

**Working together to create a borough of opportunity  
Predictive Equality Impact Assessment (PEIA)  
FOR ALL COUNCIL DECISIONS ONLY**



Title of report or proposal:

**ALMO Future**

Describe in full the aims, objectives and purpose of the proposal, including desired outcomes:

**The current management agreement with Hammersmith & Fulham Homes, the Council's Arms Length Management Organisation (ALMO) ends on the 31st May 2010. The Cabinet Key Decision report proposes an extension of the ALMO Management Agreement until 31st March 2011 to allow for the completion of the decent homes programme and internal reorganisations of housing management services. It also recommends that a review of housing management options is undertaken in 2010 which will involve undertaking consultation with both council tenants and leaseholders as to future options for the provision of housing management services.**

Department:

**Housing & Community Support**

Officer Responsible: *(to be completed by the report author)*

**Chris Jones x4470 [chris.jones@lbhf.gov.uk](mailto:chris.jones@lbhf.gov.uk)**

(Signature, Print Name, Contact Number and Email Address)

**Form and report MUST be checked and countersigned** by the Principal Policy Officer (Organisational Development)

Principal Policy Officer: *(to be completed by the Corporate Principal Officer)*

Signed off by Jane Hill on **20/05/09** Email [PEIA@lbhf.gov.uk](mailto:PEIA@lbhf.gov.uk) Tel 020 8753 3430

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Who are the main people that this decision will affect?

**The Councils tenants and leaseholders and their household members.**

2. Identify the risks that could prevent the planned outcomes

**There are no identifiable risks in terms of extending the ALMO management agreement to conclude on the decent homes programme and to complete the ALMO improvement programme. Consultation with tenants and leaseholder will be undertaken as to the provision of future management arrangements which will ensure that the views of tenants and leaseholders are taken into account when determining how management services will be delivered in the future.**

3. Could the proposal have a positive impact on a) race b) disability c) gender d) sexual orientation e) age f) belief system groups? (Please provide evidence e.g. user feedback, complaints, monitoring?)

a) b) c) d) e) f) **The extension of the ALMO management agreement will allow Hammersmith & Fulham Homes to complete both the decent homes programme which will improve all of the Councils housing stock to a decent standard by the end of 2010 and will deliver an improvement programme, which was initiated after a Housing Inspection by the Audit Commission in 2007. These improvements are not only intended to improve the quality of services offered, but to better tailor services and service responses to equalities groups and all Council Tenant and Leaseholders and to improve engagement, consultation and involvement arrangements with the Councils tenants and leaseholders.**

4. Could the proposal have a differential negative impact on a) race b) disability c) gender d) sexual orientation e) age f) belief system groups? (Please provide evidence e.g. user feedback, complaints, monitoring,?)

a) b) c) d) e) f) **Hammersmith & Fulham Homes is similar to any service in that it can**

improve, across the broad range of activities it undertakes, the services it provides and its responses to tenant and leaseholder needs, demands and requirements. Hammersmith & Fulham Homes however in terms of performance and its commitment to improve is demonstrating that it is improving its services and better tailoring its responses to equalities groups. The improvement programme in place and the improving trend in terms of performance indicates that there are benefits in maintaining the current management arrangements particularly so Hammersmith & Fulham Homes concludes on the delivery of the decent homes programme a programme that Hammersmith & Fulham Homes was specifically set up to deliver.

5. Could the proposal have any differential impact (either positive, negative or neutral) on the health outcomes of the local population? Please provide details.

**The proposal allows for the completion of the decent homes programme which brings properties up to the decent homes standard and will benefit health outcomes.**

6. Can any differential negative impact of the decision be justified?

**Please see response to questions 3 and 4 in that there are no negative impacts envisaged as a result of this decision.**

7. If you have undertaken any internal/ external research or consultation(s) please list these below:

**Hammersmith & Fulham Homes the Councils Arms Length Management Organisation. HAFFTRA have also been informed of the intention to extend the term of the management agreement.**

8. Do you need to undertake any further consultation? If so, what and with whom?

**We do not anticipate undertaking any further consultation. However issues are raised as the Cabinet report goes forward to decision these will be considered.**

9. If any differential negative impact is predicted, what actions are you planning to implement which would help lessen any adverse impact? Please give details.

**N/A**

**PLEASE EMAIL COMPLETED FORM TO [PEIA@lbhf.gov.uk](mailto:PEIA@lbhf.gov.uk)**

**Contact: Equalities & Diversity Officer, 020 8753 3430  
London Borough of Hammersmith & Fulham**