



# East Northamptonshire Council

## Policy and Resources Committee - 22 February 2010

### Registered Social Landlord (RSL) Management Partner Arrangements .

#### Summary

This report provides Members with an update on the RSL Management Partnering Arrangements, and asks for endorsement to suspend them until further notice.

#### Attachment(s)

None.

#### 1.0 Introduction

1.1 On 10 December 2007, this Committee gave its endorsement (minute 255b) to new partnership working arrangements with Registered Social Landlords (RSLs). These arrangements involved the selection of a number of 'partner' RSLs across North Northamptonshire, by the four local authorities, on the basis of their housing management credentials.

1.2 The benefits of this included:

- Affordable Housing managed by RSLs with a strong commitment to the area, demonstrated, for example, through a local base, existing stock and excellent tenant services.
- Avoidance of problems associated with RSLs having a very small number of dwellings in an area, which may be some distance from a housing officer or office base. Such problems may include tenant isolation.
- To ensure consistent high levels of quality in the planned high levels of new housing growth.
- Clarification of roles in new housing developments.
- To add value to other housing initiatives, such as Choice Based Lettings.

1.3 The seven RSLs selected as partners for East Northamptonshire were:

East Midlands Housing Association  
 Rockingham Forest / Circle Anglia Housing Association  
 Northamptonshire Rural Housing Association  
 Bedfordshire Pilgrims Housing Association  
 Leicester Housing Association  
 Spire Homes  
 Orbit Housing Association

1.3 Since the new arrangements were put in place all new affordable housing developments, with the exception of one site, have been taken forward by partner RSLs.

1.4 When the arrangements were put in place, it was stated that they would be reviewed in 2011 unless problems were experienced which necessitated an earlier review.

## 2.0 Review

- 2.1 The housing market has changed considerably over the last year and officers have found that most RSLs, like private developers, have reduced or completely stopped their development activity. This is likely to have a detrimental effect on the number of new affordable homes being brought forward.
- 2.2 After careful consideration by all four North Northamptonshire Authorities, it would now seem appropriate to give other developing and managing RSLs the opportunity to develop in North Northants if they can demonstrate their suitability with the Homes and Communities Agency, are managing homes satisfactorily, and can provide a regular local management presence.
- 2.3 To this end, the strategic housing teams at each North Northamptonshire local authority are planning to write out to all partner RSLs, informing them that the RSL management partnering arrangements are to be suspended for the foreseeable future.
- 2.4 We will continue to work with all RSLs who have stock in the area to maintain high housing management standards; and the situation will be reviewed again in twelve months.

## 3.0 Recommendation

- 3.1 Members are recommended to endorse the suspension of the current RSL Management Partnering Arrangements until further notice.

<b>Implications:</b>	
<b>Corporate Outcomes or Other Policy/Priority/Strategy</b>	
Good Quality of Life	<input checked="" type="checkbox"/> Good Reputation <input type="checkbox"/>
Good Value for Money	<input type="checkbox"/> High Quality Service Delivery <input checked="" type="checkbox"/>
Effective Partnership Working	<input checked="" type="checkbox"/> Strong Community Leadership <input type="checkbox"/>
Effective Management	<input type="checkbox"/> Knowledge of our Customers and Communities <input type="checkbox"/>
Employees and Members with the Right Knowledge, Skills and Behaviours	<input type="checkbox"/>
<b>Other:</b>	<input type="checkbox"/>
Decision(s) would be outside the budget or policy framework and require full Council approval	<input type="checkbox"/>
<b>Financial</b>	There are no financial implications at this stage <input checked="" type="checkbox"/>
	There will be financial implications – see paragraph <input type="checkbox"/>
	There is provision within existing budget <input type="checkbox"/>
	Decisions may give rise to additional expenditure at a later date <input checked="" type="checkbox"/>
	Decisions may have potential for income generation <input checked="" type="checkbox"/>
<b>Risk Management</b>	An assessment has been carried out and there are no material risks <input checked="" type="checkbox"/>
	Material risks exist and these are recorded at Risk Register Reference - inherent risk score - residual risk score - <input type="checkbox"/>
<b>Staff</b>	There are no additional staffing implications <input checked="" type="checkbox"/>
	Additional staff will be required – see paragraph <input type="checkbox"/>
<b>Equalities and Human Rights</b>	There will be no impact on equality (race, age, gender, disability, religion/belief, sexual orientation) or human rights implications <input checked="" type="checkbox"/>
	There will be an impact on equality (see categories above) or human rights implications – see paragraph <input type="checkbox"/>
<b>Legal</b>	Power: Housing Act 2004
	Other considerations:
<b>Background Papers:</b> Policy and Committee Minutes, 10 December 2007.	
<b>Person Originating Report:</b> Cat Hartley, Housing Strategy Manager	

**Date: 3 February 2010**

<b>CFO</b>		<b>MO</b>		<b>CX</b>	
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(Committee Report Normal Rev. 19)