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Socio-Economic Impact of the Housing Association and Community Mutual Sector 2015/16



Prepared for:
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1. Executive summary

This report for Community Housing Cymru (CHC) estimates the economic impact of the CHC membership, in terms of gross value added impact, and direct and indirect Full Time Equivalent (FTE) jobs. It also provides a time series from 2007/08 to 2015/16.

Housing Associations (HAs) refer to Community Mutual organisations, Large Scale Voluntary Transfers (LSVTs) and Traditional Housing Associations.

CHC has over 70 members, of which 30 build new homes. Each year, CHC members report the number of new homes provided and Table E1 includes information for 2016.

Table E1 Additional homes provided by CHC membership 2008 - 2016

	Additional homes
2008	1533
2009	2142
2010	2286
2011	2033
2012	1973
2013	1862
2014	1850
2015	1923
2016	2322

Economic Impact Assessment 2015/16

In 2015/16 Welsh Housing Associations (HAs) spent an estimated £1,055m (including operational expenditure, staffing costs, construction spend and maintenance/ major works). Table E2 reports the share of this expenditure *retained* in Wales.

Table E2 Estimated Gross Spending of Welsh HAs in Wales by category 2015/16

	£m	% of all Welsh HA spend
Direct Labour Costs	276.5	30.3%
Construction	244.8	26.8%
Maintenance & Repair	244.7	26.8%
Finance & Business Services	56.1	6.1%
Other	35.5	3.9%
Land Acquisition	27.6	3.0%
Transport / post / telecoms	10.1	1.1%
Rent & Rates	7.6	0.8%
Consumables	3.6	0.4%
Training	2.9	0.3%
Energy / water etc.	2.6	0.3%
Hotels / Distribution	1.7	0.2%
Total	913.8	100.0%

The estimated extra jobs and gross value added linked to CHC member activity are shown in Table E3.

Table E3 Estimated Economic Impacts of the Housing Associations of Wales on the Welsh Economy 2015/16

	Direct Impact: HA Sector Output & Employment	Indirect (supplier effect and induced income effect)	Total Impact
Output £m	1,055	915	1,970
Gross Value Added (GVA) £m	305	448	753
Employment Full Time Equivalents (FTEs)	9,109	13,968	23,077

**To provide an estimate of the direct GVA impact, total wage spend of Welsh HAs was used. This total should be treated as indicative only.*

***The direct employment estimate is calculated from HAs employees and agency staff.*

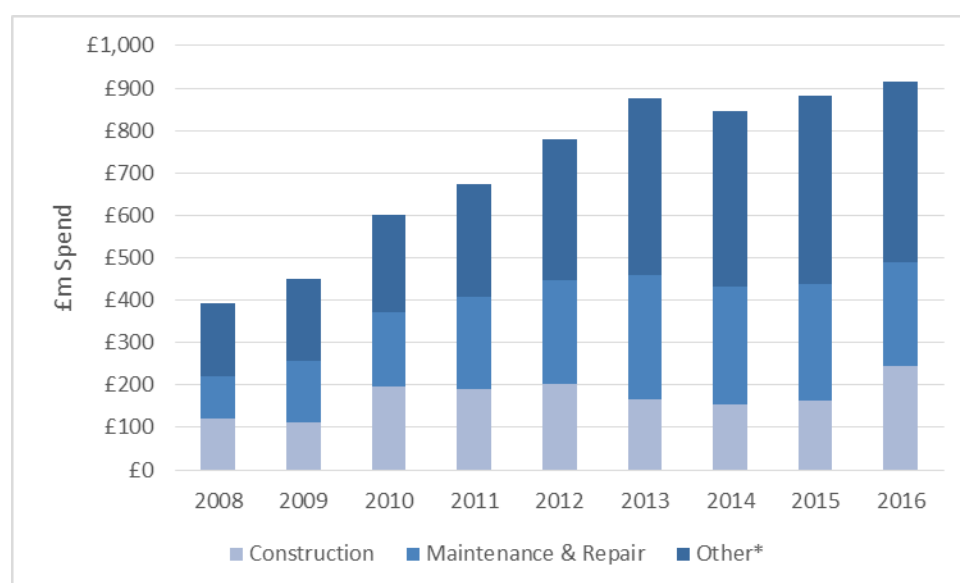
HAs in Wales supported a total output of £1,970m in 2015/16, gross value added of around £753m, and an estimated 23,077 FTE jobs in Wales. For every one full time person employed by a HA, one and half other jobs are supported elsewhere in the economy. CHC membership organisations spent £519m on regeneration in 2015/16 – see Table E4.

