

Housing Governance Arrangements - Comparison 19/12

The following table outlines how each of the 3 options (In-house, ALMO and Registered provider) approach the criteria expressed in the sub-headings.

In-house	ALMO	Registered Provider
Legal Framework		
Publicly established organisation as part of the Local Government Act.	Generally established as a not for profit Company limited by Shares or Guarantee. Subject to Companies Act requirements.	Can be established as Cooperative and Community Benefit Societies, Companies limited by Guarantee or Shares, Community Benefit societies etc. These can further be listed as exempt charities, register charities or for profit providers. There is also the Community Gateway model.
Overview (Shareholding)		
No company - direct ownership as a Council asset.	In Kirklees, the Council is the sole shareholder. There are examples elsewhere	Shareholding models are varied. Some are closed (restricted to Board Members only or
Regulatory Response - lead regulator the Regulator for Social Housing (RSH)		
The RSH will regulate the Rent standard (from April 2020) along with all of the Consumer standards at present.		The Regulator for Social Housing proactively regulate the Economic standards and reactively regulate the Consumer standards.
Corporate Structure		
Conforms to constitution of the Council. Modelled on Cabinet and Council with delegated decisions to officers.	Generally modelled on Boards between 9 and 15 on a third, by third by third basis (Independents, councillors, tenants)	Various arrangements are in place but often Boards comprise between 5 and 12 members. These Boards can comprise of entirely independent members or membership drawn from a range of constituencies (Independents, tenants, local authorities, stakeholders) in various combinations.
Freedom to Act		
Within the parameters of Local Government Acts and regulatory standards.	Restricted by the arrangements in place with the sponsoring authority	Generally unlimited within the objects and governing frameworks.
Committees and Sub Structures		

Existing Cabinet structure and governance arrangements. Risk and assurance through Corporate governance and audit.	Determined by the agreement between the ALMO and the sponsoring Authority. KNH has its own Board, which is supported by Property Services committee, with risk and assurance linked into Council governance.	Can be established at the will of the Board. Generally comprising an Audit Committee, Nominations Committee and Remuneration committee. Others by what the Board feels is required to run the business.
Borrowing and Commercial Arrangements		
Prudential borrowing arrangements. This is through both the Housing Revenue Account and also the General fund where appropriate.	Generally unable to borrow and invest in their own right and within the restrictions applied to the HRA.	Limited by business plan capacity and lender covenants. Providing it is within objects RPs are able to invest in other subsidiary (commercial or charitable) or community activity to further their aims.