
The Housing Associations of Wales: Measuring the Impact II

WELSH ECONOMY RESEARCH UNIT
Yr Uned Ymchwil i Economi Cymru

Executive Summary

This report was commissioned by Community Housing Cymru (CHC) and prepared by the Welsh Economy Research Unit (WERU) at Cardiff Business School. It builds on the findings of the first economic impact assessment which took place in 2008. Since that report, three organisations previously operating in shadow form have joined CHC. These are Monmouthshire Housing Association, Bron Afon Community Housing and RCT Homes. This report now takes into consideration the economic impact of these new members, and uses the most up to date accounts to produce new estimates of the impact of CHC members on the Welsh economy.

Housing Associations (HAs) or Registered Social Landlords (RSLs) are not-for-profit voluntary bodies whose central aim is to provide good quality, affordable homes for those in housing need, while supporting housing-led regeneration and social care. HAs are often highly professional and innovative, acting as a modernising force in society through the pursuit of the Welsh Housing Quality Standard, the provision of facilities, accommodation for students and the aged, and through the renovation of historic buildings which may otherwise be left to decay or be demolished.

The general business model is one which allows the reinvestment of surpluses from the renting or sale of properties to provide housing and safe guarding stock. HAs are managed by boards of volunteers, comprising professionals, local councillors, and tenants.

Over 112,000 homes are currently provided by CHC members. This figure does not include the social housing stock that is currently managed by Ceredigion, Gwynedd and Blaenau Gwent, although all three have opted for voluntary transfer.

CHC members also employ nearly 5,000 people. Around 30 of these CHC member HAs are involved in new housing development (source: CHC).

The ambitions of the Welsh Assembly Government with regard to housing were set out in the One Wales document (2007). This stated the aspiration that "...all households, in all communities and irrespective of their means, can afford a decent home...". These ambitions are linked to a commitment to increase the supply of affordable homes by 6,500 in Wales, by 2011.

In 2009 CHC once again carried out a count of new homes provided by RSLs in 2008/09, using the template as set out below:

- Number of additional homes by local authority area and tenure.
- Number of additional homes by local authority area and SHG/non SHG.
- Number of additional homes by local authority area, which were built, renovated or acquired.

This year's data collection also covered the Strategic Capital Investment Fund (SCIF) allocation – capital funding from the Welsh Assembly Government designed to deliver strategic, cross-cutting projects during the economic downturn. The survey indicated that 2,142 new homes were provided during the year 2008/09 by RSLs. Of these, 1,198 (or 56%) were achieved through Social Housing Grants (SHG), and 103 (or 4.8%) through the Strategic Capital Investment Fund (SCIF) [see Appendix 2 for detailed tables].

CHC Developments during 2008/09

Towards the end of 2008 the Welsh Assembly Government secured an additional £42m of SCIF funding to support the provision of 500 additional homes to 2011, and brought forward £12m of SHG in 2008/09 with a further £28m to be available in 2009/10 to support RSL schemes. These moves were in response to the deepening effects of recession on the construction sector. CHC has also sought to focus action in five areas to help the sector weather the recession. These are summarised below:

- **The Provision of affordable housing on public land** – HAs are negotiating with partners to make public land available so that more affordable homes can be built. CHC welcomed the decision to pursue this issue at the economic summit in St Asaph, and since then action on this has taken place in both Sandfields in Neath and Old Town Dock in Newport. CHC report that together these two projects will deliver more than 100 units, and there is scope for further sites to be utilised in this way.
- The Assembly Government supported the case made by CHC that HA activity can make a real difference in buying vacant/unfinished private developments to house people where this reflects community need. **The SCIF monies of £42m over three years** were allocated in record time, with criteria agreed in the Essex workstream. Year 1 investment will fund 205 units.
- **Expanding Mortgage Rescue** – HAs have worked with partners, particularly the Welsh Assembly Government and local authorities, to provide mortgage rescue to help people avoid repossession at a time when court actions and repossessions are increasing. CHC welcomes both WAG funding for this purpose (which increased from £5m per annum to £9.5m), and the improvements in eligibility criteria.
- **Expanding Financial Inclusion Services** – With the cost of traditional borrowing rising, tenants frequently take up loans with door step lenders at extortionate interest rates. CHC report that 150,000 people in Wales are paying at least 180% APR to such lenders, and that around 15,000 people in Wales are also borrowing from illegal money lenders. It is CHC's belief that stakeholders need to find innovative methods for delivering financial inclusion in the most excluded communities in Wales. 18 HAs have come together to create a highly innovative chain of five pilot outlets entitled Moneyline Cymru - a Community Development Financial Institution (CDFI) in Wales, aimed at providing social and economic assistance to the individuals in greatest need. The initiative is part of the WAG financial inclusion strategy and has already received £620,000 of Department of Work and Pensions (DWP) support. The five pilot outlets were launched in October/November 2009.
- **Match funding European Union Convergence Programme** – Last year CHC argued that HAs currently invest over £90m in community regeneration in Wales. By harnessing this third sector regeneration investment as match-funding, the Assembly Government could ensure further significant investment on the ground in education and training, community assets, the physical regeneration of communities and reducing carbon footprints (and reducing fuel poverty). Since then the European Commission have agreed with CHC's European Election priority, changing the ERDF regulation so that investments can be made in energy saving in low income households. CHC

have developed five strategic projects with cross-sector participation and WAG Regeneration support, which await WEFO approval.

An introduction to the three LSVT Organisations

Three new LSVT organisations have emerged since the last WERU report, following consultation and tenant approval of the respective offer documents. These organisations share a social-enterprise ethos, with total commitment to their tenant community.

Together they employ around 965 people, the largest employer being Bron Afon (437 members of staff), and provide over 22,000 homes. In 2008/09 they spent £99m in total, of which just under 80% was spent in Wales.

They have common goals of upgrading the housing stock they have inherited and bringing it up to WHQS, improving upon the services which tenants have received in the past, supporting local employment and managing their business in a democratic and tenant-inclusive manner.

Moreover, they have already demonstrated that they are an important source of innovative initiatives, with examples given below:

- New tenant payment card systems
- Piloting a financial inclusion agenda
- Repairs Hotline
- Money Matters Project
- Achievers Programmes and Apprenticeships
- Leadership programme with PSMW and a Management Development Programme
- Anti-social behaviour teams initiative with housing officers and local police force which has received UK Exemplar status
- The Fall service – an initiative which proactively seeks to prevent domestic falls
- Community audits leading to local action plans for each community
- Quality and Design Forum of members involved in selection and monitoring of contractors and setting of specifications
- Members involved in recruitment of all key posts including Management Team
- Major programme of placements for young people having difficulty at school and adults with disabilities that cause them difficulties finding work.

Results of the Economic Impact Assessment

In 2008/09 Welsh HAs spent an estimated £487m (including operational expenditure, staffing costs, construction spend and maintenance/ major works).

Table E1 Estimated Gross Spending of Welsh HAs by category 2008/09

| | £m | Percentage of all Welsh HA spend |
|---|--------------|--|
| Construction | 141.9 | 29.1 |
| Maintenance repair and upgrading <i>(includes WHQS spend)</i> | 140.2 | 28.8 |
| Direct Labour costs | 114.7 | 23.6 |
| Other * | 34.0 | 7.0 |
| Land acquisition | 29.0 | 5.9 |
| Finance and business services | 13.5 | 2.8 |
| Transport/post/telecoms | 5.7 | 1.2 |
| Training services | 2.4 | 0.5 |
| Rents and rates | 2.0 | 0.4 |
| Consumables (stationery) | 1.8 | 0.4 |
| Energy/water | 1.6 | 0.3 |
| Hotels/ Distribution | 0.1 | 0.03 |
| Total | 487.0 | 100.0 |

Welsh Input-Output tables detail transactions between different sectors of the economy and allow the effect of the target sector to be traced through the entire Welsh economy. These indirect impacts (supplier effects plus induced-income effects) are estimated to be £511m of additional output in the region, £218m of additional gross value added, and additional employment to service this extra demand of 10,440 Full-Time Equivalents (FTEs).

