



Kensington and Chelsea Royal Borough			Landcaster West EMB	This does not form part of the ALMO and has a separate management agreement with the council
Kings Lynn and West Norfolk BC Kings Lynn and West Norfolk BC	Transfer	Tenants voted favour of stock transfer in December 2004.	Hillington Square Residents Association	
Knowsley Housing Trust Knowsley Housing Trust	Transfer	Stock transfer association that took over from Knowsley Borough Council	New Phoenix TMO	
Lambeth London Borough Lambeth London Borough	Stock retention plus other options	Lambeth has concluded that no one whole stock option is suitable and that for the majority of the stock it should continue with our strategy of "Positive Retention". However it has also identified other options for a minority of our stock such as small transfers, a small PFI scheme and an Arms Length Management Organisation involving a coalition of the willing of Tenant Management Organisations.	Angell Town EMB	
Lambeth London Borough Lambeth London Borough			Blenheim Gardens RMO	One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Lambeth London Borough Lambeth London Borough			Cedars Co-op - CETRA Cottingham Close TMC	One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Lambeth London Borough Lambeth London Borough			Cowley EMB	One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Lambeth London Borough Lambeth London Borough Lambeth London Borough			Ethelred TMO Holland Rise and Whitebeam Close MO Holland Town TMC	One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Lambeth London Borough Lambeth London Borough Lambeth London Borough			Loughborough EMB METRA Housing Co-op Myatts Field North	One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Lambeth London Borough Lambeth London Borough			Roupeil Park Residents Management Committee	The council is discussing a PFI with this TMO. One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Lambeth London Borough Lambeth London Borough			Stockwell Park EMB Thorlands EMB	S16 TEG has been made available for the EMB to develop its own stock transfer proposals. Ballot 11/05.
Lambeth London Borough Lambeth London Borough			Waltham	One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Lambeth London Borough			Wellington Mills TMC	One of eight TMOs that have come together in Lambeth to form a new ALMO in order to achieve additional investment. Application has been submitted to ODPM.
Leeds City Council	ALMO	Leeds City Council set up 7 area-based ALMOs in 2002		
Leeds City Council Leeds City Council			Belle Isle EMB Halton Moor EMB	Belle Isle has recently significantly increased its size by including a large neighbouring estate.
Lewisham London Borough Lewisham London Borough Lewisham London Borough Lewisham London Borough	Undecided		Crusaders Housing Co-op Ewart Road Housing Co-op Excalibur TMO Five Ways TMC	
Liverpool City Council Liverpool City Council Liverpool City Council	Transfer	On Government programme for stock transfer. Currently going through informal consultation stage.	Hector EMB Marwood Triangle RA Rock EMB	
Merton London Borough Merton London Borough	Stock retention		Glebe Court RA	
Manchester City Council Manchester City Council	ALMO / partial transfer		SHOUT	
Mosscare Mosscare	Transfer	Mosscare HA took over ownership of 105 homes owned by Manchester City Council on an overspill estate in Stalybridge. The homes were transferred in mid-2003	Carrbrook Housing Co-operative	
New Charter Housing Trust New Charter Housing Trust	Transfer	New Charter took over Tameside Borough Council's housing stock in 1999.	Brushes EMO	
Newham London Borough Newham London Borough Newham London Borough	ALMO	Decision to set up an ALMO was taken in November 2004	Clays Lane Housing Co-op CTR Triangle Carpenters Estate Mgt Org	
Newton HA Newton HA	Transfer	Newton HA took over 646 flats from London Borough of Islington in 1999	Barnebury Estate LMO	
Oldham Borough Council Oldham Borough Council	ALMO	First Choice Homes took over management of Oldham Borough Council's homes in April 2002	Holts Village EMB Shelver EMB	Included in possible PFI. Negotiated changes to management agreement in light of ALMO. Currently negotiating changes to management agreement in light of ALMO.
