

**EXTRACT OF DECISIONS OF THE EXECUTIVE
MEETING HELD ON 10 NOVEMBER 2004
DIGEST: 6 PUBLICATION DATE: 18 NOVEMBER 2004**

EX.605 THE ESTABLISHMENT OF THE HOUSING ARMS LENGTH MANAGEMENT ORGANISATION

Further to Minute EX.441 of the meeting of the Executive held on 13 October 2004, the Leader of the Council submitted a report proposing the establishment of an Arms Length Management Organisation (ALMO) to be known as Six Town Housing Limited, for the provision of housing landlord services on behalf of the Council.

The adoption of the ALMO model offered the Council the opportunity to submit a bid to the Office of the Deputy Prime Minister for additional funding to achieve strict Government targets established through a national Decent Homes Standard.

The Leader reported that the Council bid, approved by the Executive at its meeting held on 17 December 2003 (Minute EX.960), had secured funding of £8.64m for the first two years of the Investment Programme out of a possible total of £27.02m to be spent over the period 2006 to 2010, subject to achieving a 2 star status with promising prospects for improvement at the Best Value Housing Inspection to take place in October 2005.

It was proposed that Six Town Housing Limited would operate within a Management Agreement commencing in April 2005 for a period of 12 years and to be subject to annual performance reviews.

In order for Six Town Housing Limited to operate as an Arms Length Organisation, it was necessary for the Secretary of State to approve the delegation of functions and transfer of powers from the Council which would be the subject of a further report to the meeting of the Executive to be held on 12 January 2005. In the meantime, the Six Town Housing Shadow Board would operate within the Terms of Reference which were approved by the Executive at its meeting held on 13 October 2004 (Minute EX.441).

Ownership of the public housing stock remains with the Council within a Strategic Housing Unit established to undertake functions including, housing advice, homelessness, management of the Housing Register, Lettings Policy, Rents, Policy, housing strategy and policy development, governance/performance monitoring, Supporting People and Affordable Housing.

The report set out in detail, the financial implications for the transfer of housing landlord functions to the ALMO together with information on the consultations taking place on staff transfer under the TUPE Regulations and the effects on central support services of the Council.

The ALMO Implementation Project Board, which met on 9 November 2004 had considered the report and recommended that the proposals be approved.

RECOMMENDATIONS TO COUNCIL:

1. That the establishment of Six Town Housing, as the Council's chosen model through an Arms Length Management Organisation for the delivery of housing landlord services, be approved.
2. That the allocation of General Fund and Housing Revenue Account funding in Table 6 for the proposed transfer of functions as set out in Tables 4 and 5 respectively of the report submitted, be approved.
3. That the broad areas of management responsibility for both Six Town Housing and the Strategic Housing Unit as set out in Tables 4 and 5 respectively of the report submitted, be approved.
4. That the establishment of an Arms Length Management Organisation requiring the separation of functions and posts to be transferred to Six Town Housing Limited to comply fully with TUPE Regulations, be noted.
5. That further consideration be given to submitting an application be made to the Secretary of State under Section 27 of the Housing Act 1985 to delegate housing landlord functions and powers to Six Town Housing Limited.
6. That further consideration be given to the transfer of relevant assets and contracts to Six Town Housing Limited, be approved.
7. That further consideration be given to the terms of the Memorandum and Articles of Association of Six Town Housing Limited and a Management Agreement between the Council and Six Town Housing Limited.
8. That further consideration be given to the arrangements for the Council's provision of strategic housing services.
9. That further detailed reports on Phases 2 and 3 be submitted to the Executive in accordance with the timetable set out in Table 3 of the report submitted.

**EXTRACTS OF DECISIONS OF THE EXECUTIVE
MEETING HELD ON 1 DECEMBER 2004
DIGEST: 7 PUBLICATION DATE: 9 DECEMBER 2004**

EX.732 ARMS LENGTH MANAGEMENT ORGANISATION AND STRATEGIC HOUSING UNIT STAFF RESTRUCTURING

Further to Minute EX.605 of the last meeting of the Executive, the Executive Member for Regeneration and Housing submitted a report proposing the terms of an organisational restructure to support the Arms Length Management Organisation, known as Six Town Housing Limited, for the provision of housing landlord services on behalf of the Council and the creation of a Strategic Housing Unit to meet organisational and regulatory requirements.

The organisational restructuring was fundamental to securing the 2 star status with promising prospects for improvement from the Audit Commission Housing Inspectorate inspection to be undertaken in October 2005.

The need for additional staffing resources had been identified, risk-assessed and planned within the Housing Revenue Account Business Plan and the Housing Revenue Account Rent report considered by the Executive at its meeting held on 18 February 2004 (Minute EX.1227).

