

How Housing Services Models Would Work

1. Current model – Council with Arm's length management organisation (Almo)
2. Potential Model – Council with in-house services
3. Potential Model – Stock transfer to a Registered Provider



1. Current model – Council with Almo

Operational

- ❖ Allocations Policy
- ❖ Stronger Families
- ❖ Early Intervention and prevention
- ❖ Adaptations / Disability Facilities Grant
- ❖ Homelessness Reduction Act

Strategic

- ❖ Set all Strategies (including Housing strategy) and Policies
- ❖ Approve constitution for ALMO
- ❖ Set the HRA budget and develop asset management strategy / capital plan
- ❖ Holds risk – requires assurance with compliance.
- ❖ Deliver Council house building programme

Contractual

Council lead

- ❖ Services delivered and charged to Housing Revenue Account / ALMO include :-
 - ✓ IT
 - ✓ Payroll
 - ✓ Communications team,
 - ✓ Safer Kirklees
 - ✓ Cleaning
 - ✓ Grounds maintenance

Partnership

- ❖ Seven partnership outcomes.
- ❖ Preventing homelessness and tackling rough sleeping
- ❖ Council leads on Housing Growth

KNH delivery

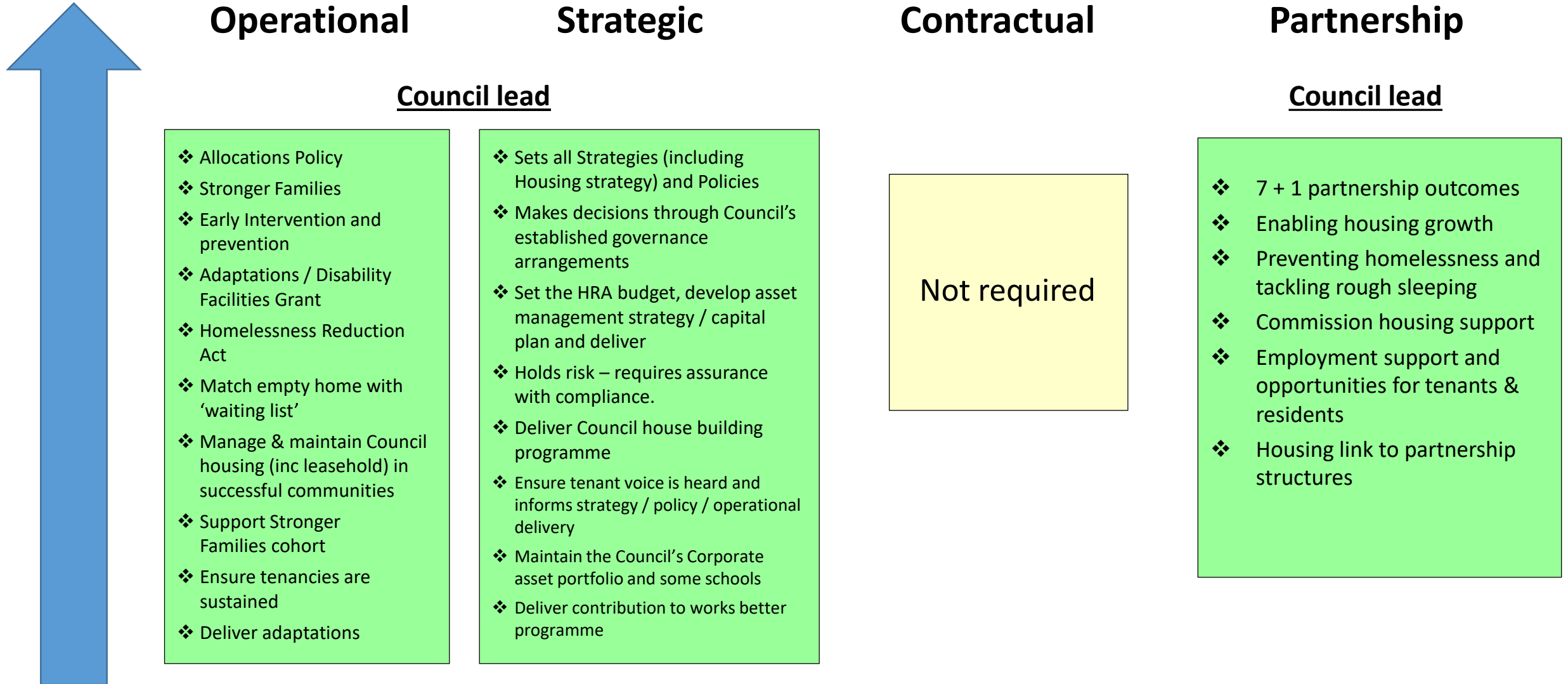
- ❖ Tenant voice
- ❖ Match empty home with waiting list.
- ❖ Support Stronger Families cohort.
- ❖ Ensure tenancies are sustained
- ❖ Deliver adaptations
- ❖ Improvements to stock

- ❖ Support development of policies for Council approval
- ❖ Develop procedures
- ❖ Support Board to make decisions and challenge
- ❖ Deliver to Council approved HRA budget

- ❖ Manage & maintain Council housing (inc leasehold) in successful communities on the Council's behalf.
- ❖ Ensure tenant voice is heard and informs strategy / policy / operational delivery
- ❖ Maintain the Council's Corporate asset portfolio and some schools
- ❖ Deliver contribution to works better programme

- ❖ Employment support and opportunities for tenants
- ❖ Housing link to partnership structures
- ❖ Contribute to Council strategies and plans such as Preventing homelessness and tackling rough sleeping

2. Potential Model – Council with in-house services



3. Potential Model – Stock Transfer to a Registered Provider

Operational

- ❖ Owns housing register
- ❖ Council agrees nominations arrangements with Registered Providers
- ❖ Stronger Families
- ❖ Early Intervention and prevention
- ❖ Adaptations / Disabled Facilities Grant
- ❖ Match property to 'waiting list'

Strategic

- ❖ Set Strategies and Policies e.g. Asset management strategy
- ❖ Develop procedures
- ❖ Deliver Housing growth and priorities
- ❖ Maintains / develops relationship with Registered Provider

Contractual

- ❖ Services offered to Housing Association subject to value for money test

Partnership

- ❖ Seven +1 partnership outcomes
- ❖ Enabling housing growth
- ❖ Preventing homelessness and tackling rough sleeping
- ❖ Partnership forums e.g. homelessness forum

Council lead

Registered Provider

- ❖ Implements allocations policy
- ❖ Develop procedures
- ❖ Support Stronger Families cohort in partnership.
- ❖ Ensure tenancies are sustained
- ❖ Deliver aids and adaptations if publicly funded

- ❖ Relationship with regulator
- ❖ Board steer strategic direction
- ❖ Risk and compliance
- ❖ Develop policies for Board approval inc allocations
- ❖ 'Duty to cooperate' e.g. safeguarding
- ❖ Develop procedures
- ❖ Support Board to make decisions and challenge

- ❖ Transfer agreement in line with 'dowry' payment – estimated 5 to 10 years

- ❖ May align to Council strategies
- ❖ Housing link to partnership structures.

