

Our impact last year

- Last year we built 2,207 new homes – an increase of 17% on the previous year.
- 745 of these were built without Social Housing Grant – an increase of 35% on last year.
- We spent just over £1bn last year, with 84% ploughed directly into the Welsh economy.
- We spent £280m on construction.
- We spent £267m on repairs, maintenance and upgrading existing homes.
- We spent £470m on regenerating communities across Wales.
- We directly employed 8,731 people. For every one full time person employed, one and a half other jobs are supported elsewhere in the economy.



#HousingHorizons
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Housing Horizons

**A Wales where
good housing is
a basic right for all.**

**A long-term vision for
housing associations in Wales**

Housing Horizons

There is no doubt that housing associations are playing a major role in supporting people and places to become the best they can be.

But what role will we play in the future?

Housing Horizons was established to find some answers...We began by posing big questions to housing associations right across Wales.

Over the next 20 years, what difference will you make?

What role will you play to support people and places to thrive?

But in response, another big question emerged:

What if?

What if good housing was seen as a basic right for all in Wales?

What if housing was genuinely seen as the starting point for successful lives and successful places?

What if public money was spent accordingly and key decisions made around housing to help achieve this?

Good questions.

We know that good housing makes a difference to everyone. It doesn't matter if you rent, own or something in between. We build our lives in, and from, our homes.

When our home doesn't work for us, it affects our lives. It affects the lives of our families. It fundamentally affects the prosperity of our places because good housing is the cornerstone of a stable community.

Why us?

- We have a strong track record of building, investing and reinvesting.
- We've been doing it for over fifty years. We are here for the long term.
- It's what we do. It's what we will always do.
- Our homes are not just seen as bricks and mortar; they are used to attract investment which is ploughed back into Wales.
- Services are built around these homes and they provide the foundation for social and community connections.



**In One
Place**
- Melin Homes

Our Ambition

- For the NHS and social services to prescribe good housing as a way of keeping people healthy and out of hospital.
- For our homes to be warm and efficient to run.
- For all new housing association homes to be built to near-zero-carbon standard by 2020.
- And all our homes to reach this standard by 2036.
- We will set up an Innovation Hub to investigate how we can build flexible homes which can be adapted and recycled to meet people's changing needs.

Housing Horizons

**What if good housing
was seen as a basic
right for all in Wales?**

**People would
be healthier**

A good home is one of the most important aspects of people's lives.

How that home is built, and where it is built – including links with local services such as transport, the local school, shop, pub or GP surgery, makes a huge difference to people's lives.

Good housing can...

- promote good well-being.
- reduce the incidence of respiratory and other diseases.
- aid the recovery of people with a mental illness because they have a settled and secure place to live.
- enable people to live independently at home for longer by ensuring that their home meets their changing needs.
- keep people out of hospital, or help them to return home quicker by providing the right adaptations.

In One Place

- Melin Homes

The 'In One Place' programme in Gwent has been set up by Aneurin Bevan University Health Board, five local authorities and eight housing associations to support people living with long-lasting health problems.

Paul King had an accident several years ago that changed his life forever. The injuries he sustained means he now needs 24 hour care. In One Place and Melin Homes supported Paul and his wife, helping them to find a home that was more suitable for Paul's needs.

“We just wanted to have a home together,” explained Paul. “It couldn’t have been better even if I designed it myself.”

Paul believes his new home is wonderful and has definitely helped to make life a little easier.

“This house means I’m able to do some things for myself. It can be humiliating having people do everything for you. Moving in here has meant the world to me.

“I’m very grateful to Melin because they’ve given me the chance to have a better quality of life.”



**Housing
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Canolfan Fenter Congl Meinciau

- Grŵp Cynefin



Our Ambition

- For investment in good homes to be seen by the public as a positive step towards making a place better.
- We will spend 95p of every pound in Wales.
- We will build 75,000 new homes by 2036 and support up to 150,000 job and training opportunities.
- We will explore new ways of financing from within Wales.
- We will focus on ensuring that the economic benefits of our homes are felt by the entire community.

Housing Horizons

What if good housing was seen as a basic right for all in Wales?

People would be more prosperous

A good home enables people to put down roots. They spend their money on the high street and with local businesses.

They seek employment locally and use local public services.

Growth is driven from the ground up.

This is where housing associations can make a big difference.

Good housing can...

Support local businesses

- The potential to use house building as a lever to boost local economic growth is profound, especially when local labour, contractors and suppliers are prioritised.

