
Year 8: The Socio-Economic Impact of the Welsh HA and Community Mutual Sector

October 22nd 2015

Report for:

Community Housing Cymru / Cartrefi Cymunedol
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Executive Summary

This report for Community Housing Cymru (CHC) estimates the economic impact of the CHC membership, in terms of gross value added impact, and direct and indirect Full Time Equivalent (FTE) jobs. It also provides a time series from 2007/08 to 2014/15.

Housing Associations (HAs) refer to Community Mutual organisations, Large Scale Voluntary Transfers (LSVTs) and Traditional Housing Associations. Where LSVTs are mentioned separately it specifically refers to stock transfers.

CHC has over 70 members, of which 30 build new homes. In 2008 CHC members directly employed around 4,000 people and provided 95,000 homes. Since 2008, the number of homes provided has grown by nearly 70%.

Each year, CHC members report the number of new homes provided, using a series of tables devised by the Welsh Economy Research Unit, Cardiff University. Table E1 includes information for 2015.

Table E1 Additional homes provided by CHC membership 2008-2015

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

During the year 2014/15 HAs provided a further 1,923 homes. CHC also asked its membership to provide a projection of additional homes, which will be made available in the year 2015/16. This figure was estimated to be 2701. The table is found at Appendix 9.

Economic Impact Assessment 2014

In 2014/15 Welsh Housing Associations (HAs) spent an estimated £1107m (including operational expenditure, staffing costs, construction spend and maintenance/ major works) Table E2 reports the share of this expenditure *retained* in Wales.

Table E2 Estimated Gross Spending of Welsh HAs in Wales by category 2014/15

	£m	Percentage of all Welsh HA spend
Direct labour costs	277.2	31.8
Maintenance, repair and upgrading	271.3	31.1
Construction	162.0	18.6
Other	61.1	7.0

Land acquisition	29.6	3.4
Finance and business services	26.2	3.0
Transport/post/telecoms	16.0	1.8
Rents and rates	12.5	1.4
Energy/water	5.4	0.6
Training services	4.6	0.5
Consumables	3.8	0.4
Hotels/ Distribution	3.1	0.3
Total	872.8	100.0

The extra jobs and gross value added linked to CHC activity are estimated using the Input-Output Tables for Wales and shown in Table E3.

Table E3 Estimated Economic Impacts of the Housing Associations of Wales on the Welsh Economy 2014/15

	Direct Impact: HA Sector Output/ Employment	Indirect Impact: (Supplier effect + Induced Income effect)	Total Impact
Output £m	1,107	960	2,067
Gross Value Added (GVA) £m	278	409	687
Employment: <i>Full Time Equivalents</i> (FTEs)	8,800	13,495	22,295

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

** The direct employment estimate is calculated from HAs covered in the 2014 Financial Statements of Welsh Housing Associations.

HAs in Wales supported a total output of £2,067m in 2014/15; Gross Value Added of around £687m; and an estimated 22,295 FTE jobs in Wales. For every one full time person employed by the HA sector around one and a half other jobs are supported within the Welsh economy in other sectors.

Table E4 Estimated Regeneration Spend (excluding staff costs) 2014/15

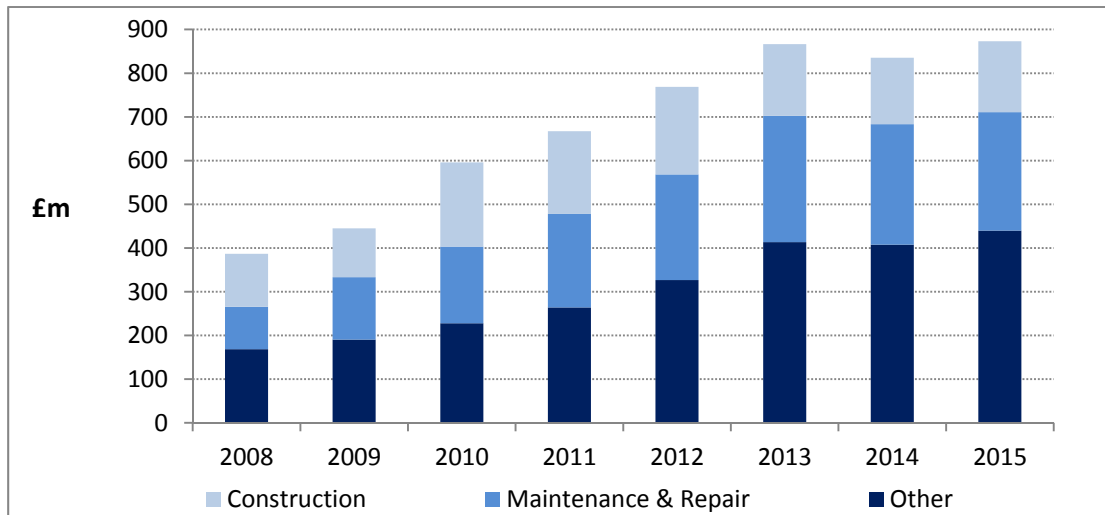
	2015 £m
Brownfield construction	194.0
Greenfield construction assoc. with regeneration	9.0
Repair & maintenance	301.0
Training budgets	7.0
Community Regeneration projects and related expenditure	21.0
Total	532.0

