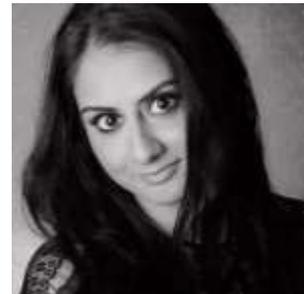


Stretching the pennies – going to make it after all

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In rising to the challenge of social housing tenants who are facing rising costs and income loss whether they are in work or not coupled with the financial pressure for social landlords to cut costs, delivering value for money is more important than ever before.

Caught unawares by the extent to which the Housing and Planning Bill would ‘hit’ social housing the NFA has been concentrating its recent efforts on preserving as much freedom and flexibilities for councils’ as possible over their own housing. With the annual 1% social rent reduction for four years, the implementation of Pay to Stay, benefit cap reduction, housing benefit being capped at Local Housing Allowance rates and mandatory 2 – 5 year fixed-term tenancies all looming, the ALMO sector is preparing itself for austerity and hardship. NFA members, having reshaped their long-term business plans, are doing what they can to ensure that tenants have the support they need whilst ensuring their own sustainability. Leaving them with a fighting chance to provide their much needed services in the years ahead.

Our members will continue to strive, with tenants, to maintain excellence and work to find innovative ways to continue to deliver services. Our value for money briefing, [Stretching the Pennies](#), helps spread that knowledge throughout the sector. ALMOs are able to share invaluable expertise and lessons they have learnt through doing what they do best – adapting to change and unique challenges in the face of adversity.

Despite the sector’s unwavering resilience, for many NFA members, their new build programmes have been put on hold or scaled back, due to the reductions in social rent and other council housing policy changes. However, this is not setting them back. Like, Newark & Sherwood Homes who are using their ability to increase their ALMO owned stock as an income generation path. Their New Business & Growth services are being considered as their core services in order to be able to concentrate on the commercial services arm of the organisation i.e. Investment Funds. This is just one example of how members of the sector plans to not only survive but strengthen their position and flourish.

Today, at our tenth annual conference aptly themed “Changing with the Times”, the NFA launches a best practice briefing. It tells you more about the specific ways in which ALMOs are approaching value for money and includes case studies that illustrate how they are delivering services that reduce costs and improve quality.

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