For every one full time person employed by a HA, another two and a half jobs are supported elsewhere in the economy.

The combined direct and indirect economic impacts are shown in Table E2. HAs supported a total output of £998m in 2008/09, Gross Value Added of around £332m, and an estimated 14,540 FTE jobs in Wales.

Table E2 Estimated Economic Impacts of the Housing Associations of Wales on the Welsh Economy 2008/09

| | Direct Impact: HA Sector Output/ Employment | Indirect Impact: (Supplier effect + Induced Income effect) | Total Impact |
|--|---|--|---------------------|
| Output £m | 487 | 511 | 998 |
| Gross Value Added (GVA) £m | 114 | 218 | 332 |
| Employment: Full Time Equivalents (FTEs) | 4,100 | 10,440 | 14,540 |

* 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.

Table E3 Estimated Regeneration Spend (excluding staff costs)

| Spending Category | £m 2008/09 |
|--|-------------------|
| Brownfield construction | 96 |
| Greenfield construction assoc with regeneration | 16 |
| Repair & maintenance | 140.2 |
| Training budgets | 2.0 |
| Community Regeneration projects and other expenditure | 2.5 |
| Total | 256.7 |

Note: These estimates are based on assumptions that spending on training budgets and community regeneration projects has been maintained at the same rate as the previous year, and the distribution of spending on greenfield versus brownfield has remained constant over the year.

With the addition of the LSVTs, the sector can be credited with around £257m worth of regeneration spending.

Conclusions

The emphasis of this latest assessment has been to understand the economic consequences arising from the latest stock transfer, using the most up to date figures available. Clearly, the new members make a substantial contribution to the economy through their expenditure on repair and maintenance programmes, all contributing to WHQS, and having the overall effect of maintaining capacity within the construction sector during a particularly difficult period.

1 Background & Study Objectives

- 1.1 This report has been prepared by the Welsh Economy Research Unit (WERU) at Cardiff Business School for Community Housing Cymru (CHC).
- 1.2 In the 2008 report, WERU identified a timeline of key events which provided a backdrop for CHC's activities:
- National Housing Strategy: Better homes for people in Wales (2001)
 - Welsh Housing Quality Standard (2002)
 - Large Scale Voluntary Transfer of housing stock (on-going)
 - The coming together of Consortia to qualify for Social Housing Grant (2005)
 - Social Housing Grant Management Guide (2006)
 - The Essex Report: The findings of the Affordable Housing Task and Finish Group (2008)
 - Decreasing levels of public expenditure, amidst recession.
- 1.3 In March 2009, CHC commissioned the 'European Funding Opportunities for the Social Housing Sector' report, (produced by West Wales European Centre with Cyngor Da) which noted an increasing recognition of housing's role as a catalyst for regeneration - a role gaining impetus by the advent and execution of the Welsh Housing Quality Standard (WHQS).
- 1.4 Furthermore, as the recession has bitten harder throughout 2008/09, the sluggish private sector housing market has dampened consumption and economic growth, and suppressed private sector construction activity. The social housing sector has been important in preserving sector capacity in very difficult times.
- 1.5 By 2009, another three Large Scale Voluntary Transfers had been completed, the financial activities of which had been included in the 2007/08 Global Accounts - "Financing the Future: The 2008 Financial Statements of Welsh Housing Associations". RCT Homes became a legal entity in December 2007, at that point becoming Wales' largest social landlord when it took over the 10,000 homes from Rhondda Cynon Taf County Borough Council. Monmouthshire Housing Association (MHA) Ltd was established on 21 January 2008 to receive the housing stock (3,600 homes) of Monmouthshire County Council. Bron Afon Community Housing Ltd. took over the social housing stock of Torfaen County Borough Council in March 2008.

- 1.6 This report then examines and estimates the economic impacts of HAs in Wales, including the economic impact of the new organisations.
- 1.7 Successive chapters are structured as follows: Chapter 2 provides an updated brief review of CHC and HA activity. Chapter 3 profiles the three LSVTs that have been included in the impact assessment. Chapter 4 then presents the results of new work undertaken to provide up to date estimates of the economic impact of the activities of HAs on the Welsh economy. Conclusions are drawn in Chapter 5.

2 CHC and the Welsh Housing Associations

- 2.1 Community Housing Cymru (CHC) is the membership body for HAs, community housing mutuals and associated support providers in Wales. CHC itself is a private company limited by guarantee, holding charity status. It is a non-profit-making membership body which is owned by its members.
- 2.2 CHC employs 15 people. This team delivers a number of services to its members, including information on key sector developments and best practice. CHC also runs training programmes, facilitates networking opportunities and manages conferences. CHC publishes *Cartref* 6 times a year, an in-house magazine which provides information and updates.
- 2.3 As well as supporting its members with specific services, CHC raises the profile of the HA movement and influences the regulatory framework for housing within Wales, working closely with government for better housing investment and regulation.
- 2.4 CHC has also been hugely influential in building relationships within its membership, and encouraging collaborative working practices. Indeed, developing partnerships with key housing and non-housing related organisations continues to be a central focus of CHC activities.
- 2.5 The first WERU report highlighted the work CHC has done with Shelter Cymru and the representative body for providers of housing related support, Cymorth Cymru. CHC lobbied at the Welsh party political conferences in 2007 for legislative change in the housing sector and greater public financial investment. In 2008, CHC strengthened its links with the Welsh Local Government Association (WLGA) and held a joint conference launched by Sue Essex (the lead author of the Affordable Housing Task and Finish Group report). In 2009 CHC and Shelter Cymru again attended the political party conferences, promoting the CHC European Election Manifesto.¹
- 2.6 At the joint conference in 2008, CHC delivered its deliberations on response to the economic downturn and the Essex Report, on behalf of its members. There was a call for action and resources to be focused in five key areas, which are noted on page 3.

¹ CHC Policy and Information Ltd is a subsidiary of Community Housing Cymru.

- 2.7 The current recession only serves to emphasise the target beneficiaries of CHC and its members' activities, making it even more important that these activities are streamlined, optimised and effective.
- 2.8 In 2009, HAs in Wales were responsible for 112,000 homes, employing just under 5,000 (source: CHC and WERU). There are over 70 HAs operating in Wales, of which approximately 30 are involved in new housing development. Table 2.1 below shows the addition of Monmouthshire Housing Association to the GENuS consortia, taking its approximate staff numbers up to 980. RCT Homes joined DEVCO in October 2008, while Bron Afon Community Housing Ltd are in the process of deciding which consortium to join.

