



Socio-economic impact survey 2018/19:

Measuring our progress against the Welsh Government Pact

March 2020



Background

CHC has historically commissioned research on housing associations' (HAs) performance to Beaufort & the Welsh Economy Research Unit (WERU). This research has included data that allows us to monitor the sector's progress against the commitments made in the 2016 Housing Supply Pact between CHC, Welsh Government and the WLGA. In relevance to this report, the housing association sector's key commitment was to aim to create up to 12,500 training and employment opportunities, including jobs and apprenticeships and offer skills development and support to 25,000 tenants.

The following report presents findings from CHC's own socio-economic research provided by housing associations in the financial year 2018/19, and draws comparisons with Beaufort and WERU's findings from previous years.

Further details about the Pact can be found [here](#).

Methodology

'Survey 2 – Added value' was distributed to 32 CHC housing association members taken from WERU's previous records of return (see Appendix for details) and returned by 27 housing associations.



Community regeneration

1.1. Approximate spend on community regeneration projects in the financial year 2018-2019, as per the categories shown below (includes staff costs outside of core services):

Category	Health & Care services	Employment & skills support & apprenticeships	Digital inclusion	Social enterprise development
Approximate total spend by HAs (£)	5,240,043	2,814,240	326,723	1,203,516

Category	Financial inclusion	Energy efficiency projects and fuel poverty projects	Bringing empty homes back into use	Assisting victims of anti-social behaviour and domestic abuse	Other:	
Approximate total spend by HAs (£)	2,507,856	209,460	12,411,696	1,634,901	1,050,590	27,400,000

Housing associations spent approximately £27.4m on community regeneration projects in 2018/19, with the largest expenditure in the following categories respectively:

- Bringing empty homes back into use (£12.4m)
- Health & care services (£5.2m)
- Employment & skills support & apprenticeships (£2.8m)

In 2018/19 housing associations in Wales spent over £2.5m on financial inclusion services in the community, mitigating the impact of welfare reform on tenants transitioning to Universal Credit. Such support plays a role in preventing rent arrears, helping residents sustain their tenancies and keeping people in their homes. Housing associations spent an additional £1.6m assisting victims of anti-social behaviour and domestic abuse, continuing



progress towards our sector vision of a safe, comfortable and affordable home for all.

1.2. Approximate number of people supported via the above community regeneration projects in the financial year 2018-2019

	Total people	% Tenants
Total number of people who have received employability, training and skills development in 2018/19	4,565	66%
Total number of training and employment opportunities created, including jobs and apprenticeships in 2018/19	1,815	76%

In 2018/19, 4,565 people received employability, training and skills development, 66% of which were tenants. This brings the total to just under 19,000 people since 2016 and indicates that housing associations are on target to achieve the overall ambition of supporting 25,000 people by 2021.

In addition to this, housing associations created 1,815 training and employment opportunities, of which 76% were provided to tenants and has hence contributed towards increased prosperity for local economies. This is an increase of 146 additional opportunities created since 2017/18 and a rise in the percentage of tenants of which benefitted, from 29% in the previous year to 76% in 2018/19 (see below table for comparison).

Total number of training and employment opportunities created, including jobs and apprenticeships	Total people	% Tenants
2018/19	1,815	76%
2017/18	1,669	29%

In 2018/19, Tai Calon delivered 8 employability programmes engaging with 300 tenants and residents of Blaenau Gwent. As a result, 40 work placement



opportunities were provided and 10 people were supported into sustainable employment. The programme delivery was heavily focused on building confidence, resilience, motivation and self-esteem, due to a large cohort of people facing numerous and complex barriers into employment.

1.3. Employment & skills support: Tai Calon

Tai Calon's 'Employment and Skills' team have been delivering activities and projects since Feb 2014. Over time the variety and volume of programmes have significantly increased. There is now a broad range of employment programmes that cater for tenants and residents ranging from those that are close to the labour market and need a little support to those furthest away from the labour market with multiple and complex barriers. Recently, the team have developed projects that link physical activity, sport and wellbeing to enhance people's motivation, self-confidence, resilience and employment prospects.

The projects being delivered utilise a range of funding streams including core funded, national government programs (DWP / JCP) and contractor donations leveraged through community benefit clauses.