Table E4 Estimated Regeneration Spend (excluding staff costs) 2015/16

	2016 £m
Brownfield construction	192
Greenfield construction associated with regeneration	13
Repair & maintenance	279
Training budgets	4
Community Regeneration projects and other expenditure	31
Total	519

The value of spending on local goods and services over the nine year period is shown in Figure E1. CHC members have spent around £3.5bn in the Welsh economy on housing properties (either on constructing new builds or on maintenance repair) over the nine year period.

Figure E1 CHC Member's spending in Wales 2008 – 2016 (constant prices year 2016 pounds)



*Other selling sectors in Wales and wages/salaries

A summary of *total* impacts of CHC member activity over the last nine year period appears at Table E5, and the regeneration impacts in E6.

Table E5 Estimated TOTAL (Direct + Indirect) Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2016 (constant prices year 2016 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	2016
Output £m	967	1,124	1,500	1,663	1,899	2,056	1,997	2,090	1,970
Gross Value Added (GVA) £m	320	374	467	523	601	676	674	695	753
Employment: Full Time Equivalents (FTEs)	12,047	14,540	15,700	17,100	20,200	21,360	21,350	22,295	23,077

Table E6 Estimated Regeneration Spend (excluding staff costs) 2008-2016, £m (constant prices year 2016 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Brownfield construction	117	110	192	178	198	181	182	196	192	1546
Greenfield construction associated with regeneration	20	17	22	20	17	9	8	9	13	135
Repair & maintenance	105	161	213	259	300	312	300	304	279	2233
Training budgets	2	2	3	4	6	8	7	7	4	43
Community Regeneration projects and other expenditure	3	3	4	6	6	29	29	21	31	132
Total	248	293	435	467	528	540	527	538	519	4095

Table E7 below shows how spending on community regeneration projects was distributed between different activities in 2015/16.

Table E7 Estimated Spending on Community Regeneration Projects by Type 2016, £m

	2016 £m
Care and health	9.2
Employment support and apprenticeships	1.5
Digital inclusion	1.1
Social enterprise development	0.5
Financial inclusion	1.9
Energy projects	14.4
Empty homes	2.7
Total	31.3

2. The Economic Impact of Housing Associations in Wales

2.1 Background

An estimation of the economic impact of housing association spending in Wales, in 2015/16, is set out in this chapter. We define the economic terms used in the estimation process. We then explain the methodology for estimating the economic impact of housing association sector activity to the economy of Wales.

The reported results for the Welsh economy cover: gross spending by category; gross spending in Wales by category; and “knock-on” (multiplier) effects of housing association-related spending in terms of total spending, gross value added and employment supported by housing association spend in Wales.

This report is part of a series of reports and follows on from estimates of economic impact provided by the Welsh Economy Research Unit (WERU) 2008-2015. All care has been taken to ensure continuity with previous work but the reader should be aware that there is the potential for methodology differences between the estimates produced here and the estimates for previous years. This study has not had access to the Input Output model used by WERU in previous editions of this work. After discussion with WERU, this study utilises the 2015 relationships between direct and indirect impacts to provide the estimates of direct and indirect impacts arising from the activities of the Housing Associations in Wales.

2.2 Sources of economic impact

The outputs from a number of economic sectors are purchased by housing associations. The majority of spending takes place on maintenance and repair of existing housing units, construction of new housing, and staff wages. In addition to these, purchases are made of such items as financial services, IT equipment, energy supplies and training of staff.

We begin our estimation process by identifying the proportion of total housing association spending that is on imported goods and services, and then consider how far the remaining (import adjusted) total spending by housing associations supports gross value added and employment in the Welsh economy.

2.3 Measures and types of economic impact

The magnitude and nature of economic activity associated with Welsh housing associations can be quantified in a number of ways. These are highlighted in Table 2.1.

Table 2.1 Measures of Economic activity

Measure	Description
Spending	Expenditure on goods and services that is associated with housing associations
Gross Value Added (GVA)	The total of all revenues, from final sales and (net) subsidies, which are incomes into organisations/ businesses. Those incomes are then used to cover expenses (wages, salaries), savings (any surplus, depreciation), and taxes.

Measure	Description
Employment	The number of jobs that are supported in Wales as a result of the spending of housing associations. These are reported as Full Time Equivalents (FTEs), a measure that involves converting any part-time jobs into comparable full-time jobs (e.g. typically around 2 part-time jobs equal one full-time).