Table 2.1 Welsh Housing Consortia, 2009

| Name | Members include: | Primary coverage | Approximate No. of staff |
|-------------|---|---------------------------------------|---------------------------------|
| DEVCO | Cynon Taf & PDHA, Hendre Group, Merthyr Tydfil, RCT Homes | South, Mid and West Wales | 1,150 |
| GENuS | Melin Homes, Newport Housing Trust, and Seren Group, Monmouthshire Housing Association | South East, and Mid Wales | 980 |
| Gorwel | Bro Myrddin, Cantref, Family, and Gwalia Group | South, West and Mid Wales | 1,000 |
| Integrate | Cadarn, Cadwyn, Cardiff Community, Pembrokeshire, Coastal, Taff, United Welsh, and Valleys to Coast | South, and South West Wales | 1,000 |
| Syniad | Linc-Cymru, Pennaf Group, and Wales & West | North, South East, Mid and West Wales | 400 |
| Undod | Clwyd, Eryri, First Choice, Mid Wales, and North Wales | North and Mid Wales | 400 |

- 2.9 The first **National Housing Strategy**, "*Better Homes for people in Wales*", published in 2001, set out the principle that all households in Wales have the opportunity to live in decent quality homes. The **Welsh Housing Quality Standard** was adopted in 2002 to address the improvement of the physical condition of social rented housing stock. Social landlords in Wales have until 2012 to meet these standards. A number of Local Authorities are unable to

meet the costs of achieving WHQS and this, coupled with a bar on local authorities borrowing private finance for housing, has driven the transfer of stock to Registered Social Landlords (such as HAs).

- 2.10 To date, **Large Scale Voluntary Transfer** of housing stock has resulted in 7 local authorities transferring their allocation: Bridgend (to Valleys to Coast Housing); Monmouthshire County Council (to Monmouthshire Housing); Rhondda Cynon Taff (to RCT Homes); Torfaen (to Bron Afon Community Housing) Merthyr Tydfil (to Merthyr Valleys Homes); Conwy (to Cartrefi Conwy), and Newport (to Newport City Homes). Gwynedd, Ceredigion and Blaenau Gwent have opted to transfer their stock to a new housing association following a 'yes' vote in a ballot.
- 2.11 In 2005, the Welsh Assembly Government required HAs to join a consortium in order to qualify for Social Housing Grant (SHG). The responsibilities attached to managing the SHG programme are described in the "Social Housing Grant Management Guide" issued by the Housing Directorate (July 2006), Welsh Assembly Government. The setting up of these Consortia was also seen as an opportunity for more collaborative working and achieving cost savings through economies of scale.
- 2.12 The Welsh Assembly Government **One Wales** document (2007) sets out the ambition that "...all households, in all communities and irrespective of their means, can afford a decent home..." with a commitment to support an increase in the supply of affordable homes by 6,500 in Wales over a four year period. The existing regulatory framework for these ambitions was tested by an independent review, commissioned in October 2007 by Jocelyn Davies AM, the Deputy Minister for Housing, the findings of which were published in June 2008 as the **Essex Review**.
- 2.13 In 2008 CHC sent out a survey to consortia representatives in tabular form, designed with the help of WERU, as follows:
- Table 1: Number of additional homes by tenure and local authority area
 - Table 2: Number of additional homes by SHG/non-SHG and local authority area
 - Table 3: Number of additional homes which were built, renovated or acquired.
- 2.14 This survey showed that 1,533 new homes were provided during 2007/08 by RSLs, with most of this new provision achieved through SHG (842 new units or 55%), and the remainder non-SHG comprising of units built through

- innovative ventures by the HAs themselves or planning gain (Section 106 agreements).²
- 2.15 Towards the end of 2008, the Welsh Assembly Government secured an additional £42m of funding from the Strategic Capital Investment Fund to support the provision of 500 additional homes to 2011, and brought forward £12m of SHG in 2008/09 with a further £28m to be available in 2009/10 to support RSL schemes.
- 2.16 In 2009 CHC repeated the 2008 survey exercise. This survey indicated that 2,142 new homes were provided during the year to 2008/09 by RSLs. Of these, 1,198 (or 56%) were achieved through Social Housing Grants, and 103 (or 4.8%) through SCIF (see Appendix 2 for detailed tables).
- 2.17 In the summer of 2008 the Welsh Assembly Government announced it would make available up to £5m extra for a mortgage rescue scheme to prevent homeowners who faced repossessions from being made homeless. By May 2009, £9.5m had been made available under this scheme, with grant funding of £5.8m approved, helping 88 families. In total 150 families will have been helped by the scheme.³
- 2.18 Concerns regarding the impact of the recession on private sector housing have been expressed by the industry.⁴ Their chief focus appears to be that the planning process should be shortened and that section 106 agreements should be made more flexible in order to mitigate the effects of a stalled housing market on the construction industry.
- 2.19 As a result of the economic downturn, there are still concerns regarding levels of private funding in the sector in Wales. In response to this, a housing finance summit was organised by CHC in July 2009. Hosted by the First Minister Rhodri Morgan, the summit brought together senior government officials and representatives from major lenders, along with key figures from the housing sector. Since the summit, it has been confirmed that the European Investment Bank will provide £75m to the sector, with the Principality Building Society providing an additional £30m. Exploratory work is also ongoing around a Welsh Housing Bond, to provide additional funding for the sector through private investment.

² The terms 'home' and 'unit' are used interchangeably in this report as per HA convention.

³ <http://wales.gov.uk/topics/businessandconomy/recession/news/3130993/?lang=en>

⁴ <http://www.walesonline.co.uk/business-in-wales/business-news/2009/07/08/wag-s-homes-goal-a-challenge-91466-24099362/>

3 An Introduction to the three Large Scale Voluntary Transfers (LSVT)

- 3.1 In 2001, the Welsh Assembly Government introduced a new Welsh Housing Quality Standard to be achieved by 2012. This set out new standards for social housing in Wales. In order to achieve these, substantial investment was required on the part of the local authorities responsible for housing stock. Since local authorities are not permitted to borrow private money to maintain their housing stocks, it was concluded that they were not all in a position to raise the funds necessary to meet WHQS. This precipitated the large scale voluntary transfers that are reported here.
- 3.2 The Three LSVTs which have been included in this latest report were approached for spending data in order to complete an up to date economic assessment. As part of that process, the Chief Executives and / or the senior management team were interviewed to gain an appreciation of the context in which the assessment was taking place. The findings of those interviews are used here to provide brief profiles of each of the LSVT organisations.

3.3 RCT Homes

After two years of consultation, an independent ballot of tenants was held at the end of 2006. The tenants voted for the transfer of their homes from the council to new not-for-profit RCT Homes. In December 2007, RCT Homes officially took over 11,000 homes, becoming Wales' largest social landlord. RCT Homes also inherited over 500 moth-balled properties, and a negatively valued property portfolio because of the massive backlog of repairs. By January 2008, RCT Homes was employing 350 people.

The new organisation is led by Andrew Lycett, who now faces the challenge of meeting the strongly expressed ambitions articulated in the Transfer Offer Document to deliver the highest possible housing standard to tenants, and to deliver quality services by working in partnership with tenants and by empowering staff.

The chosen model for this new organisation is a housing community mutual, which is the first of its kind. Under the rules of the community mutual the tenants are actively involved in decision-making, and sit on the board of RCT Homes to determine how money is spent. They have an entitlement to become members of the organisation, and with that membership ownership of their homes. Members (1,553 tenant members with 290 applications pending so far and a target of 2000 by the end of 2009) are entitled to elect board membership, elect a members' forum to represent views and work in partnership with the board.

The organisation's headquarters are in Tŷ Pennant, brand new offices in Pontypridd, but with a number of community housing offices in Penygraig, Tonyrefail, Aberdare and Porth (planned for 2010). All the offices are being designed to deliver a modern, friendly and welcoming environment, with tenant comfort in mind.

A fresh and enthusiastic management approach is much in evidence in RCT Homes, linked to the experiences and perspectives of the CE and his team. A strong emphasis is placed upon engaging tenant participation.

