

‘Right Time Right Place’

New report highlights the valuable work of ALMOs in the private rented sector

Press release

Date: 2 April 2014

By the end of 2014 two-thirds of arm’s length management organisations (ALMOs) in England plan to be working in the private rented sector according to a new report by the National Federation of ALMOs (NFA).

Published today ‘*Right Time Right Place – Engaging with the Private Rented Sector*’, sets out the reasons why so many ALMOs are engaging with the private rented sector to address housing need, drive up quality and standards of private rented lettings and support local communities.

The private rented sector has grown in recent years, to a point where it is now larger than the social rented sector. This trend is set to continue over the next five years, with a predicated increase of at least one million more households.

According to the NFA report, around half of ALMOs currently work in the private rented sector, supplying services such as housing and tenancy management, repairs, gas servicing and community alarms and lifeline services. It is anticipated that this number is expected to increase significantly throughout 2014, with more ALMOs developing services, and ambitious programmes such as deposit and licensing schemes and landlord accreditation.

Despite the growth of the sector, regulation has not kept pace and despite private rents being on average twice those of social housing, a third of privately rented homes are of poor quality with low levels of low energy efficiency.

Chloe Fletcher, NFA Policy Director, said:

“ALMOs already have well established tried and tested relationships with their local authorities to deliver core housing services, so widening scope to include the private rented sector is a natural step. Standards in the private rented sector are highly variable and this is an issue that impacts on everyone in a community regardless of who owns or manages each property. This report highlights existing ALMO practice, and provides a wide range of examples from across the country.”

‘Right Time Right Place’ is being launched at a one day best practice event in London on 2 April. For a full copy of the report, please visit the NFA website at www.almos.org.uk

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The National Federation of ALMOs is the trade body that represents the interests of the 47 arm’s length management organisations (ALMOs). In total ALMOs manage more than 650,000 council homes across England.