

**Cartrefi Cymunedol Cymru
Community Housing Cymru**



Affordability

Update on progress and next steps

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Purpose of today:

- Bring you up to speed on our Affordability work stream & our progress to date
- Outline our current activity & future plans

Where we were:

- Affordability work programme commenced in Sept 19 with an aim to deliver the following by Sept 20:
 - Sector-wide affordability principles
 - Rent Affordability Tool
 - Support for board members
 - Tenant engagement
 - Spaces for members to share emerging practice

Where we are now:



1) Sector-wide affordability principles launched internally to members for testing and review

Affordable: We will consider the total costs of renting homes and incomes to understand what is affordable for our tenants, and ensure that tenants have the greatest opportunity to sustain their tenancies and thrive.

Sustainable: We will set rents that allow us to continue to provide high quality, safe, warm homes for the people who need them in the communities we serve.

Engage: We will involve tenants to develop and review our approach to rent setting, and inform our decisions on rents.

Fair: We will work to ensure that rents and other charges are set fairly and our homes and services represent value for money.

Accountable: We will be open, transparent and accountable when we make decisions on rents.



Where we are now:

2) Rent Affordability Tool launched in September and regularly reviewed

3) Working with TPAS to begin scoping a package of support to improve communication with tenants on rents/affordability, ahead of delivery next quarter

4) Monthly working group meetings to share practice & scope further support

Advocacy



- Current economic climate and JRF report findings will lead to increasing scrutiny of rents and affordability for tenants
- Awaiting Ministerial confirmation of rent agreement and **maximum** uplift for 21/22
- We have always advocated for a local approach to rent setting & have committed to set rents & service charges that are affordable to current & future tenants.

Breakout group considerations



- How are you engaged in the rent/service charge setting process within your organisation? What challenges do you face?
- What future work are you planning on affordability and how can CHC support?

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Diolch
Thanks

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