In order to quantitatively assess the main economic impacts of housing associations in Wales an economic impact model of the Welsh economy is utilised. This produces estimates in terms of:

1. **Direct Welsh Spending, GVA and Employment Impacts** - This measure captures the gross spending, gross value added and employment supported directly through the spending of housing associations in Wales.
2. **Indirect (Supplier) Welsh Spending, GVA and Employment Impacts** -This measure accounts for supply chain impacts in Wales associated with the direct effects above. For example, as a housing association spends money on Welsh goods and services, the suppliers of these also have to purchase goods and services in Wales to meet these demands. Therefore indirect spending, GVA and employment are supported in the Welsh economy.
3. **Induced (Income) Welsh Spending, GVA and Employment Impacts** -This is an estimate of the impact arising from additional wage spending on goods and services elsewhere in the economy.

2.4 The Economic Impact Methodology

The methodology follows that used on an annual basis since 2008 by the Welsh Economy Research Unit of Cardiff Business School in similar work for Community Housing Cymru.

Housing associations in Wales were sent a questionnaire survey (see Appendix 1) asking them to estimate their spending broken down by major categories. These data were collated and used to calculate the direct effects of housing association spending in Wales, presenting an aggregate breakdown of purchases from other sectors of the economy.

A control total for spending was derived from the “2015 Financial Statements of Welsh Housing Associations” produced by Community Housing Cymru. Here, operational spend (staff costs etc.), construction/upgrading spend (being estimated from the change in housing properties at cost year on year) and commercial property spend were examined.

The control total was calculated at £1,055m of direct gross spend by the Welsh HA sector. Using the completed questionnaires to allocate this total by spending category Table 2.2 outlines the gross spending estimate by Welsh housing associations for 2015/16¹. The principal elements of direct expenditure were direct labour costs (£305m, or 29% of all sector spend), maintenance, repair and upgrading (£279m, or 26% of all sector spend), and construction (£262m, or 25% of all sector spend).

¹ Part of this process includes grouping some of the ‘other’ expenditure back into specific categories where it is appropriate to do so. This follows the broad approach apparent in previous editions, although we note that in this 2016 study ‘other’ makes up 4.6% of expenditure compared to 13.5% in 2015.

Table 2.2 Estimated Gross Spending of Welsh HAs by category 2015/16

Category	£m	% of all Welsh HA spend
Direct Labour Costs	304.7	28.9%
Maintenance & Repair	278.7	26.4%
Construction	262.0	24.8%
Finance & Business Services	89.7	8.5%
Other	48.7	4.6%
Land Acquisition	27.6	2.6%
Transport / post / telecoms	17.1	1.6%
Rent & Rates	9.3	0.9%
Energy / water etc.	6.3	0.6%
Consumables	4.7	0.4%
Training	4.1	0.4%
Hotels / Distribution	2.2	0.2%
Total	1,055.0	100.0%

“Other” includes items such as “depreciation of stock” and “other estate costs/management charges”.

Incorporated into the estimated gross total spending figure for Welsh housing associations of £1,055m are elements of spending on goods and services that ‘leak’ outside the Welsh economy (i.e. imports from outside the region). Information supplied from the questionnaires on spending in Wales was used to adjust this total to account for these leakages.

The adjusted breakdown by category is shown in Table 2.3 illustrating the direct gross spending of Welsh housing associations in the Welsh economy. Different proportions of expenditure remain in Wales between the categories of spend, with 93% of construction spend and 88% of maintenance and repair spend remaining in Wales. Further elements of spending that do not generate positive economic impacts on the Welsh economy were also removed - these leakages include expenditures on such items as rent losses/ bad debts and depreciation of stock in the “Other” category.

Table 2.3 Estimated Gross Spending of Welsh HAs in Wales by category 2015/16

	£m	% of all Welsh HA spend
Direct Labour Costs	276.5	30.3%
Construction	244.8	26.8%
Maintenance & Repair	244.7	26.8%
Finance & Business Services	56.1	6.1%
Other	35.5	3.9%
Land Acquisition	27.6	3.0%
Transport / post / telecoms	10.1	1.1%
Rent & Rates	7.6	0.8%
Consumables	3.6	0.4%
Training	2.9	0.3%
Energy / water etc.	2.6	0.3%
Hotels / Distribution	1.7	0.2%
Total	913.8	100.0%