Note: numbers have been rounded.

Applying the same estimation assumptions as previous report, CHC membership organisations spent £532m in 2014/15 which will have had a regenerating impact. The most significant element of this spend can be linked to repair and maintenance.

The value of spending on local goods and services over the eight year period is shown in Figure E1. CHC members have spent around £3.0bn in the Welsh economy on housing properties (either on constructing new builds or on maintenance repair) over the eight year period.

Figure E1 CHC Member's spending in Wales 2008 – 2015, £m



A summary of *total* impacts of CHC activity over the last eight year period appears at Table E5.

Table E5 Estimated TOTAL (Direct + Indirect) Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2015 (constant prices year 2015 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015
Output (£m)	956	1112	1484	1645	1878	2034	1975	2067
Gross Value Added GVA (£m)	317	370	462	517	594	669	667	687
Employment:								
Full Time Equivalents (FTEs)	12047	14540	15700	17100	20200	21360	21350	22295

The contribution of Housing Associations to the regeneration agenda has been substantial over the eight year period. Spending on repair and maintenance peaked in 2013 but continues to be an important element of regeneration as more homes attain WHQS.

Table E6 Estimated Regeneration Spend (£m) (excluding staff costs) 2008-2015 (constant prices year 2015 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	Total
Brownfield construction	116	109	190	176	196	179	180	194	1340
Greenfield construction assoc with regeneration	20	17	22	20	17	9	8	9	122
Repair & maintenance	104	159	211	256	297	309	297	301	1934
Training budgets	2	2	3	4	6	8	7	7	39
Community Regeneration	3	3	4	6	6	29	29	21	96

projects and other expenditure									
Total	246	290	431	462	523	534	521	532	3531

Table E7 Estimated Spending on Community Regeneration Projects by Type 2015, £m

	<i>2015</i> £m
Care and health	6.2
Employment support and apprenticeships	2.1
Digital inclusion	0.8
Social enterprise development	0.8
Financial inclusion	1.8
Energy projects	8.7
Empty homes	0.6
Total	21.0

Note: numbers have been rounded.

The Housing Associations estimated their annual expenditure on community energy projects under the headings shown in Table E7. These returns were then scaled up to reflect the whole sector, giving an estimate of £21m in 2014/2015. Details of the type of work undertaken are found in Appendices 2 to 4, and discussed in Section 4 of this report.

1 Introduction

- 1.1 This 8th report for CHC provides an up to date review of the economic impact of housing associations in Wales, and reports time series information.
- 1.2 Community Mutual organisations, Large Scale Voluntary Transfers (LSVTs) and Traditional Housing Associations are included as part of the CHC family. LSVTs are mentioned separately in relation to stock transfers.
- 1.3 Community Housing Cymru (CHC) is a non-profit-making membership body owned by its members for its members, and is the parent organisation of CREW Regeneration Wales and Care & Repair Cymru. The organisation campaigns for not-for-profit housing, care and regeneration.
- 1.4 The organisation ensures its membership is informed of policy developments and best-practice, and is also instrumental in running conferences, training programmes, and networking opportunities. The ethos of the movement, and its fundamental community role are central to its messaging.
- 1.5 Housing Associations in Wales are now responsible for just under 160,000 homes, in over 70 not for profit housing associations. Around half are building new housing. The last stock transfer took place in 2011, making eleven altogether.
- 1.6 Achieving Targets – In 2014 a Housing Supply Pact was signed by Community Housing Cymru and the Minister for Housing and Regeneration, Carl Sargeant, that would commit to the delivery of 10,000 new homes over the 2011-2016 Assembly term. CHC and the Welsh Government entered into this pact to accelerate much needed social housing supply, despite the higher gearing already achieved by CHC members in the preceding years. CHC's members alone have almost met this target with additional homes to be made available before the target date, demonstrating that Welsh Government investment remains critically important.
- 1.7 Since the previous report, a new Conservative Government has been elected to Westminster. The current political backdrop spells potential differences between England and Wales. For example, the government has indicated that it will extend the Right to Buy for tenants of housing associations in England. Meanwhile in Wales, where housing is devolved to the Welsh Government which has a Labour majority, the Right to Buy will most likely be abolished.

