

Advantages of using KCTMO

Manage the stock at present, therefore understand the management issues of both the stock and the estates

Hold all the data on the stock.

Carry out all housing management functions for the Council's housing and therefore understand the residents and the management issues on the estates

Teckal exemption applies in some areas of procurement because of the existing management contract (MMA)

Tenant led organisation with resident views at the heart of the organisation – process and development. Large membership base and new Board members and defined a standard of property based upon residents.

Strong governance structure which is clear and robust

Ambitions for growth held by the Board, and options being explored. This includes growth in existing business, development, repairs services and possible asset ownership. This is a large set forward from previous Board views of continuing with management functions. Using Keystone to define what needs to be done

Concerns of using KCTMO

No experience of regeneration or development. This lack of experience runs from the Board to the Exec Team, Officers and to residents. There is no capacity within the existing structure, and whilst there is re-structuring taking place, consultants are being used on the projects which have been started

No experience of the financial implications and risks associated with development

Tenant lead has meant in the past the organisation has not acted as a multi-million pound business and this has limited growth in the past – why would be give them more money idea?

Response so far to the projects they have been given have not addressed areas where capacity needs to be built:

- Decanting of garages at Silchester and attendance at meetings
- Consultation at Trellick not being focused on redevelopment and poor communication with residents
- Hired consultants to do work and are not developing of capacity within the organisation.

Aspiration is clear but action is less telling of this.

This is not transparent in the organisation and there is a lack of accountability at present for the projects which are being undertaken.

This is also true for the data which the TMO hold on the stock and which is not

Right to Transfer as a threat to the Council's role in the future of the stock therefore need to address options.

- £ management (and what would they do with it if they had access to it?)
- Experience
- Governance and this area of work
- Timescales
- Cost of getting experience and capacity developed

Problems within RBKC

Areas KCTMO are different from the market options available

Not a registered provider with the HCA and not got a contract with the HCA for development finance. Size of current HCA programme and closed bidding round mean it would be difficult to gain access to development funding before 2015.

VFM – RPs have experience of planning, managing and delivering development and regeneration, and have the financial capacity and experience of large scale risky developments and regenerations. They have contracts with the HCA and have access to grants and finance.

What can we do?

- *Not just delivery of the projects but also attach other areas of work*
- *Sharing of information*
- *Link governance structures better, particularly for the projects which are taking place*