

Immediate release

NFA calls for consistent approach across the social housing sector

Following yesterday's announcement by Housing Minister Brandon Lewis to allow housing associations (HAs) the freedom to implement 'pay to stay' policies on a voluntary basis; the National Federation of ALMOs (NFA) has repeated its call for councils and ALMOs to be afforded the same discretion. Local authorities, ALMOs and housing associations all play equally important roles - meeting housing need and delivering high quality homes and services within our communities.

Granting discretion to make locally based business decisions to only part of the social housing sector is totally unjust. The NFA firmly believes ALMOs and local councils should also be given freedom to manage their businesses based on local issues.

In addition the NFA argues for greater equity in relation to the retention of extra income generated from the implementation of the pay to stay policy. It is completely iniquitous that any extra rent generated by ALMOs and local councils will have to be paid over to central government, whereas HAs will be able to retain the additional income.

Under the proposed Bill local councils and ALMOs will be forced to sell off their high value homes to fund the extension of Right to Buy. This means a loss of valuable assets and capital receipts, denying councils and ALMOs the ability to re-invest in new homes. At a time when ALMOs and councils are already losing income from rent cuts and receipts from the sale of high value homes, yesterday's decision further erodes their ability to self-finance their housing work.

The NFA has prepared a member briefing on the impact of the Housing Bill and Pay to Stay proposals which can be downloaded here: <http://bit.ly/1IIHdE6>

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ENDS

NFA -The National Federation of ALMOs www.almos.org.uk

There are 39 ALMOs (arm's length management organisations) across England managing 542,808 council homes across 42 local authorities.

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