- 1.8 However, the welfare reforms which are being undertaken at the UK level, most notably capping benefits will have the effect of reducing access to housing benefit, particularly for the younger cohorts. While the full impact of these reforms are still being played out, it is certain that they present challenges for tenants and then for the movement as a whole across the UK.
- 1.9 The acceptability of welfare reform in Britain has been driven, in part, by negative perceptions of welfare beneficiaries coupled with incomplete understanding of the barriers to employment that exist in many communities. It falls to later parts of this report to explain the work undertaken by housing associations in Wales to mitigate these barriers to economic activity, in a nation still suffering the ill-effects of industrial restructuring generations later.
- 1.10 Against this immediate political backdrop is the more permanent problem of too few housing starts to meet current and future demand for homes, despite rising levels of additional homes.
- 1.11 **Additional Homes Survey 2014/15** – Information is gathered by CHC each year from its membership, using 3 returns:
Table 1: Number of additional homes by tenure (rented and low cost home ownership LCHO) and local authority area
Table 2: Number of additional homes by SHG/non SHG and local authority
Table 3: Number of additional homes which were built, renovated or acquired
- 1.12 The results from 2007/8 to 2014/15 are summarised below.

Table 1 Number of additional homes by tenure and local authority area

	Rented	LCHO	Total
2007/08	1049	484	1533
2008/09	1769	373	2142
2009/10	2123	163	2286
2010/11	1743	290	2033
2011/12	1788	185	1973
2012/13	1714	148	1862
2013/14	1657	193	1850
2014/15	1778	145	1923
Total	13621	1981	15602

Table 2 Number of additional homes by SHG/non SHG and local authority area

	SHG	Non-SHG	Total
2007/08	842	691	1533
2008/09	1198	944	2142
2009/10	1740	546	2286
2010/11	1820	213	2033
2011/12	1432	541	1973
2012/13	1103	759	1862
2013/14	1383	467	1850
2014/15	1406	517	1923
Total	10924	4678	15602

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

	Built	Renovated	Acquired	Total
2007/08	932	41	560	1533
2008/09	1415	42	685	2142
2009/10	1769	176	341	2286
2010/11	1553	74	406	2033
2011/12	1532	56	385	1973
2012/13	1267	218	377	1862
2013/14	1318	81	451	1850
2014/15	1328	103	492	1923
Total	11114	791	3697	15602

The information for 2014/15 for each of the above categories broken down by local authority area is found in Appendices 6 to 8 of this report. CHC membership were also asked to provide estimates of additional homes projected for 2015/16. A total of 2701 additional homes are expected to be made available next year. This is tabled by local authority area in Appendix 9.

- 1.13 **Report Structure** – Section 2 reports the economic impacts arising from housing association activity undertaken by CHC members, in terms of Welsh output; gross value added and jobs supported by HAs both in-house, and through their supply chains (and wage spending). Total spending is derived from the Global Accounts 2014. Time series information is reported in Section 3. Section 4 provides brief commentary on the work undertaken by housing associations in relation to training, energy efficiency and community improvements. Detail is found in the Appendices.

2 The Economic Impact of Housing Associations in Wales

2.1 Background

2.1.1 An estimation of the economic impact of housing association spending in Wales, in 2014/15, is set out in this chapter. We define the economic terms used in the estimation process. We then explain the methodology for estimating the economic impact of housing association sector activity to the economy of Wales.

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

2.2 Sources of economic impact

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

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

2.3 Measures and types of economic activity

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

Table 2.1 Measures of Economic activity

Measure	Description
<i>Spending</i>	Expenditure on goods and services that is associated with housing associations
<i>Gross Value Added (GVA)</i>	The total of all revenues, from final sales and (net) subsidies, which are incomes into organisations/ businesses. Those incomes are then used to cover expenses (wages, salaries), savings (any surplus, depreciation), and taxes.
<i>Employment</i>	The number of jobs that are supported in Wales as a result of the spending of housing associations. These are reported as <i>Full Time Equivalents</i> (FTEs), a measure that involves converting any part-time jobs into comparable full-time jobs (e.g. typically around 2 part-time jobs equal one full-time).