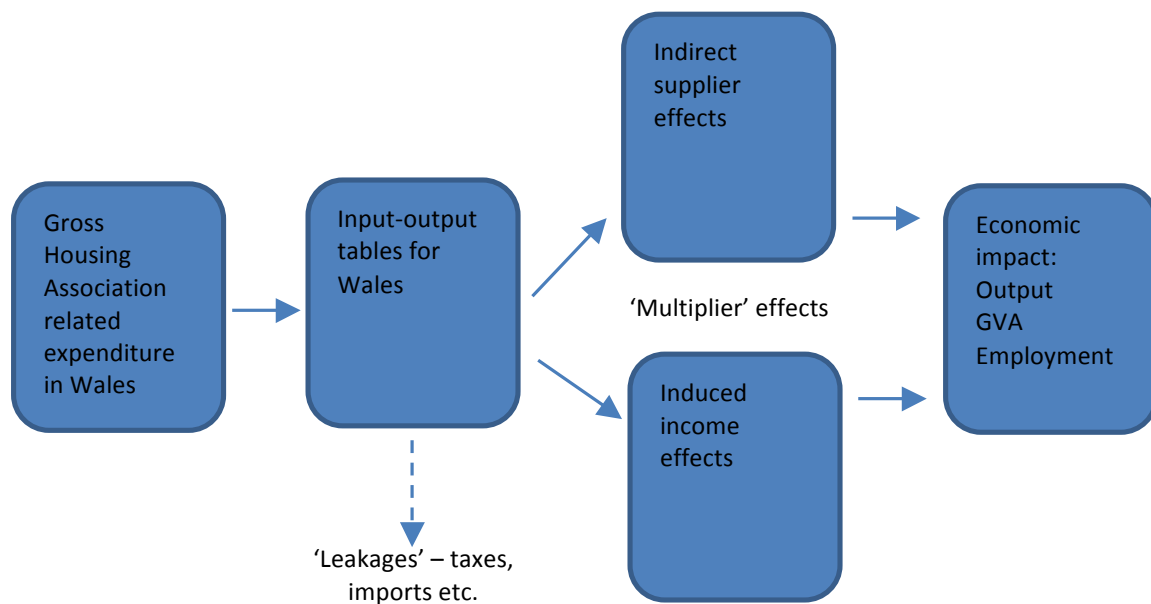
Prior to the economic modelling to estimate the indirect impacts of housing association spending in Wales, a number of other adjustments were carried out. Wage expenditure (direct labour costs) were discounted to remove employer costs, employee tax and National Insurance contributions. This results in an estimate for net expenditure in Wales.

2.5 Estimation of the Indirect Supplier and Induced-Income Effects

In order to estimate the multiplier effects of housing association expenditure at the national level an economic modelling framework of the Welsh economy is needed. Previous editions of this study have used the Wales Input-Output Framework to estimate these flow-on effects, known as the indirect and induced-income effects. This is based on a financial account of trading between different parts of the economy over the period of one year. The tables illustrate trade between industries within the economy, external trade through imports and exports, and consumer and government spending. The Input-Output framework then enables the effect of any spending or activity to be traced through the various supply chains, ultimately estimating indirect and induced-income effects.

As noted earlier, this study has not had access to the Input Output model and after discussion with WERU, this study utilises the 2015 relationships between direct and indirect impacts to provide the estimates of direct and indirect impacts arising from the activities of the Housing Associations in Wales. Figure 2.1 provides a summary of the approach used to estimate the economic impacts of housing association spending in Wales.

Figure 2.1 Estimation of Net Economic Impact in Wales



2.6 Indirect Economic Impacts of Housing Association activity in 2015/16

The indirect impact of housing association spending (supplier effects plus induced-income effects) was estimated to provide £915m of additional output in Wales. The amount of real additional worth (local additions to wages and profits) or Gross Value Added accruing to the Welsh economy as a result of housing association spending was estimated at £448m.

In order to service this extra demand the additional employment required was estimated to be 13,968 Full-Time Equivalents (FTEs). This implies that for every one full time person employed by a HA, one and half other jobs are supported elsewhere in the economy by housing association activity.

2.7 Total Economic Impacts of HA Sector Activity 2015/16

Combining the direct and indirect economic impacts of housing association sector activity gives the total impacts, as shown in Table 2.4. Housing associations in Wales supported an estimated total output of £1,970m in 2015/16, gross value added of around £753m, and an estimated 23,077 FTE jobs in Wales.