Key Facts

- + 10,000 homes, of which one third are flats, on 60 estates in RCT.
- + 27 sheltered housing schemes for older people
- + 900 new tenants per year
- + An investment requirement of around £170m to 2012, £25m per year, or £780m over 30 years
- + over 30 years £113m will be raised from bank borrowing - £219m from WAG and the balance from rental income and Right to Buy sales
- + Five major external contractors
- + 70% of work done is locally sourced
- + Over 70% of all expenditure is spent in Wales
- + Over one quarter of all expenditure is spent in Communities First Areas.

In September 2008, RCT Homes launched its Major Improvements Programme, in three lots.

Lot 1: delivering up to date kitchens and bathrooms and modernisation of internal electrics.

Lot 2: Installation of new energy-efficient boilers where necessary, and

Lot 3: the installation of new windows and doors where required.

RCT Homes has its own Direct Labour Organisation (DLO) to carry out maintenance and repair work.

This approach maximises productivity, maximises the potential financial surplus for re-investment, and incentivises suppliers. Around 60 trades people are employed by the DLO. Suppliers must use RCT Homes Project Partnering Contract 2000 (PPC: a social property contract, which specifies local preferred suppliers and ensures 30% of the quality marking for awarding contracts is for social inclusion and job development.

Key Aims & Objectives

- + raise housing standards
- + raise skills levels through local skills training working with partner organisations
- + increase local employment through a procurement process which encourages local businesses to bid against nationals, and ties in main contractors to locally-based suppliers
- + drive economic regeneration.

RCT Homes works with Heads of the Valleys JOBMatch Initiative and Manpower (New Deal provider in RCT) to make sure that the investment it is undertaking delivers the greatest local impact. Already constructors have created or sustained 162 jobs, of which 77% live within RCT Homes. A further 12 jobs have been created within the supply chain.

Examples of Initiatives

Each of the LSVTs regularly undertake innovative activities designed to increase tenant participation, and improve tenant life quality. Examples from RCT Homes include:

- + Glyncoch Communities First Initiative – special ‘pampering’ event
- + Community based work placement schemes in Glycoch and Penrhys with Want to Work unit and Construction Youth Trust
- + £50,000 Community Environmental Improvement Grant Scheme providing funding for allotments, gardens, skills training and community art projects (matched funding has achieved £100,000 so far).
- + Co funded 360 Action Camp places for young people from Communities First areas
- + Developing multimedia projects for youngsters with Youth Wales
- + Creating staff volunteering opportunities to develop community gardens, provide interview experience to school children and support charitable fund raising activities such as Comic

Relief and Children in Need

- + New tenant payment card system – online or at 50,000 retail outlets
- + A facebook site to engage younger people
- + Awarded a grant to start a football team and supported teams from the Rhondda to represent Wales in the Coalfields trust tri-nations football tournament
- + Investigating the prospect of establishing an affordable wireless ISP for the Valleys
- + Investigating the prospect of a Community-owned energy company
- + Launched a comprehensive financial inclusion agenda (including bank accounts for tenants)
- + Bringing in ideas from the Community Development Foundation into Wales, supporting the creation of Moneyline Cymru
- + A £2m investment in ICT providing repairs by appointment, SMS texting services, one stop call centre services and remote service provision to enable services to be delivered face to face in tenants homes
- + Leadership programme for 60 managers
- + Tenant learning and development plan with tenants participating in the appointment of staff, and the selection and subsequent oversight of contractors and works specifications, and working as continuous improvement inspectors
- + Tenant Liaison Plus, supporting tenants' wider needs while they benefit from improvements to their home
- + Customer Excellence Approach focusing on improving the customer experience
- + Established a Regeneration subsidiary with income of £1m over the next three years
- + Establishing social enterprises to provide tenant gardening services, cleaning services and recycling whilst providing access to OCN accredited qualifications to hundreds of workless individuals
- + Work placements for over 50 school children last year
- + Over 100 staff trained in financial inclusion opportunities
- + Over 100 local police staff trained in dealing with antisocial behaviour
- + Opened a Community Safety Office to provide advice and support to local residents
- + 1,000s of low energy light bulbs being distributed free of charge to tenants
- + Retrofit renewable energy programme (Over £3m secured so far) reducing energy costs and environmental impact.

3.4 Monmouthshire Housing Association

Monmouthshire Housing Association (MHA) Ltd was established in January 2008. As with RCT Homes, the transfer arose from the need to access private sector funding to finance the massive investment required to improve the quality of Welsh housing stock. MHA made an Offer Document to its prospective tenants, and the transfer was approved by tenants on the basis of promises made in that document. MHA manages and maintains around 3,600 homes and 290 leasehold properties. It has also inherited a large number of garages in and around the estates that have been transferred to it. As with RCT, the transfer is not without challenges, due to a backlog in work on properties. There are approximately 1400 empty properties in MCC.

MHA is currently based at Mamhilad, near Pontypool, but planning permission has been granted for new headquarters on a site purchased from WAG, allowing 114 of its staff to be located on one site. The new building will send out a strong eco-friendly message, meeting an excellent BREEAM rating, and reducing staff travelling.

The chosen model for MHA is an Industrial and Provident Society (IPS), which is managed by a voluntary board and an executive management team.

Key Facts

- + Currently employs 178 people
- + 11% of all expenditure is in Community First Areas
- + 96% of all expenditure is in Wales
- + Private loan facilities are in place (calculated on estimated peak debt requirement) but currently not drawn down
- + Work currently financed from rent revenues & WAG
- + MHA tenants of a high age profile but good debt record
- + MHA is a member of GENUS consortia.

Key Aims & Objectives

This management team has promised to meet a number of objectives:

- + To improve the housing stock it has inherited
- + Work with Monmouthshire Council to engage the community and maintain its safety
- + To improve services and thence customer satisfaction
- + Encourage tenant participation, particularly in decision-making
- + Improve access to technology and introduce new ways of working

MHA is currently delivering well within WHQS standards. It uses GENUS's contractors and its own DLO to undertake its repair and maintenance work and 25% of planned maintenance work, but is building this competence gradually internally. Its team of in-house trades people has performed well in the most recent evaluation process, and since transfer its performance and cost base has improved to the extent that productivity is higher and costs are on a par with the private sector contractors.

Examples of Initiatives

- + 3-day football school for children in Community First Areas sponsored by MHA
- + Halloween Diversionary programmes with MCC
- + Repairs Hotline and new community services team
- + Monmouthshire Achievers Programme; apprenticeship scheme (currently 27 apprentices) with career progression through training and 25 managers have completed a management development programme.
- + Carbonne Close £10k environmental improvement grant
- + MHA Money Matters project
- + Income maximisation programme
- + Work experience placements
- + Summer play schemes attracting 250 children in our estates.

3.5 Bron Afon Community Housing

Bron Afon Community Housing Ltd, based at Llantarnam, Cwmbran, is a member-led organisation set up with strong democratic principles and an open and transparent modus operandi. As with the other LSVTs, the transfer from the LA to the brand new organisation was achieved following tenant approval of an Offer Document, itself the product of many hours of consultation.

Bron Afon has an Executive, a Board and a Membership Committee, the latter holding the Board and Executive to account, and having the ability to call in Executive decisions. An example of this was when the Membership Committee's view of the importance of play areas persuaded the Board to preserve the presence of play areas despite costs associated with Health and Safety and on-going maintenance, and an Executive recommendation to disinvest from a number of neglected play areas.

The company provides 8,036 affordable rented homes (of which over 900 provide sheltered housing for older people), 910 leasehold flats, and 80 shared ownership flats. The organisation currently employs 437 staff; over one hundred have been recruited since the organisation was set up. This includes 150

trained and skilled craftspeople who also provide construction services for older and vulnerable people with special needs.

