



## **Cabinet Member Report for Housing**

**Northampton Borough Council**

**10<sup>th</sup> March 2014**

### **ALMO**

The work programme for the creation of the ALMO is now being finalised. The Programme sets out the key stages and milestones on the way to delivering the ALMO on 5th January 2015. The Tenant Panel has been boosted by a number of additional attendees and reflects the growing emphasis we are putting on engaging with tenants and leaseholders. The Tenant Panel will select the tenants to join the ALMO Implementation Board. The Employee Focus Group will also nominate employees to sit on the Implementation Board.

### **Decent Homes Programme**

The Programme for 2014/15 is currently being prepared. The total programme value will increase by over 100% in the next financial year, moving from £17m to £39m to reflect this administration's commitment to the programme.

### **Service Improvement**

The department management team has now started the Employment Briefing sessions for all housing employees. The first session was principally for the teams in Landlord Services but future sessions will include all housing department employees, including those based at The Guildhall. The initial focus will be on service improvement, cultural change and customer focus.

### **Toms Close**

The 16 "Airey" type properties in Toms Close are to be decommissioned so that we can create a cleared site for the development of new homes. Airey properties were built immediately after the Second World War using aluminium frames from military vehicles for the main structural elements and pre-cast concrete panels for the infill walls. The properties are extremely thermally inefficient and hard to heat and to bring them up to the Decent Homes Standard and give them a further 20-25 year's lifespan is estimated to cost in excess of £80,000 per dwelling. Every tenant and property owner has been contacted by our housing officers and all our tenants have now either registered with us for a transfer or have indicated that they will make their own arrangements for somewhere else to live.

**Councillor Mary Markham**  
Cabinet Member for Housing