

NFA WELCOMES £400M GOVT GRANT BUT CALLS FOR FURTHER ACTION

Press Release

Date: 2 September

The National Federation of ALMOs (NFA) has welcomed the government's £400 million package of social housing measures but is calling for ALMOs to be able to play a greater role in the regeneration of the housing market by being given the access to buy back former council homes.

According to the body, which represents the organisations managing over one million council homes across the UK, being given access to use the additional funds to buy back council homes will help to reunite some of the country's most challenging communities.

The additional funding announced today will enable social housing providers to deliver an additional 5,500 more social houses over the next 18 months.

The NFA has also welcomed the government's mortgage rescue scheme that will provide an additional £200m to help the most vulnerable homeowners avoid repossession. ALMOs could play a role in managing properties and mortgage rescue schemes on behalf of their local authorities.

Dennis Rees Chair of the NFA said:

"Whilst the government's £400 million investment in social housing is to be applauded, there needs to be more rented affordable social housing available for those that cannot afford to buy their own home.

"ALMOs and other housing providers should be able to use the Social Housing Grant to buy back the housing stock that was lost through right-to-buy schemes. This would go some way

to restoring and reuniting those communities which contain properties that have fallen below standard during private ownership, bringing them up to Decent Homes standards.”

Under the new measures outlined by the government today, local authorities with existing stock will for the first time be able to apply to build social housing alongside registered social landlords. Currently 22 ALMOs have pre-qualified for social housing grant to enable them to begin building new houses for the first time.

Ends

For further information, please contact Acceleris Marketing Communications on 0845 4567 251 or email louisev@acceleris-mc.com

Editor's Notes

- The first ALMOs were established in April 2002 and there are now 70 ALMOs, managing in excess of one million council properties.
- The total ALMO-managed stock represents more than half of all local authority housing.
- One third or more of every ALMO Board is made up of council tenants
- Over 220,000 homes have been brought up to the Decent Homes Standard and the first two ALMOs achieved this throughout their entire housing stock five years ahead of the original 2010 target date. Ten more will have done so by the end of 2008
- Under an ALMO, the local authority owns the housing stock and the ALMO company is run on a not-for-profit basis. Both existing and new council tenants remain secure council tenants.