Regenerate the place

- We are long term social investors in the communities where we build our homes. It is in our interest that these places and the people who live there flourish and prosper.

Provide jobs and training opportunities

- We are major local employers. The physical process of building a home or regenerating an area brings investment and jobs.

Canolfan Fenter Congl Meinciau

- Grŵp Cynefin

Canolfan Fenter Congl Meinciau (Enterprise Centre) is situated in Botwnnog, Pwllheli and is owned by Grŵp Cynefin.

Lynne King, founder of a cultured dairy product business, believes that her business wouldn't have been able to expand without Canolfan Fenter Congl Meinciau.

Daffodil Foods has gone from strength to strength since it started in 2011 from Lynne's walk-in-wardrobe at home.

"I was desperate for more space but my only option was to relocate Daffodil Foods and set up above a shop, which wasn't what I wanted", explained Lynne.

Having access to the centre's facilities has enabled Lynne to successfully grow and establish her company. She now employs ten people and her products are stocked in national pub chains, Welsh hospitals, Morrisons and Ocado.

Daffodil Foods is one of 27 different companies based at the centre since it opened in 2011.

During that time more than 40 workers have been employed by the companies based there, including three Grŵp Cynefin tenants who live locally.



Housing Horizons



Young Tenant Academy

- Cynon Taf Community Housing Group

Our Ambition

- To act as a one-stop-shop for people who live in our homes and to be the entry point to access local services.
- We will identify opportunities to share funding and services around people – not processes.
- We will explore, as part of our innovation hub, how to design housing and services alongside partners in health, education, probation, the youth service and local government.

Housing Horizons

What if good housing
was seen as a basic
right for all in Wales?

People would
be more
connected

Connecting people is valuable both personally and economically.

Good housing can...

- help unlock potential, inspire new skills and grow social capital to build communities.
- provide a foundation for these social and community connections as well as being the access point for a range of other services.
- help combat loneliness.

Young Tenant Academy

- Cynon Taf Community Housing Group

Jessica Evans is a Cynon Taf Community Housing Group tenant. Following a visit from her Community Development Worker, Jess discovered a new scheme designed to offer individuals aged between 16 and 30 a range of training and qualifications.

When Jess first joined the Young Tenant Academy, her self-esteem was low and she spent most days at home. However, since joining, Jess has achieved so much.

During her 10 week work placement, Jess developed a range of skills working with a number of different departments such as the Maintenance and Development team, Tenant Services and Human Resources. In addition, she

gained a qualification in Customer Services and secured a job as a Marketing Assistant through an opportunity with Jobs Growth Wales.

“Joining the Academy has made a great difference to my life,” explained Jess. “I’m now much more confident in myself and am making new friends. This is the start of a new and better life for me and my son.”



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**Over the
next five
years we
need to see...**

Welsh version
also available.



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**Housing
Horizons**

**Big Commitments.
Big Ambitions.**

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Putting a good home first means a complete change in the approach to decision making and funding services in Wales.

We want to work with anyone and everyone who shares our vision for a Wales where good housing is a basic right for all.

We will publish an action plan at least every five years to show our progress and set out what's being done to achieve this vision for Wales.

Together, this vision will be the difference our communities need.



Services configured around people, not paperwork

Too often housing is the Cinderella service, on the outside looking in.

We need...

- Public Service Boards placing housing at the centre of their strategies with a focus on how this results in better quality health and patient care.
- Landlords providing one-stop-shop signposting to advice and support across the public service.
- Large infrastructure investments such as the Swansea Bay City Region, the Wylfa power station and the Cardiff Capital City Region Deal actively embracing the opportunity to build and support the foundational economy through their investments in the local area.

A fundamental rethink of the way we build and invest in housing

We currently build in short term political and funding cycles.

We need...

- A housing innovation hub which challenges the way we do things, develops new ways of building new and updating existing homes, and challenges the established supply chain so that we keep the wealth in Wales.
- A long term commitment from Welsh Government which provides the finance and security to take risks and increase the number of homes we build.
- New models of accessing finance for house building and investment which focus on the added benefit for Wales.

The right partnerships and people to make this vision a reality

If we are going to achieve this vision, we need to attract and retain the brightest and best talent to work for us.

We need...

- To work with people who share our desire to make a lasting difference to hundreds of futures.
- A campaign which promotes housing as a career of choice which attracts and retains the skills we need to make a lasting difference.
- To tell our story better to increase public awareness of the impact that good housing can have.