Table 2.4 Estimated Economic Impacts of the Housing Associations of Wales on the Welsh Economy 2015/16

	Direct Impact: HA Sector Output & Employment	Indirect (supplier effect and induced income effect)	Total Impact
Output £m	1,055	915	1,970
Gross Value Added (GVA) £m	305	448	753
Employment Full Time Equivalents (FTEs)	9,109	13,968	23,077

**To provide an estimate of the direct GVA impact, total wage spend of Welsh HAs was used. This total should be treated as indicative only. **The direct employment estimate is calculated from HAs employees and agency staff.*

3. A Nine Year Time Series

This chapter takes the opportunity to highlight general trends from the year 2008 to 2016. To ensure a fair comparison in the analysis it is necessary to adjust for changes in the price level over the time period covered. HM Treasury *Gross Domestic Product deflators*² were used to make these adjustments.

Over a time series “constant” rather than “current” prices are appropriate to enable a more accurate reflection of monetary values. This means that year 2008 to 2015 figures have been inflated upwards so that they are expressed in 2016 pounds.

The estimated ‘Direct’ total spend of the housing association sector in Wales is shown, in Table 3.1, to have increased from £473m in 2008 to £1,055m in 2016. The 2016 figure is a decrease from 2015. It is this total spend (or output) figure that is used as the initial building block for the modelling in this study. The housing association sector in Wales is here defined as the organisations covered in the annual Financial Statements.

Estimated Direct Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2016 (constant prices 2016 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	2016
Output £m	473	551	768	869	1,007	1,078	1,052	1,119	1,055
Gross Value Added (GVA) £m	109	129	158	188	220	264	274	281	305
Employment: Full Time Equivalents (FTEs)	3,300	4,100	4,900	5,500	7,500	8,000	8,400	8,800	9,109

A quantity of the spending noted above ‘leaks’ out of the Welsh economy. Therefore, it is important to identify the amount of expenditure on goods and services procured *in Wales* (providing a stimulus to the regional economy, and then generating supplier and income spending effects). Table 3.2 highlights spending by headline category from 2008 to 2016 on Welsh goods and services.

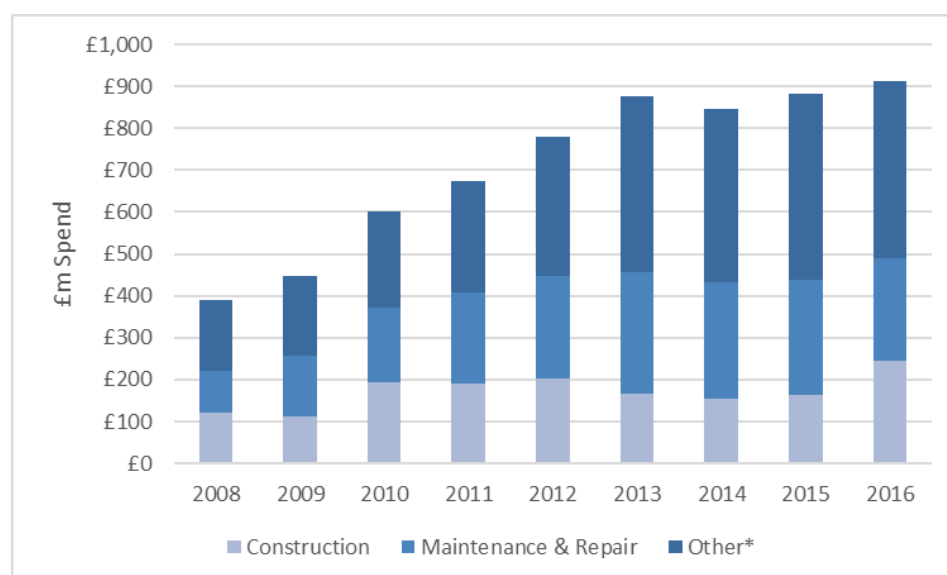
Table 3.2 Estimated Gross Spending (£m) of Welsh HAs in Wales 2008-2016 (constant prices year 2016 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	2016
Construction	122	112	195	191	203	166	154	164	245
Maintenance & Repair	98	145	177	216	245	292	279	274	245
Other*	171	192	231	267	331	419	412	445	424
Total	391	450	603	674	777	876	844	883	914

* Other selling sectors in Wales and wages / salaries

² <https://www.gov.uk/government/statistics/gdp-deflators-at-market-prices-and-money-gdp-september-2016-quarterly-national-accounts>

Figure 3.1 CHC Member’s spending in Wales 2008 – 2016 (constant prices year 2016 pounds)



*Other selling sectors in Wales and wages/salaries

The expenditures shown in Table 3.2 create indirect supplier and induced income effects, initially mainly in the in the construction sector, but then flowing throughout the economy.