Bron Afon Community Housing views itself as a social enterprise investing in people, homes and communities, and not solely as a housing provider. They consider that the social significance of the housing management and support functions working with many disadvantaged people compared with the new build activity should not be underestimated, even though it does not attract as much media attention. Fundamental to Bron Afon principles are their role in enhancing the quality of life of everyone in Torfaen, protection of tenants and the quality of tenant services - all of which are on-going responsibilities receiving full management commitment.

Key Facts

- + Currently employs 437 people
- + Over 8000 homes in Torfaen
- + Internal Improvement Programme has 48 apprentices receiving training and is delivered by the Bron Afon workforce
- + Nearly £20m per annum spent in Wales on maintenance and repair
- + £135m private loan facilities
- + 150 trained and skilled crafts people linked to £34m of turnover.

Key Aims & Objectives

- + The provision of high quality, energy efficient affordable homes and high quality communal areas
- + Excellent services to tenants and leaseholders
- + Promote and support communities
- + Support and development of communities
- + Open, accountable & democratic organisation
- + Using resources to maximise other benefits including jobs, skills and sustainability
- + Support for people who need it.

Examples of Initiatives

- + Community Awards
- + Leadership programme with PSMW and a Management Development Programme
- + Anti-social behaviour teams initiative with housing officers and local police force which has received UK Exemplar status
- + The Fall service – an initiative which proactively seeks to prevent domestic falls – (supported by a DVD)
- + Community audits leading to local action plans for each community
- + Quality and Design Forum of members involved in selection and monitoring of contractors and setting of specifications
- + Members involved in recruitment of all key posts including Management Team
- + Major programme of placements for young people having difficulty at school and adults with disabilities that cause them difficulties finding work
- + Joint allocation team with the Council and joint allocation policy.

3.6 The three LSVT cases described above have a great deal of common ground, given that their core work and commitment is tenant-based. It is also clear that the LSVT process has created a new climate of community co-operation with each organisation recognising that the success of their activities depends on the engagement of their tenant population.

3.7 Furthermore, the process has also provided the necessary access to funding the WHQS.

4 The Economic Impact of Housing Associations in Wales

4.1 Background

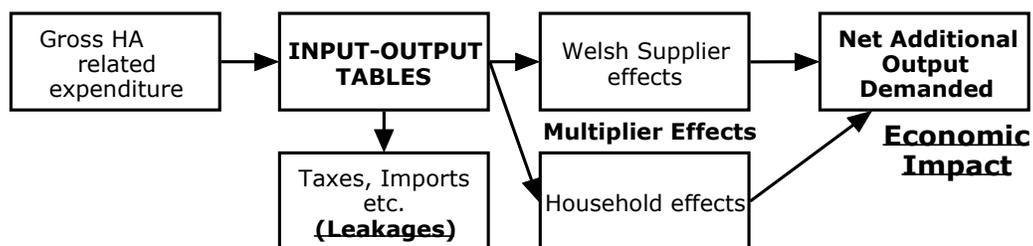
4.1.1 This report builds on the 2008 Welsh Economy Research Unit Report which estimated the economic importance of HA sector activity in Wales for 2007/08. Here the economic activity arising from the three additional LSVT organisations is included, giving rise to new estimates.

4.1.2 The estimates are derived from an application of the Welsh Economy Research Unit's Welsh Input-Output Tables. This resource models the trading interactions of companies and other economic actors within the region and provides an assessment of the direct and indirect expenditure impacts of established sectors and new infrastructure.

4.2 Methodology

4.2.1 A fuller description of the methodology used can be found in the first report.⁵ Figure 4.1 shows expenditure flows through the Welsh economy arising from income received by Welsh HAs (through rents, grants, property sales etc.) being spent on good quality, affordable homes in Wales. This spending includes the construction of new homes, and the maintenance of existing stock as well as expenditure on wages. HA spend then impacts upon other Welsh industrial sectors.

Figure 4.1 Estimation of Net Economic Impact in Wales



4.2.2 The direct impacts were estimated using 2008 expenditure data from the traditional HAs in addition to current data from the three new LSVT organisations, coupled with information from the 2008 Global Accounts. The

⁵ The Housing Associations of Wales: Economic Impact Assessment 2008, Welsh Economy Research Unit, Cardiff Business School

direct spending associated with these organisations also has indirect economic consequences according to how that money is spent. HAs purchase the outputs of other Welsh industries, such as local maintenance/building contractors, which then leads to further spending in Wales by those contractors, and so on. These **supplier effects** are dependent on the level of Welsh sourcing for the particular sector and on levels of regional sourcing by its suppliers.

4.2.3 In addition to these are '**induced income**' effects. The HA sector directly employs just under 5,000 in Wales (or around 4,100 Full Time Equivalents [FTEs]), adding to regional income. When employees spend their wages and salaries on local goods and services, they create demand which then generates regional income and output. These 'induced-income' effects must be added to the 'supplier' effects to form the total indirect effect of Welsh HAs.

4.2.4 Financial information for 2008 from the traditional HAs was combined with new information from the LSVT organisations to create an aggregate sector showing a breakdown of purchases made from other Welsh sectors, which then generate the economic impact throughout the whole economy.

4.2.5 This data was then placed into the Welsh Input-Output tables in order to estimate the economic impacts of these financial trading relationships on Wales.

4.3 Total Combined spending for the new Welsh LSVTs 2008/09

4.3.1 The important contribution that the three new LSVTs make to the overall spend of HAs in Wales is shown in **Table 4.1**. Here the spending totals for Monmouthshire Housing Association, Bron Afon Community Housing, and RCT Homes, collected through completed questionnaires for 2008/09, were combined. Total spend was nearly £100m.

4.1.2 Over half of the expenditure of these organisations in 2008/09 was on maintaining, repairing or upgrading the housing units they run (57%, or £56.7m of all their combined expenditure). This included spend on achieving the WHQS, which accounted for approximately £28.4m of this category.

4.1.3 Of particular interest to this study was the investigation into the proportion of purchases made within Wales. Within the maintenance, repair and upgrading category there was a noticeable difference in spend on "day-to-day" repairs when compared to that on WHQS. Spending on the former was almost completely accounted for within the Welsh region, whereas with the more major works, around a third of expenditure was directed outside Wales.

- 4.3.4 Wages paid to staff within the new LSVT organisations accounted for a further quarter of expenditure (25%, or £25.1m).

Table 4.1 Combined Spending of new LSVTs by category 2008/09

| | <i>£m</i> |
|--|--------------|
| Maintenance repair and upgrading <i>(includes WHQS spend)</i> | 56.7 |
| Direct Labour costs | 25.1 |
| Other * | 9.7 |
| Finance and business services | 2.3 |
| Transport/post/telecoms | 2.0 |
| Training services | 0.8 |
| Rents and rates | 0.9 |
| Consumables (stationery) | 0.5 |
| Energy/water | 1.1 |
| Hotels/ Distribution | 0.04 |
| Total | 99.14 |

* "Other" includes items such as "depreciation of stock" and "other management charges".

4.4 The Economic Impact of HA Sector Activity: Total Spending of Welsh Housing Associations

- 4.4.1 A provisional control total of direct expenditure was derived from the report "Financing the Future: The 2008 Financial Statements of Welsh Housing Associations" published by Community Housing Cymru.⁶
- 4.4.2 The control total included operational spend (including staff costs), construction spend (derived from the change in housing properties at cost year on year), spend on major works (such as WHQS) and commercial property spend. This came to an estimated total of **£487m of direct gross spend by the Welsh HA sector.**
- 4.4.3 Expenditure breakdowns for the three new LSVTs were combined with Consortia spending aggregates to give a breakdown of spend by activity.

⁶ These were the latest figures available at the time of the study, covering the period 2007/08. The control total is therefore a conservative estimate of HA spend for the year 2008/09.