In 2018-19 the following employability/health & wellbeing projects were delivered:

- 'Get On Track' in partnership with the Dame Kelly Holmes Trust
- Prudential bike ride London in partnership with Dame Kelly Holmes Trust
- 'Business Class' in partnership with Careers Wales, Business in the Community and Ebbw Fawr Learning Community
- Sports skills camp with the Gwent Dragons
- 'Foot in the door' in partnership with Ffilm Cymru
- Weekly Job Club
- Voluntary Work Experience programme
- Bespoke employability support sessions

As a result of these programmes, 300 tenants and residents of Blaenau Gwent were engaged with, 40 work placement opportunities were provided and 10 people supported into sustainable employment. The main obstacles encountered were ensuring the delivery programmes did not duplicate existing provision and also encouraging external partners to take advantage of the programmes due to a perception that they would lose out on potential



outcomes. The main learning for Tai Calon is that there are very few 'quick fixes' with a large cohort of people facing numerous and complex barriers whilst accepting that for many, paid employment is not a realistic short term goal. As a result, the programme delivery has been heavily focused on building confidence, resilience, motivation and self-esteem as a foundation to moving on to whatever the next step is for each individual.

Future plans are to continue to deliver the programmes that are proving to generate positive outcomes and building on the already excellent partner networks to ensure our tenants and residents are able to take full advantage of any opportunities that arise.



Innovative development

2. Innovative development and delivery in the financial year 2018-2019, including via the Innovative Housing Programme (IHP).

Housing associations accessed £20.6m from the Innovative Housing Programme, delivering 95 innovative homes, as well as trialling new housing models and ways to speed up delivery. In addition to this, housing associations' delivered 164 innovative homes outside of the Programme, demonstrating the sector's commitment to meeting Wales' current and future housing needs.

Reducing carbon emissions

3. Approximate spend on reducing carbon emissions in existing stock (beyond WHQS) in the financial year 2018-19, as per the items shown below:

	Boiler upgrades	External wall insulation	Photovoltaic systems	Total spend on reducing carbon emission in existing stock
Spend (£)	6,383,094	11,546,454	158,475	17,850,398

Housing associations in Wales share Welsh Government's ambitions for a zero carbon economy, and the planned decarbonisation programme will build on the sector's investment in energy efficient homes to date. In 2018/19, housing associations spent approximately £17.9m on reducing carbon emissions in their existing stock, further to their work towards achieving the Welsh Housing Quality Standard. High quality, low carbon homes can prevent the exacerbation of fuel poverty and health conditions related to poor housing, while a large scale retrofit programme will create green, local jobs.

In order for the sector to rise to this next challenge, a separate grant programme for decarbonisation is absolutely necessary. We must also explore



the emerging green finance opportunities, and find ways to stimulate the supply of renewable and innovative technologies in Wales. Given the ongoing housing shortage, this retrofitting of our entire housing stock must not negatively impact on our ability to build the new, affordable homes that many in Wales so badly need.



Appendix

Pact Progress Questionnaire Survey 2 - Added Value



If you have any questions or would like further information on this survey, please email Sarah-Scotcher@chcymru.org.uk

Name of Housing Association:			
Contact Name:		Tel No:	
Role:		Email:	

1(a) Approximate spend on community regeneration projects in the financial year 2018-2019, as per the categories shown below.

Estimated amount spent on community regeneration projects (£)	
Care and health services	
Employment and skills support and apprenticeships	
Digital inclusion	
Social enterprise development	
Financial inclusion including mitigating the impact of welfare reforms	
Energy efficiency projects and fuel poverty projects	
Bringing empty homes back into use	
Assisting victims of anti-social behaviour and domestic abuse	
Other (Please specify):	
Total (£)	

NOTE: 'Care and health services' reflects the range of health and well-being projects that you might be running rather than the core delivery of care and health services.

NOTE: 'Energy efficiency' refers to people-focussed projects, as opposed to work on the fabric of homes.

1(b) Approximate number of people supported via the above community regeneration projects in the financial year 2018-2019.

	Total number of people supported	..of which were tenants/residents
i. Employability, training and skills development		
	Total number of opportunities created	...of which benefited tenants/residents
ii. Training and employment opportunities, including jobs and apprenticeships		

2) Innovative development and delivery in the financial year 2018-2019, including via the Innovative Housing Programme (IHP).

Definitions

Innovative development –

Often referred to as modern methods of construction, and may include any non-traditional construction method. Examples include off-site manufacture (e.g. panelised, sub-assemblies, volumetric), and the use of non-traditional materials such as cross-laminated timber.

Innovative delivery -

Refers to the way a scheme is delivered, as opposed to the fabric or construction itself. Examples include creating a local supply chain, employing the skills of those traditionally distant from the jobs market and establishing factories or skills development centres.



	Homes	Funding	Spend	Any Notes
Number of additional homes provided via the IHP				
Number of additional homes provided outside of the IHP				
Total IHP funding received				
Total spend on innovative development outside of the IHP				
3) Approximate spend on reducing carbon emissions in existing stock (beyond WHQS) in the financial year 2018-19, as per the items shown below.				
Total (€)				
		Spend	Funding	Any Notes
Total spend on reducing carbon emission in existing stock				
	Boiler upgrades			
	External wall insulation			
	Photovoltaic systems			
Total Arbed funding received				