The indirect impacts of housing association expenditures in Wales are shown in Table 3.3. Indirect output in 2016 has fallen from 2015 levels.

Table 3.3 Estimated Indirect Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2016 (constant prices year 2016 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	2016
Output £m	495	575	735	798	896	978	944	971	915
Gross Value Added (GVA) £m	212	246	311	334	381	412	400	413	448
Employment: Full Time Equivalents (FTEs)	8,747	10,440	10,800	11,600	12,700	13,360	12,950	13,495	13,968

Combining the headline direct expenditure from Table 3.1 (all spent on communities in Wales but not necessarily provided by Welsh suppliers) with the indirect economic impact from Table 3.3, gives the total economic impacts shown in Table 3.4.

Table 3.4 Estimated TOTAL (Direct + Indirect) Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2016 (constant prices year 2016 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	2016
Output £m	967	1,124	1,500	1,663	1,899	2,056	1,997	2,090	1,970
Gross Value Added (GVA) £m	320	374	467	523	601	676	674	695	753
Employment: Full Time Equivalents (FTEs)	12,047	14,540	15,700	17,100	20,200	21,360	21,350	22,295	23,077

Estimates of regeneration spending by housing associations in Wales are shown in Table 3.5.

Table 3.5 Estimated Regeneration Spend (excluding staff costs) 2008-2016, £m (constant prices year 2016 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Brownfield construction	117	110	192	178	198	181	182	196	192	1546
Greenfield construction associated with regeneration	20	17	22	20	17	9	8	9	13	135
Repair & maintenance	105	161	213	259	300	312	300	304	279	2233
Training budgets	2	2	3	4	6	8	7	7	4	43
Community Regeneration projects and other expenditure	3	3	4	6	6	29	29	21	31	132
Total	248	293	435	467	528	540	527	538	519	4095

Table 3.6 below shows how spending on community regeneration projects was distributed between different activities in 2015/16.

Table 3.6 Estimated Spending on Community Regeneration Projects by Type 2016, £m

	2016 £m
Care and health	9.2
Employment support and apprenticeships	1.5
Digital inclusion	1.1
Social enterprise development	0.5
Financial inclusion	1.9
Energy projects	14.4
Empty homes	2.7
Total	31.3

Changes from 2015 to 2016

There are some changes between 2015 to 2016 that should be noted:

- The overall increase in the change in housing properties (one of the two components used as a 'control' for the overall spend by Housing Associations) as recorded in the in the 2015 Financial Statements of Welsh Housing Associations was less than in the 2014 edition. This has had a knock-on effect through the estimates of economic impact in this study.
- The impact of the lower increase in housing properties is mitigated by the increase in operating costs (the other of the two components used as a 'control' for the overall spend by Housing Associations), also as recorded in the 2015 Financial Statements of Welsh Housing Associations. The net effect, however, is that the overall level of expenditure (and therefore economic impact) is lower than in 2015.

- Compared to 2015 the rate of leakage out of the economy is less than in 2015 (89% retained in Wales in 2016 compared to 79% in 2015). This will provide more economic impacts for the same gross output.
- Construction spend is higher overall in 2016 than in 2015 – £262.0m compared to £231.4m in 2015.
- Maintenance spend has decreased since 2015 - £278.7m compared to £301.1m.
- The estimate of GVA is boosted as the higher spend on agency staff feeds into the estimate of GVA.

4. Additional Homes Survey

Information is gathered by CHC each year from its membership for additional homes using 3 returns:

- *Table 1:* Number of additional homes by tenure (rented and low cost home ownership LCHO) and local authority area
- *Table 2:* Number of additional homes by SHG/non SHG and local authority
- *Table 3:* Number of additional homes which were built, renovated or acquired

The results from 2007/8 to 2015/16 are summarised below.

Table 1 Number of additional homes by tenure

	Rented	LCHO	Total
2007/8	1049	484	1533
2008/9	1769	373	2142
2009/10	2123	163	2286
2010/11	1743	290	2033
2011/12	1788	185	1973
2012/13	1714	148	1862
2013/14	1657	193	1850
2014/15	1778	145	1923
2015/16	2149	173	2322
Total	15770	2154	17924

Table 2 Number of additional homes by SHG/non SHG

	SHG	Non-SHG	Total
2007/8	842	691	1533
2008/9	1198	944	2142
2009/10	1740	546	2286
2010/11	1820	213	2033
2011/12	1432	541	1973
2012/13	1103	759	1862
2013/14	1383	467	1850
2014/15	1406	517	1923
2015/16	1771	551	2322
Total	12695	5229	17924