Table 4.2 Estimated Gross Spending of Welsh HAs by category 2008/09

| | <i>£m</i> | <i>Percentage of all Welsh HA spend</i> |
|---|--------------|---|
| Construction | 141.9 | 29.1 |
| Maintenance repair and upgrading (includes WHQS spend) | 140.2 | 28.8 |
| Direct Labour costs | 114.7 | 23.6 |
| Other * | 34.0 | 7.0 |
| Land acquisition | 29.0 | 5.9 |
| Finance and business services | 13.5 | 2.8 |
| Transport/post/telecoms | 5.7 | 1.2 |
| Training services | 2.4 | 0.5 |
| Rents and rates | 2.0 | 0.4 |
| Consumables (stationery) | 1.8 | 0.4 |
| Energy/water | 1.6 | 0.3 |
| Hotels/ Distribution | 0.1 | 0.03 |
| Total | 487.0 | 100.0 |

* "Other" includes items such as "depreciation of stock" and "other management charges".

4.5 Total Spending in Wales of Welsh Housing Associations

- 4.5.1 From this base it was then necessary to estimate the amount of HA spending that occurs within Wales itself. Here data from questionnaires returned by the new LSVTs were combined with 2008 data from Consortia (with the latter also given the opportunity to highlight any significant recent changes in expenditure patterns).
- 4.5.2 For the purposes of the Input Output analysis, the methodology from last year's WERU report was repeated, with new build construction being defined as an operational and not a capital spend. Furthermore, 70% of total HA construction spend was estimated to accrue to Welsh concerns. Table 4.3 shows that the Welsh share of new build construction in 2008/09 was therefore estimated at around £100m.
- 4.5.3 With the influence of the newer LSVT members of CHC, the amount of spend on maintenance, repair and upgrading of HA units has increased to an estimated £140m (Table 4.2).
- 4.5.4 There is a high local impact resulting from spend on maintenance and repair as, being mainly sourced locally for Welsh HAs, it leads to relatively high levels of retention of this expenditure within Wales. Evidence collected through discussions with HAs for this study indicated that major works

expenditure (such as new kitchens, windows etc. to meet the WHQS) was typically directed through companies with a Welsh base. Furthermore, where HAs had to look outside the Principality for supply, a large proportion of the labour utilised for installation of these items was from Wales.

- 4.5.5 Similarly, wage expenditure (direct labour costs) has a high level of retention in Wales. This plays an important local role in providing incomes in a number of less prosperous areas of the region.
- 4.5.6 Expenditures by HAs outside the Welsh economy were identified and removed as leakages from gross spending, as were outlays on such items as depreciation of stock, and rent losses/ bad debts in the "Other" category.

**Table 4.3 Estimated Gross Spending of Welsh HAs in Wales by category
2008/09**

| | <i>£m</i> | <i>Percentage of all Welsh HA spend</i> |
|---|--------------|---|
| Maintenance repair and upgrading (<i>includes WHQS spend</i>) | 128.4 | 32.2 |
| Direct Labour costs | 114.3 | 28.6 |
| Construction | 100.0 | 25.0 |
| Land acquisition | 26.8 | 6.7 |
| Other | 14.6 | 3.7 |
| Finance and business services | 4.9 | 1.2 |
| Transport/post/telecoms | 3.9 | 1.0 |
| Training services | 2.2 | 0.5 |
| Rents and rates | 1.9 | 0.5 |
| Consumables (stationery) | 1.6 | 0.4 |
| Energy/water | 0.6 | 0.2 |
| Hotels/ Distribution | 0.07 | 0.02 |
| Total | 399.3 | 100.0 |

- 4.5.7 The spending of Welsh HAs in Wales then impacts on the economy as successive rounds of purchases are made by suppliers from suppliers (supplier effects) etc. In addition, induced-income effects are generated as employees of the HAs, and HA suppliers (and their suppliers and so on) spend their incomes, thereby creating further economic demands and employment.

4.6 Indirect economic impacts of HA Sector Activity

- 4.6.1 The indirect impact of HA spending in Wales (supplier effects plus induced-income effects) is estimated to be **£511m** of additional output in the region.
- 4.6.2 The impact on Gross Value Added, which is an estimate of how much real additional worth accrues to the region in terms of local additions to wages and profits, is estimated at **£218m**.
- 4.6.3 The additional employment required to service this extra demand is estimated to be 10,440 **Full-Time Equivalents (FTEs)**. This implies that for every one full time person employed by a HA, another two and a half jobs are supported elsewhere in the economy by HA activity.
- 4.6.4 The relatively high multiplier for employment evident here arises partly from the HAs role in acting as a channel for public monies, supporting industrial sectors that have a relatively high level of local input.

4.7 Total Economic Impacts of HA Sector Activity

- 4.7.1 Combining the direct and indirect economic impacts of HA sector activity gives the total impact, as shown in Table 4.4 below. HAs supported a **total output of £998m** in 2008/09, **Gross Value Added** of around **£332m**, and an estimated **14,540 FTE jobs** in Wales.

Table 4.4 Estimated Economic Impacts of the Housing Associations of Wales on the Welsh Economy 2008/09

| | Direct Impact: HA Sector Output/ Employment | Indirect Impact: (Supplier effect + Induced Income effect) | Total Impact |
|---|--|---|-------------------------|
| Output <i>£m</i> | 487 | 511 | 998 |
| Gross Value Added (GVA) <i>£m</i> | 114 | 218 | 332 |
| Employment: <i>Full Time Equivalents</i> (FTEs) | 4,100 | 10,440 | 14,540 |

** 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.*

- 4.7.2 As well as fulfilling an important role of providing incomes in some economically deprived areas, there has been growing recognition of the broad

extent and quality of professional skills, such as architectural and accounting, utilised within HAs.

- 4.7.3 With the additional LSVTs being largely focused on the vital day-to-day tenant issues, rather than new development, this iteration of impact assessment of HAs in Wales has seen an increased influence of spend on repairs/maintenance. Additionally, all of the new LSVTs have their own Direct Labour Organisations to carry out a proportion of these activities, and therefore help retain in-house the surplus element of associated spending.

4.8 WERU Estimates of Welsh Housing Association Regeneration Expenditure

- 4.8.1 Table 4.5 below gives estimates of regeneration spending for 2008/09. In order to derive an estimated breakdown by heading, it has been assumed that the HAs have maintained similar proportions of spending compared to the previous year. HAs were asked to consider whether these proportions had changed significantly since the previous enquiry, and none confirmed that this was the case.
- 4.8.2 Most important is the total figure spent on construction and repairs and maintenance which has been derived from the global accounts, and which can then be allocated to regeneration spending. The key difference over the year is the additional contribution made by the LSVTs to regeneration as they bring their housing up to WHQS.
- 4.8.3 With the addition of the LSVTs, the sector can be credited with an estimated £257m of regeneration spending.

Table 4.5 Estimated Regeneration Spend (excluding staff costs)

| Spending Category | £m 2008/09 |
|---|--------------|
| Brownfield construction | 96 |
| Greenfield construction assoc with regeneration | 16 |
| Repair and maintenance | 140.2 |
| Training budgets | 2.0 |
| Community Regeneration projects and other expenditure | 2.5 |
| Total | 256.7 |

Note: These estimates are based on assumptions that spending on training budgets and community regeneration projects has been maintained at the same rate as the previous year, and the distribution of spending on greenfield versus brownfield has remained constant over the year.

