

## Defend Southend Council Housing

# Say NO to ALMO

- **ALMO involves setting up a private company to manage council housing**
- **ALMO is a major change for tenants**
- **The status of your home and your landlord may change**
- **The future of council housing is at stake**
- **These plans should be put to a proper vote of all tenants - just like stock transfer was**

Southend Council and Tenants' Panel are telling us that only 'ALMO' (Arm's Length Management Organisation) can provide a future for Southend Council Housing. But, ALMO would be a huge change, likely to lead to privatisation of the housing stock in the future.

The Tenants' Panel leaflet being sent out now asks you to vote on two questions but this is not a proper ballot. The questions suggest there is only one answer and that is Yes to ALMO.

**We urge all tenants and leaseholders to vote NO to both questions.**

**This is because we do not accept that there is only one option for Southend and because we do not support the ALMO option.**

**The message councillors and tenants' reps should hear is that we want to keep our council rights, that we see ALMO as a step towards privatisation and that we want to campaign for investment in council housing!**

## ALMO - the reality

**ALMOs lead to privatisation.** Southend buses were turned into an ALMO - now they are part of the private Arriva group. The government is deliberately giving funds to ALMOs to prepare for transferring council housing to private bodies.

**An ALMO would not deliver the improvements tenants have asked for .** The council have set a 'Southend Standard' for council houses reflecting tenants' wishes. However, the money it would receive would pay only for the lesser 'Decent Homes' standard.

**At most, ALMO would deliver a few hundred pounds per property per year for the first seven years.** ALMO may mean a short-term injection of cash - but housing is a long-term business! This is a drop in the ocean given what is needed: it will not deliver what tenants want and it could lead to a future of stock transfer, with the lack of security that would bring.

**Council housing needs proper investment.** Along with many tenants' organisations and MPs, we believe there is another option - invest in council housing!

**Our arguments are gaining public support - in Camden earlier this year 77% of tenants voted against ALMO.** Even Labour's own conference has just voted 8 to 1 in favour of allowing councils the same right to borrow money for housing improvements as housing associations.

**Our campaign is FOR investment in council housing as well as AGAINST privatisation. If the ALMO option goes through, there could be nothing left to invest in!**

- ***THIS CAMPAIGN NEEDS YOUR HELP! Join the Defend Southend Council Housing Campaign and let us know what you think.***
- ***Ask your councillors and tenants' reps for a guarantee there will be a vote for all tenants***

## Defend Southend Council Housing

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