Table 3 Number of additional homes which were built, renovated or acquired

	Built	Renovated	Acquired	Total
2007/8	932	41	560	1533
2008/9	1415	42	685	2142
2009/10	1769	176	341	2286
2010/11	1553	74	406	2033
2011/12	1532	56	385	1973
2012/13	1267	218	377	1862
2013/14	1318	81	451	1850
2014/15	1328	103	492	1923
2015/16	1893	138	291	2322
Total	13007	929	3988	17924

The information for 2015/16 for each of the above categories broken down by local authority area is found in Appendices 2 to 4 of this report. CHC membership were also asked to provide estimates of additional homes projected for 2016/17. A total of 3151 additional homes are expected to be made available next year. This is tabled by local authority area in Appendix 5.

Appendix 1

Spending Survey

**Socio Economic Impact Questionnaire
Housing Association/Consortium Spending Survey**



*For further information on this survey or if you have any questions regarding it please contact
Liam Townsend liam-townsend@chcymru.org.uk*

Name of Housing Association/Consortium:

Contact Name: Tel No:

Position: Email:

SECTION 1: EMPLOYMENT

1a. Can you tell us the total number of people directly employed by your Housing Association/Consortium.

Please count all employees for whom National Insurance contributions are paid, plus any working directors, partners and owners.

Number of Staff:	Full Time:	Part Time:	Total:
Actual 2015/16	<input type="text"/>	<input type="text"/>	<input type="text"/>
<i>Estimate 2016/17</i>	<input type="text"/>	<input type="text"/>	<input type="text"/>

1b. In addition, could you estimate the number of hours a part time member of staff would work per week on average. We realise this may vary by staff member & workload, but nevertheless your best estimate will be useful.

hours.

1c. Please can you estimate the number of volunteers active in your HA/Consortium (incl. board members)

2015/16 *Number of Volunteers*

SECTION 2: EMPLOYMENT COSTS

2. What are the total gross payroll costs for the following years (corresponding to employees. in Q1a)?

(include NI, overtime and other staff costs, such as directors' or partners' remuneration)

	£
Actual 2015/16	<input type="text"/>
<i>Estimate 2016/17</i>	<input type="text"/>

SECTION 3: INCOME

3. What was the total income of your Housing Association/Consortium, net of VAT, for 2015/16 ?

In the challenging economic conditions we are particularly interested to know what sources of finance have been utilised, and especially any innovative sources...

	Income (£)
TOTAL INCOME	<input type="text"/>
which came from:	
Social Housing Grant	<input type="text"/>
Other Grants (.....)	<input type="text"/>
Rents (incl. commercial & residential)	<input type="text"/>
Sales (Property and Services)	<input type="text"/>
Borrowings	<input type="text"/>
Other (.....)	<input type="text"/>
Other (.....)	<input type="text"/>

[PLEASE COMPLETE "Page 2" which is on a separate sheet]

SECTION 4: EXPENDITURE

OFFICE USE

4. Please provide your best ESTIMATE of the value and destination of your association/consortium expenditure for the period 2015/16 under each of the following headings.

For example if £1,000 of your spending was on Finance and Business Services and 80% was sourced in Wales then £1,000 would go in the first column [A], and 80% in the second column for that category [B].

Destination of expenditure is defined as the location where goods are purchased from, not where the goods originated or were manufactured.

PLEASE EXCLUDE VAT & DIRECT STAFF COSTS. IF YOU ARE UNABLE TO EXCLUDE VAT PLEASE TICK HERE (dropdown)

OPERATIONAL EXPENDITURE 2014/15	[A] Expenditure (£)	[B] % spent in Wales	[C] % spent in rest of UK
Energy/water for HA offices/HQ etc			
Rents & Rates			
Hotels/Distribution (HA expense items)			
Training Services			
Finance and business services			
Transport/post/telecoms etc			
Consumables paper/office stationery etc			
Construction			
Land Acquisition			
Maintenance & Repair (existing & acquired dwellings)			
Other (please specify):			
Other (please specify):			
TOTAL			

Please feel free to add further categories if applicable.
Please leave categories blank where no expenditure was incurred.