Peabody Trust Peabody Trust	Transfer	Peabody trust took over from London Borough of Islington in 1999	O M Richards Estate	
Plymouth City Council Plymouth City Council	Undecided		Pembroke Street EMB	
Preston City Council Preston City Council	Transfer	In December 2004 tenants voted in favour of transfer to the first Community Gateway transfer association	Moor Nook EMB	
Poplar HARCA Poplar HARCA	Transfer	Poplar HARCA (Housing and Regeneration Community Association) is a registered social landlord. It owns and manage 5,000 homes in Poplar, East London that were transferred from the London Borough of Tower Hamlets between 1999 and 2001.	Lansbury West TMO	
Redbridge London Borough Redbridge London Borough	ALMO	Stock options appraisal is coming to an end (05.05) and ALMO is recommended	Ray Lodge TMO	
Richmond Housing Partnership Richmond Housing Partnership	Transfer	Richmond Housing Partnership is the stock transfer association that took over LB Richmond upon Thames housing stock in 2000.	Glebe Gardens TMO	This TMO finished the Development Stage post-transfer
Riverside Housing Riverside Housing Riverside Housing	Transfer	Ownership of two estates was transferred from Liverpool City Council to Riverside Housing	Childwall Valley EMB Power EMB	
Rochdale Borough Council Rochdale Borough Council Rochdale Borough Council Rochdale Borough Council	ALMO	Rochdale Boroughwide Housing took over management from Rochdale borough council in April 2002	Cloverhall Tenants Assoc Co-op Holin EMB Turf Hill EMB Whitworth Valley EMB	
Rossendale Borough Council Rossendale Borough Council Rossendale Borough Council	Transfer	Transfer proposed	Bacup and Stacksteads EMB Haslingden EMB	

Salford City Council Salford City Council Salford City Council	ALMO / mixed	New Progress is the ALMO set up to manage Salford City Council's housing. However, the council has also completed a comprehensive options appraisal with a plan for mixture of investment and management proposals in different parts of the city.	New Barracks TMC Windsor Albion Co-op	
Sandwell Borough Council Sandwell Borough Council	ALMO	Sandwell Homes has been set up to manage the council properties	Cotterills Farm TMO	
Sefton Borough Council Sefton Borough Council	Transfer	Council decided on transfer option in October 2004. Consultation currently (05.05) being carried out.	Willow House TMO	This TMO is looking at a separate transfer from the rest of Sefton's housing stock.
Sheffield City Council Sheffield City Council	ALMO / partial transfer	Sheffield Homes has been set up to manage the council properties. Tenants on individual estates can explore estate-based stock transfer	Alpha TMC Wisewood EMB	Exploring estate-based stock transfer to an existing housing association whilst remaining as a TMO Exploring estate-based stock transfer to an existing housing association whilst remaining as a TMO
Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough Southwark London Borough	Undecided		Applegarth House Co-op Ltd Brenchley Gardens Browning Estate EMB Cooper Close Co-operative Fair Community Housing Services Falcon Point Management Group Juniper House Co-op Kennington Park House TA Leathermarket Joint Management Board Tabard Gardens TMC Tanner House TMC Two Towers TMC Willowbrook TMC	
Stockport Borough Council Stockport Borough Council	ALMO	Council decided in January 2005 to set up an ALMO	Lakelands Housing Co-op	
Stoke on Trent City Council Stoke on Trent City Council	Stock retention		Chell Heath EMB	
Tower Hamlets London Borough Tower Hamlets London Borough Tower Hamlets London Borough Tower Hamlets London Borough Tower Hamlets London Borough Tower Hamlets London Borough	stock retention / phased transfer	Individual estates are able to look at local stock transfers.	Bancroft TMC Dennis Central London Housing Co-op Samuda EMB South Quay Management Organisation Stephen and Matilda TMC Withy House TMO	Looked at stock transfer, but not proceeding at this stage. Looked at stock transfer, but not proceeding at this stage. Tenants have voted in favour of transfer to Toyne Housing Association. Transfer still to be completed (05.05). Leaseholders are proposing to take ownership under enfranchisement regulations. Looked at stock transfer, but not proceeding at this stage. Tenants currently exploring stock transfer. No yet balloted.
