

SPECIAL HOUSING SERVICES COMMITTEE

13TH JANUARY 2005

PRESENT	Councillor Gale (Chair) Councillors Mrs Brown, Mrs Burn, Grogan, Kay, Mrs Pinkney, Sinclair, Stonehouse, Taylor and Mrs Todd.
ALSO PRESENT	Councillors Mrs Jones and Clements (ex-officio) Mrs Douthwaite (observer) together with Mrs E Stobbs and R. Curtis, Customer Panel.
APOLOGY	Councillor D Wilson
ADVISERS	M. Laing, Director of Housing Services; Mrs M. Roe, Service Development Manager; Mrs L. Butler, Principal Community Involvement Manager; D. Milburn, Head of Business Support; A. Smith Service Development Officer and Mrs H. Wilson, Committee Administrator.

295a. ALMO BID INTRODUCTORY REPORT

Members were advised that the ALMO bid needed to be submitted by 28th January 2005 and that the content of the bid was determined by a very detailed guidance from the ODPM.

- RECOMMENDED**
1. that the content of the report be noted and endorsed;
 2. that in order to ensure submission by 28 January 2005 the Director of Housing Services be authorised to vary the detailed content of the bid in consultation with the Chair of Housing Services to reflect reasonable responses submitted as part of the consultation exercise.

296a. ALMO FUNCTIONS AND STRUCTURE AND THE COUNCIL'S STRATEGIC HOUSING ROLE

Members considered proposals relating to the functions and structure of the ALMO and the Council's strategic role.

- RECOMMENDED**
1. that the proposals relating to the ALMO functions and structure and the Council's strategic housing role and the purposes of the ALMO bid be approved;

2. that the Director of Housing Services respond to the proposals in the Council's application for a place on round 5 of the ALMO Programme.

297a. PROPOSED ALMO BOARD AND GOVERNANCE STRUCTURE

Members considered the proposed functions of the ALMO Board and the governance structure of the new ALMO.

- RECOMMENDED**
1. that the importance of the ALMO Board and the future relationship of the ALMO Board and the Council be recognised;
 2. that the proposed Board Member roles and responsibilities and their recruitment, as detailed in the report, be recognised and agreed;
 3. that the proposed governance structure of the ALMO as detailed in the report be recognised and agreed;
 4. that the Director of Housing Services respond to the proposals in the Council's application for a place on round 5 of the ALMO programme.

298a. ALMO BEST VALUE REVIEW

Members considered the Best Value review and inspection requirements and the implications of Best Value for the Council and the ALMO.

- RECOMMENDED**
1. that the Director of Housing Services respond to the Lead Housing Inspector to agree dates and fees for:-
 - An indicative inspection of the housing service, prior to the ALMO's establishment;
 - A Best Value review of the ALMO at least six months after the organisation is established.
 2. that the Director of Housing Services respond by the agreed dates in the application for a place on round 5 of the ALMO programme.

299. ALMO MONITORING ARRANGEMENTS

Members considered the proposed monitoring arrangements for the ALMO.

- RECOMMENDED**
1. that the monitoring arrangements set out in the report be approved;

2. that the Director of Housing Services respond to the agreed monitoring arrangements in the extended application for a place on round 5 of the ALMO programme;
3. that the Director of Housing Services explore the ALMO's membership of the National Federation of ALMO's and Housemark, should the ALMO bid be successful.

300. CUSTOMER SUPPORT FOR THE ALMO

Members were informed of the next steps in the process of applying for a place on round 5 of the ALMO programme.

The Leader of the Council did not believe a ballot of all tenants should be undertaken, she moved the recommendation excluding reference to 'a ballot' of tenants. This was seconded by Councillor Grogan.

- RECOMMENDED**
1. that tenant support should be ascertained though a sample survey or extended consultation with the opportunity to undertake a small sample survey;
 2. that the Director of Housing Services include the proposals in the Council's application for a place on round 5 of the ALMO programme.

301. THE ALMO BID

Members considered the proposed ALMO bid, together with an amendment which was circulated at the meeting.

In response to a statement prepared by the Customer Panel the Director advised that reasonable detailed amendments would be considered. However as previously detailed a ballot would not be considered.

- RECOMMENDED** that the ALMO bid be approved and the Director of Housing submit the bid by the due deadline.

302. WEAR VALLEY HOUSING CUSTOMERS COMPACT ACTION PLAN 2005

Members considered the Wear Valley Housing Customers Compact Action Plan.

- RECOMMENDED** that the Wear Valley Housing Customers Compact Action Plan 2005 be approved.

303. ETHNIC MONITORING RECORDS

Members considered the performance management information in respect of ethnic records for the Housing Services Department.

- RECOMMENDED**
1. that the ethnic monitoring data be noted;
 2. that it be agreed that the ethnic monitoring data being produced six monthly for Housing Services Committee and publicity for Wear Valley Housing Matters.

The meeting concluded at 3.22pm

CHAIR