SECTION 5: REGENERATION RELATED EXPENDITURE

5a. Please can you provide a rough ESTIMATE of the following percentages percentage of CONSTRUCTION spend which was spent on:

Greenfield Development	
Brownfield Development	

5b Please can you provide a rough ESTIMATE of the following revenue spending for 2015/16

Estimated amount spent on community regeneration projects (£)	
Care and health services	
Employment support and apprenticeships	
Digital inclusion	
Social enterprise development	
Financial inclusion	
Energy efficiency projects	
Empty Homes	
Total (£)	

5c Please provide the total number of apprenticeships you supported in 2015/2016

2015/16 Number of apprenticeships

PLEASE COMPLETE "Page 3" which is on a separate sheet

SECTION 6: DELIVERY OUTCOMES

To help build an evidence base of the outcomes the sector is achieving please can you briefly supply information on the following:

6a. Tenancy sustainment

Of the lettings made in 2015/16 what percentage of tenants remain in their tenancy to date?.

%

Does this tenancy sustainment percentage represent an increase on previous years?

i.e. compared to the percentage of new tenancies made in 2014/15 sustained for more than a year.

Please indicate "yes", "no," or "don't know"

If you are not able to supply data for the above but have similar data (e.g. for a different timescale) please indicate below

Appendix 2

Additional Homes provided in the financial year 2015-2016 by tenure

LOCAL AUTHORITY AREA	Rented	LCHO	Total
Isle of Anglesey	23	4	27
Gwynedd	29	0	29
Conwy	62	8	70
Denbighshire	32	9	41
Flintshire	68	6	74
Wrexham	67	5	72
Powys	41	4	45
Ceredigion	55	0	55
Pembrokeshire	133	0	133
Carmarthenshire	155	1	156
Swansea	139	8	147
Neath Port Talbot	164	2	166
Bridgend	136	0	136
Vale of Glamorgan	131	27	158
Cardiff	299	0	299
Rhondda Cynon Taf	105	2	107
Merthyr Tydfil	49	0	49
Caerphilly	131	37	168
Blaenau Gwent	49	5	54
Torfaen	70	11	81
Monmouthshire	70	3	73
Newport	141	41	182
WALES	2149	173	2322

Appendix 3

Additional Homes provided in the financial year 2015-2016 with and without grant

LOCAL AUTHORITY AREA	SHG	Non-SHG	Total
Isle of Anglesey	23	4	27
Gwynedd	26	3	29
Conwy	59	11	70
Denbighshire	41	0	41
Flintshire	72	2	74
Wrexham	66	6	72
Powys	43	2	45
Ceredigion	55	0	55
Pembrokeshire	111	22	133
Carmarthenshire	145	11	156
Swansea	114	33	147
Neath Port Talbot	72	94	166
Bridgend	113	23	136
Vale of Glamorgan	71	87	158
Cardiff	248	51	299
Rhondda Cynon Taf	89	18	107
Merthyr Tydfil	35	14	49
Caerphilly	98	70	168
Blaenau Gwent	46	8	54
Torfaen	33	48	81
Monmouthshire	70	3	73
Newport	141	41	182
WALES	1771	551	2322

Appendix 4

Additional Homes provided in the financial year 2015-2016 which were built, renovated or acquired

LOCAL AUTHORITY AREA	Built	Renovated	Acquired	Total
Isle of Anglesey	18	0	9	27
Gwynedd	27	2	0	29
Conwy	47	7	16	70
Denbighshire	26	8	7	41
Flintshire	72	1	1	74
Wrexham	71	1	0	72
Powys	37	7	1	45
Ceredigion	55	0	0	55
Pembrokeshire	110	0	23	133
Carmarthenshire	147	0	9	156
Swansea	109	2	36	147
Neath Port Talbot	130	1	35	166
Bridgend	128	5	3	136
Vale of Glamorgan	107	16	35	158
Cardiff	244	35	20	299
Rhondda Cynon Taf	66	23	18	107
Merthyr Tydfil	35	7	7	49
Caerphilly	162	0	6	168
Blaenau Gwent	53	0	1	54
Torfaen	33	2	46	81
Monmouthshire	49	6	18	73
Newport	167	15	0	182
WALES	1893	138	291	2322

Appendix 5

Additional Homes projected to be made available in the financial year 2016-2017

LOCAL AUTHORITY AREA	Total
Isle of Anglesey	50
Gwynedd	50
Conwy	114
Denbighshire	69
Flintshire	118
Wrexham	69
Powys	130
Ceredigion	58
Pembrokeshire	165
Carmarthenshire	65
Swansea	215
Neath Port Talbot	84
Bridgend	143
Vale of Glamorgan	282
Cardiff	366
Rhondda Cynon Taf	363
Merthyr Tydfil	27
Caerphilly	188
Blaenau Gwent	37
Torfaen	211
Monmouthshire	123
Newport	224
WALES	3151