Twin Valley Housing Association Twin Valley Housing Association	Transfer	Twin Valley HA took over Blackburn with Darwen Borough Council's housing stock March 2001	Shadsworth Estate Management Assoc	
Waltham Forest London Borough Waltham Forest London Borough Waltham Forest London Borough	ALMO	ALMO - Ascham Homes - has been managing since 2003.	Friday Hill TMO Sansom and Acacia TMO	Friday Hill TMO is looking at a possible stock transfer, but has not yet got full support from council.
Walsall Housing Group Walsall Housing Group	Transfer	Walsall Housing Group is made up of a number of area-based subsidiaries that own the properties. These took over ownership of Walsall Borough Council's housing in March 2003.	Goscote EMB	
Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough Wandsworth London Borough	Stock retention		St Marks EMB Abbey Road Housing Co-op Battersea Fields Res Org Ltd Carey Gardens Co-op Chatham Court Co-op Convent Co-operative Farnhurst and Langhurst Co-op Felsham Road Co-op Goulden House Co-op Melody Road Estate Co-op Patmore Co-op Totteridge House Co-op West Barnes Lane T&RA Wimbledon Park Co-op	
Warrington Borough Council Warrington Borough Council	ALMO	Golden Gates Housing is the ALMO that took over management from Warrington Borough Council.	Blackbrook EMB	
WATMOS WATMOS WATMOS WATMOS WATMOS WATMOS WATMOS WATMOS WATMOS	Transfer	WATMO is a stock transfer association created out of 8 TMOs in Walsall. The TMOs' stock transferred at the same time as the rest of the council housing (see Walsall Housing group above). Each TMO has a management agreement with WATMOS and nominates a Board member.	Avenues TMO Burrows Street TMC Chuckery TMC Delves East Estate Management TMC Delves West TMO Leamoor TMC Sanbank TMO Twin Crescents Co-op	
West Lancashire District Council West Lancashire District Council West Lancashire District Council West Lancashire District Council	Transfer	Transfer proposed to new housing association within Area Housing Group. Transfer date - Autumn 2005.	Birch Green EMB Claybrow and Holland Moor EMB Digmoor EMB Tanhouse Estate Management Board	
Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council Westminster City Council	ALMO	Citywest Homes is the ALMO that took over management from the council. The ALMO's website states that the TMOs manage properties on behalf of Citywest Homes.	ABC Housing Group Aldhill and Breemar Management Co-op Carlton Vale TMO Grosvenor and Regency Management Organisation Hide Tower RMB Lilestone Co-op Little Venice Housing Co-op Martlett Court Co-op Millbank EMB Odhams Walk RM Pimlico Village Co-op Queens Park TMO Scottish Towers Co-op Tavistock Housing Co-op Thurso Dundee Housing Co-op Torricon Residents Co-op	
Wilfred East Housing Co-op Wilfred East Housing Co-op	Transfer	Wilfred East was formed by the TMO deciding it wanted to take ownership of the stock it managed on behalf of LB Tower Hamlets. It was set up in 1998.	Wilfred East London Housing Co-op	
Wolverhampton City Council Wolverhampton City Council	ALMO	The council proposes setting up an ALMO in autumn 2004.	Bushbury Hill EMB	S16 TEG has been made available for the EMB to explore its own stock transfer proposals.

Wolverhampton City Council			Heath Town EMB	S16 TEG has been made available for the EMB to explore its own stock transfer proposals
Wolverhampton City Council			New Park Village TMC	S16 TEG has been made available for the EMB to explore its own stock transfer proposals
Wolverhampton City Council			Springfield Horseshoe TMC	
Wolverhampton City Council				