

ALMO Report

Dublin City Council at the Monthly Meeting held on 27th January 2014, adopted the following resolutions:

Motion No 3 submitted in the name of Councillor L O'Toole, S McGrattan, Anthony Connaghan, M Mac Donncha and C Ní Dhálaigh

- a) *That Dublin City Council agree to immediately investigate the possibility of alternative funding models to allow Local Authorities access funding via the Housing Finance Agency, such as the establishment of independent housing trusts allowing them to source financing independent of the national debt in order to build much needed social housing and to maintain existing housing stock.*

In 2014 representatives from the City Council Housing Department carried out a fact finding visit to Manchester to meet with representatives from some Arms Length Management Organisations (ALMOs) in both North Manchester and Stockport. This visit was carried out in the context of seeking information on models that might facilitate Local Authorities accessing funding that was off the Government Balance sheets, where such funding might be used to carry out major refurbishments to existing stock and the construction of new stock. DCC also met with the Chief Executive of the ALMO Federation on this visit.

Following this visit, many of the City Council Members requested that the Housing Department should carry out further research into the establishment of a City Council linked ALMO and a motion to this effect was passed at Council. The Chair of the Housing SPC was particularly anxious that this research be carried out to establish whether there was indeed any benefit to the City Council and more particularly the tenants should such an organisation be established.

The premise was that this ALMO could then apply for EIB and other funding streams to carry out major refurbishment works at many of the older City Council complexes. Mr Eamon McGoldrick, the Managing Director of the National Federation of ALMOs (NFA) was invited to attend a Workshop to address the Councillors and to outline to them the context within which ALMOs were formed in Britain, the process by which they were formed, some details on their operation and the benefits and drawbacks of such organisations. The following British Councillors who had been involved in Local Authorities, ALMOs and Stock transfer Organisations were also invited to attend.

- Cllr Chris Barry, a board member of Murtagh Valley Homes
- Cllr Peter Bilson, Deputy Leader of Wolverhampton City Council
- Cllr Susan Wise, Lewisham Council

Mr McGoldrick also invited Mr Mike Owen, Managing Director of Murtagh Valley Homes (a stock transfer company in South Wales) to address the group. Mr Owen has experience of both ALMOs and Stock transfer companies.

The Workshop took place on Wednesday 3rd May in the Wood Quay Venue, Civic Offices. All Dublin City Councillors, Housing SPC members, Chairs of Housing SPCs in adjacent Dublin Local Authorities, DCC personnel, union representatives were invited to attend.

Copies of the presentation and the attendees are attached for the information of the SPC