4.9 Summary

- 4.9.1 The economic impact of HAs on the Welsh economy has been to support an estimated 14,540 FTE jobs, equivalent to around £332 million of value added in 2008/09.
- 4.9.2 Estimations of both the direct impact of HAs, created through their payment of wages to staff, and the indirect impacts arising from HA expenditure were calculated and combined. To help build understanding of the overall distribution of spend, Consortia were invited to detail any important changes to their spending patterns from the last financial year and detailed financial information from the three new LSVT organisations for 2008/09 was collected.
- 4.9.3 The economic impact estimates were calculated through use of the Welsh Input Output Tables. These provide a detailed financial map of the region, revealing financial flows of goods and services between industries, consumers and government. The Welsh Input Output Tables, which are produced and updated by WERU, are useful in indicating the effects of changes in one sector on another.
- 4.9.4 Despite there being limitations to this modelling process, with the data in the Welsh Input Output Tables being derived from a sample of the regional production sector rather than the entire 'universe', and any effects of changes in demand on the cost of supply being outside the modelling apparatus - the methodology adopted here is roundly accepted as a vigorous instrument for estimating the economic impact of a sector.

5. Conclusions

- 5.1 This report provides an assessment of the economic impact of CHC HA members including the most recent LSVTs, using the most up to date information available.
- 5.2 The context in which this assessment has taken place is also examined. The report 'European Funding Opportunities for the Social Housing Sector' (March 2009) highlighted the important role played by HAs in regeneration.
- 5.3 Meanwhile, the construction sector has been badly hit by the recession, although there are genuine signs of recovery being reported from September 2009 onward. It has already been acknowledged that the economic activity of HAs can and do underpin sector capacity during recessionary periods.
- 5.4 The economic findings are reported fully in Section 4 above and are not repeated here. However, in assembling data from the LSVTs, a number of interesting observations were made which are headlined below:
- The three organisations which have arisen from the most recent LSVTs are adopting different management styles and approaches, while having in common a high level of ambition and professionalism, and a strong commitment to the life quality of their tenants.
 - Innovative practices which are being introduced can be traced to the professional backgrounds of the senior executive within the organisations, often drawing from experiences gained outside Wales.
 - There are genuine opportunities for efficiencies arising from the LSVT process, which should deliver productivity gains without threatening tenant satisfaction.
 - The organisations have in common very dynamic attitudes towards improving tenant participation.
 - Future consortia membership has not been decided in all case. Decisions are or will be determined by identification of obvious near-term synergies (geography, buying partnerships etc), coupled with finding management styles and business objectives in common.
 - Recognising the best organisational match is hampered by lack of good comparator information on training, job creation, and regeneration, for example.

- The possibility exists for new consortia to be derived. Consortia were set up specifically to provide a conduit for housing grant and therefore their *raison d'être* does not fully correspond with the core functions of the LSVTs.
- CHC as a membership body for HAs faces the challenge of being effective in its representation of its members which have increasingly diverse interests.

5 Appendix 1 – Spending Survey

Housing Association Spending Survey



For further information on this survey or if you have any questions regarding it please contact:
Neil Roche (rochend1@cardiff.ac.uk) or Jane Bryan (bryanj@cardiff.ac.uk) and 029 20876042.

Name of Housing Association:

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.

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 2008/09 | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Estimate 2009/10 | <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.

hrs.

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

2008/09 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 2008/09 | <input type="text"/> |
| Estimate 2009/10 | <input type="text"/> |

SECTION 3: INCOME

3. What was the total income of your Housing Association, net of VAT, for 2008/09 ?

| | [A] Income (£) | [B] % from in Communities First Areas |
|--|----------------------|--|
| TOTAL INCOME | <input type="text"/> | <input type="text"/> |
| which came from: | | |
| Social Housing Grant | <input type="text"/> | <input type="text"/> |
| Other Grants (.....) | <input type="text"/> | <input type="text"/> |
| Rents (incl. commercial & residential) | <input type="text"/> | <input type="text"/> |
| Sales (Property and Services) | <input type="text"/> | <input type="text"/> |
| Borrowings | <input type="text"/> | <input type="text"/> |
| Other (.....) | <input type="text"/> | <input type="text"/> |

SECTION 4: EXPENDITURE

4. Please provide your best ESTIMATE of the value and destination of your Housing Association expenditure for the period 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 third column for that category [C].

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

PLEASE EXCLUDE VAT AND DIRECT STAFF COSTS. IF YOU ARE UNABLE TO EXCLUDE VAT PLEASE TICK HERE

| OPERATIONAL EXPENDITURE | [A] Expenditure (£) | [B] % spent in Communities First Areas | [C] % spent in Wales | [D] % 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

5. Please can you provide a rough ESTIMATE of the following percentages

| | |
|--------------------------|--|
| TOTAL SPEND (same as Q4) | |
|--------------------------|--|

percentage of which was spent on (categories below, which are NOT mutually exclusive):

| | |
|---------------------------------------|--|
| Greenfield Development | |
| Brownfield Development | |
| 106 projects | |
| Local SMEs (incl. social enterprises) | |
| Community Regeneration Projects* | |

*Community Regeneration Projects may include brownfield developments, urban renewal projects, removal of an eyesore, building renovations,

Appendix 2a Additional Homes provided 2008/2009 by Tenure (Source: CHC)

| LA Area | Integrate | | Gorwel | | DEVCO | | Syniad | | GENuS | | Undod | | Total |
|---------------------|------------|------------|------------|-----------|------------|-----------|------------|----------|------------|-----------|------------|-----------|--------------|
| | Rented | LCHO | Rented | LCHO | Rented | LCHO | Rented | LCHO | Rented | LCHO | Rented | LCHO | |
| Isle of Anglesey | | | | | | | 3 | | | | 24 | 6 | 33 |
| Gwynedd | | | | | | | | | | | 39 | | 39 |
| Conwy | | | | | | | 3 | | | | 11 | 4 | 18 |
| Denbighshire | | | | | | | 61 | | | | 9 | 3 | 73 |
| Flintshire | 2 | | | | | | 53 | | | | 10 | | 65 |
| Wrexham | 1 | | | | | | 2 | | | | 2 | | 5 |
| Powys | | | | | | | | | 23 | 2 | 30 | 1 | 56 |
| Ceredigion | | | 6 | | | | | | | | | | 6 |
| Pembrokeshire | 44 | 4 | 19 | | | | | | | | | | 67 |
| Carmarthenshire | 10 | | 21 | 29 | 27 | | | | | | | | 87 |
| Swansea | 38 | 98 | 187 | 26 | | | | | | | | | 349 |
| Neath Port Talbot | 67 | 10 | 4 | | | | | | | | | | 81 |
| Bridgend | 7 | 1 | | | 52 | 13 | 43 | | | | | | 116 |
| Vale of Glamorgan | | 5 | | | | 1 | | | | | | | 6 |
| Cardiff | 353 | 26 | | | 16 | 15 | 100 | 1 | | | | | 511 |
| Rhondda C T | 2 | 12 | | | 75 | 3 | | | | | | | 92 |
| Merthyr Tydfil | | | | | 20 | 4 | | | | | | | 24 |
| Caerphilly | 61 | 25 | | | 30 | | | | 46 | 17 | | | 179 |
| Blaenau Gwent | 47 | | | | 1 | | | | 2 | 1 | | | 51 |
| Torfaen | | | | | | | | | 50 | 9 | | | 59 |
| Monmouthshire | | | | | | | | | 80 | 16 | | | 96 |
| Newport | | | | | 2 | | | | 86 | 41 | | | 129 |
| Totals RSLs | 632 | 181 | 237 | 55 | 223 | 36 | 265 | 1 | 287 | 86 | 125 | 14 | 2,142 |
| Total | 813 | | 292 | | 259 | | 266 | | 373 | | 139 | | 2,142 |
| Total rented | 632 | | 237 | | 223 | | 265 | | 287 | | 125 | | 1769 |
| Total LCHO | | 181 | | 55 | | 36 | | 1 | | 86 | | 14 | 373 |

