongoing maintenance was used to support borrowing for major the need for ongoing maintenance. Why has this option not

We believe that the council is