In accordance with the provisions of the Council's Constitution, the report had been considered by the Human Resources and Appeals Panel at its meeting held on 24 November 2004 (Minute HRA.712) and the Panel had recommended that the staffing proposals set out in the report be approved.

Delegated decisions:

1. That Option 1, to undertake the restructure in the terms set out in the report, to create staffing structures for Six Town Housing Limited and the Strategic Housing Unit, be approved.
2. That the Management and Staffing Structure of Six Town Housing Limited, as set out in Appendix 1 to the report, be approved.
3. That the Management and Staffing Structure of the Strategic Housing Unit as set out in Appendix 1 to the report, be approved.

RECOMMENDATION TO COUNCIL:

That the use of Housing Revenue Account balances to fund, or part-fund, the proposed structures in 2004/2005 to 2007/2008 be approved as set out in Section 4 of the report with the balance being met from savings arising from costs transferred to the General Fund.

Reason for the decision:

To secure the restructuring of Housing Services as part of the establishment of Six Town Housing Limited to undertake the management of the Council housing stock and the creation of a Strategic Housing Unit to function effectively in the preparation for, and the maintenance of, at least two star Housing Service and, in doing so, release the Government funding to achieve Decent Homes Standard.

Alternative option considered and rejected:

To leave the management of the housing stock under the current arrangements leaving the Council with insufficient funds to improve the properties to the detriment of the tenants.

**EXTRACT OF DECISIONS OF THE EXECUTIVE
MEETING HELD ON 12 JANUARY 2005
DIGEST: 9 PUBLICATION DATE: 20 JANUARY 2005**

**EX.858 ESTABLISHING AN ARMS LENGTH MANAGEMENT ORGANISATION –
SECTION 27 APPLICATION**

Further to Minute EX.732 of the meeting of the Executive held on 1 December 2004, the Executive Member for Regeneration and Housing submitted a report on the requirement to submit an application to the Office of the Deputy Prime Minister under Section 27 of the Housing Act 1985, as amended, for approval to transfer the Council's Housing Management Services to Six Town Housing Limited. The draft application was appended to the report.

Detailed consultations on the draft Management Agreement, draft Delivery Plan, the principles of the Management Fee and the terms of the Section 27 Application, had been completed through the ALMO Joint Negotiating Body (4 January 2005) and the ALMO Implementation Project Board (10 January 2005) and Six Town Housing Shadow Board. The recommendations from these meetings had been circulated to Members of the Executive. Copies of the draft documents had been made available for inspection for Councillors.

RECOMMENDATIONS TO COUNCIL:

1. That, in line with the recommendations of the ALMO Joint Negotiating Body and the ALMO Implementation Project Board, the draft application to the Office of the Deputy Prime Minister under Section 27 of the Housing Act 1985, as amended, for the future delivery of the Council's Housing Management Service to be transferred to Six Town Housing Limited, be approved.
2. That, in view of the time constraints for submission of the application, authority be delegated to the Deputy Chief Executive, the Director of Social Services, Health and Housing and the Director of Legal and Democratic Services in consultation with the Executive Member for Regeneration and Housing, to finalise the required documents prior to the submission for the approval of the Secretary of the State by 31 January 2005.

(Note: That, as reported in EX.855 above, Councillor Isherwood declared a personal and prejudicial interest and left the room during the consideration of this item.)

**EXTRACT OF DECISIONS OF THE EXECUTIVE
MEETING HELD ON 12 JANUARY 2005
DIGEST: 9 PUBLICATION DATE: 20 JANUARY 2005**

EX.859 GREATER MANCHESTER CONNEXIONS – GOVERNANCE

The Leader of the Council submitted a report on the proposal for the strategic reorganisation of the Greater Manchester Connexions Service in order to establish a New Partnership Board to provide strategic youth support arrangements in accordance with Section 114 to 122 of the Learning and Skills Act 2000.

A copy of the draft Greater Manchester Partnership Agreement was appended to the report outlining the proposal for the strategic delivery of Connexions Service through a re-constituted Greater Manchester Connexions Partnership with this Council as the “lead body” and also the “accountable body” in line with the model appended to the report.

The Chief Executive reported at the meeting on the detailed arrangements and the implications for this Council as “lead body”. The Greater Manchester Connexions Partnership Limited had met earlier today and agreed the transfer of functions in line with the new governance model.

RECOMMENDATIONS TO COUNCIL:

1. That the Council agrees, in principle, to becoming the “lead body” and legal entity for a new model Partnership for the Greater Manchester Connexions Service effective from 1 April 2005.
2. That the remaining negotiations and agreement to effect the new model be concluded by the Chief Executive in consultation with the Leader of the Council.
3. That the Council be represented on the Partnership in accordance with the draft Partnership Agreement as set out in Appendix 1 to the report.