Appendix 2b Additional Homes provided 2008/2009 with and without SHG (Source: CHC)

| LA Area | Integrate | | | Gorwel | | | DEVCO | | | Syniad | | | GENuS | | | Undod | | | Total |
|-------------------------------|------------|-----------|------------|------------|-----------|-----------|------------|-----------|------------|------------|----------|----------|------------|-----------|------------|------------|----------|----------|-------------|
| | SHG | SCIF | NON-SHG | SHG | SCIF | NON-SHG | SHG | SCIF | NON-SHG | SHG | SCIF | NON-SHG | SHG | SCIF | NON-SHG | SHG | SCIF | NON-SHG | |
| Isle of Anglesey | | | | | | | | | | 3 | | | | | | 24 | | 6 | 33 |
| Gwynnedd | | | | | | | | | | | | | | | | 39 | | | 39 |
| Conwy | | | | | | | | | | 2 | | 1 | | | | 9 | 4 | 2 | 18 |
| Denbighshire | | | | | | | | | | 61 | | | | | | 11 | | 1 | 73 |
| Flintshire | 2 | | | | | | | | | 51 | | 2 | | | | 10 | | | 65 |
| Wrexham | 1 | | | | | | | | | 1 | | 1 | | | | 1 | 1 | | 5 |
| Powys | | | | | | | | | | | | | 24 | | 1 | 31 | | | 56 |
| Ceredigion | | | | 6 | | | | | | | | | | | | | | | 6 |
| Pembrokeshire | 42 | 6 | | 19 | | | | | | | | | | | | | | | 67 |
| Carmarthenshire | | | 10 | 8 | 11 | 31 | | | | | | 27 | | | | | | | 87 |
| Swansea | 36 | | 100 | 179 | 8 | 26 | | | | | | | | | | | | | 349 |
| Neath Port Talbot | 67 | | 10 | | 4 | | | | | | | | | | | | | | 81 |
| Bridgend | 1 | 7 | | | | | 16 | 1 | 48 | 43 | | | | | | | | | 116 |
| Vale of Glam | | | 5 | | | | | | 1 | | | | | | | | | | 6 |
| Cardiff | 83 | 2 | 294 | | | | 6 | | 25 | 100 | | 1 | | | | | | | 511 |
| Rhondda C T | 2 | | 12 | | | | 39 | 21 | 18 | | | | | | | | | | 92 |
| Merthyr Tydfil | | | | | | | 9 | 9 | 6 | | | | | | | | | | 24 |
| Caerphilly | 47 | 14 | 25 | | | | | | 30 | | | | 2 | 5 | 56 | | | | 179 |
| Blaenau Gwent | 47 | | | | | | | | 1 | | | | | 3 | | | | | 51 |
| Torfaen | | | | | | | | | | | | | 49 | 5 | 5 | | | | 59 |
| Monmouthshire | | | | | | | | | | | | | 77 | 2 | 17 | | | | 96 |
| Newport | | | | | | | | | 2 | | | | 50 | | 77 | | | | 129 |
| Totals RSLs | 328 | 29 | 456 | 212 | 23 | 57 | 70 | 31 | 158 | 261 | 0 | 5 | 202 | 15 | 156 | 125 | 5 | 9 | 2142 |
| Total (excluding SCIF) | 784 | | | 269 | | | 228 | | | 266 | | | 358 | | | 134 | | | 2039 |
| Total including SCIF | 813 | | | 292 | | | 259 | | | 266 | | | 373 | | | 139 | | | 2142 |
| Total SHG | 328 | | | 212 | | | 70 | | | 261 | | | 202 | | | 125 | | | 1198 |
| SCIF | | 29 | | | 23 | | | 31 | | | 0 | | | 15 | | | 5 | | 103 |
| Non SHG | | | 456 | | | 57 | | | 158 | | | 5 | | | 156 | | | 9 | 841 |

Appendix 2c Additional Homes provided in the financial year 2007-08 (Source: CHC)

| Additional Homes provided in the financial year 2007-2008 | | | | | | | | | | | | | | | | | | | |
|---|------------|------------|------------|------------|------------|-----------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|------------|------------|-----------|--------------|
| Table A3 | Integrate | | | Gorwel | | | DEVCO | | | Syniad | | | GENuS | | | Undod | | | Total |
| LA Area | Built | Reno vated | Acquir ed | Built | Reno vated | Acquir ed | Built | Reno vated | Acquir ed | Built | Reno vated | Acquir ed | Built | Reno vated | Acquir ed | Built | Reno vated | Acquir ed | |
| Isle of Anglesey | | | | | | | | | | 1 | 2 | | | | | 29 | 1 | | 33 |
| Gwynnedd | | | | | | | | | | | | | | | | 39 | | | 39 |
| Conwy | | | | | | | | | | | 3 | | | | | | 6 | 9 | 18 |
| Denbigh | | | | | | | | | | 60 | 1 | | | | | | | 12 | 73 |
| Flintshire | 2 | | | | | | | | | 50 | 3 | | | | | 2 | | 8 | 65 |
| Wrexham | 1 | | | | | | | | | | 2 | | | | | 1 | | 1 | 5 |
| Powys | | | | | | | | | | | | | 24 | | 1 | 3 | 6 | 22 | 56 |
| Ceredigion | | | | 6 | | | | | | | | | | | | | | | 6 |
| Pembs | 24 | 14 | 10 | 19 | | | | | | | | | | | | | | | 67 |
| Carmarthenshire | | 2 | 8 | 50 | | | | | 27 | | | | | | | | | | 87 |
| Swansea | 134 | 2 | | 206 | | 7 | | | | | | | | | | | | | 349 |
| Neath Port Talbot | 67 | | 10 | 4 | | | | | | | | | | | | | | | 81 |
| Bridgend | 7 | | 1 | | | | 13 | | 52 | 43 | | | | | | | | | 116 |
| Vale of Glam | | | 5 | | | | | | 1 | | | | | | | | | | 6 |
| Cardiff | 151 | | 228 | | | | | | 31 | 100 | | | 1 | | | | | | 511 |
| Rhondda C T | 2 | | 12 | | | | 12 | | 66 | | | | | | | | | | 92 |
| Merthyr Tydfil | | | | | | | | | 24 | | | | | | | | | | 24 |
| Caerphilly | 86 | | | | | | | | 30 | | | | 28 | | 35 | | | | 179 |
| Blaenau Gwent | 47 | | | | | | | | 1 | | | | 3 | | | | | | 51 |
| Torfaen | | | | | | | | | | | | | 51 | | 8 | | | | 59 |
| Monmouthshire | | | | | | | | | | | | | 83 | | 13 | | | | 96 |
| Newport | | | | | | | | | 2 | | | | 67 | | 60 | | | | 129 |
| Totals RSLs | 521 | 18 | 274 | 285 | 0 | 7 | 25 | | 234 | 254 | 11 | 1 | 256 | | 117 | 74 | 13 | 52 | 2,142 |
| Total | 813 | | | 292 | | | 259 | | | 266 | | | 373 | | | 139 | | | 2142 |
| Total built | 521 | | | 285 | | | 25 | | | 254 | | | 256 | | | 74 | | | 1415 |
| Total renovated | | 18 | | | 0 | | | 0 | | | 11 | | | 0 | | | | 13 | 42 |
| Total acquired | | | 274 | | | 7 | | | 234 | | | 1 | | | 117 | | | | 685 |

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