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

Direct Welsh Spending, GVA and Employment Impacts - This measure captures the gross spending, gross value added and employment supported directly through the spending of housing associations in Wales.

Indirect (Supplier) Welsh Spending, GVA and Employment Impacts -This measure accounts for supply chain impacts in Wales associated with the direct effects above. For example, as a housing association spends money on Welsh goods and services, the suppliers of these also have to purchase goods and services in Wales to meet these demands. Therefore indirect spending, GVA and employment are supported in the Welsh economy.

Induced (Income) Welsh Spending, GVA and Employment Impacts -This is an estimate of the impact arising from additional wage spending on goods and services elsewhere in the economy.

2.4 The Economic Impact Methodology

2.4.1 The methodology followed for the 2014/15 economic impact of housing associations in Wales follows that used on an annual basis since 2008 by the Welsh Economy Research Unit of Cardiff Business School in similar work for Community Housing Cymru.

- 2.4.2 Housing associations in Wales were sent a questionnaire survey (see Appendix 1) asking them to estimate their spending broken down by major categories. These data were collated and used to calculate the direct effects of housing association spending in Wales, presenting an aggregate breakdown of purchases from other sectors of the economy.
- 2.4.3 A control total for spending was derived from the “2014 Financial Statements of Welsh Housing Associations” produced by Community Housing Cymru. Here, operational spend (staff costs etc.), construction/upgrading spend (being estimated from the change in housing properties at cost year on year) and commercial property spend were examined.
- 2.4.4 The control total was calculated at £1107m of direct gross spend by the Welsh HA sector. Using the completed questionnaires to allocate this total by spending category Table 2.2 outlines the gross spending estimate by Welsh housing associations for 2014/15. The principal elements of direct expenditure were maintenance, repair and upgrading (£301m, or 27% of all sector spend), direct labour costs (£277m, or 25% of all sector spend) and construction (£231m, or 21% of all sector spend).

Table 2.2 Estimated Gross Spending of Welsh HAs by category 2014/15

	<i>£m</i>	<i>Percentage of all Welsh HA spend</i>
Maintenance, repair and upgrading	301.1	27.2
Direct labour costs	277.2	25.0
Construction	231.4	20.9
Other *	149.0	13.5
Finance and business services	53.8	4.9
Transport/post/telecoms	25.2	2.3
Land acquisition	29.6	2.7
Rents and rates	12.7	1.1
Energy/water	11.6	1.0
Training services	6.6	0.6
Consumables (stationery)	5.4	0.5
Hotels/ Distribution	3.4	0.3
Total	1107.0	100.0

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

- 2.4.5 Incorporated into the estimated gross total spending figure for Welsh housing associations of £1107m are elements of spending on goods and services that ‘leak’

outside the Welsh economy (i.e. imports from outside the region). Information supplied from the questionnaires on spending in Wales, along with guidance from discussion with stakeholders from the sector, was used to adjust this total to account for these leakages.

- 2.4.6 The adjusted breakdown by category is shown in Table 2.3 illustrating the direct gross spending of Welsh housing associations in the Welsh economy. An estimated 90% of the maintenance, repair and upgrading expenditure initially stays within, and impacts on, the Welsh economy (£271m). Further elements of spending that do not generate positive economic impacts on the Welsh economy were also removed- these leakages include expenditures on such items as rent losses/ bad debts and depreciation of stock in the “Other” category.

Table 2.3 Estimated Gross Spending of Welsh HAs in Wales by category 2014/15

	<i>£m</i>	<i>Percentage of all Welsh HA spend</i>
Direct labour costs	277.2	31.8
Maintenance, repair and upgrading	271.3	31.1
Construction	162.0	18.6
Other	61.1	7.0
Land acquisition	29.6	3.4
Finance and business services	26.2	3.0
Transport/post/telecoms	16.0	1.8
Rents and rates	12.5	1.4
Energy/water	5.4	0.6
Training services	4.6	0.5
Consumables	3.8	0.4
Hotels/ Distribution	3.1	0.3
Total	872.8	100.0

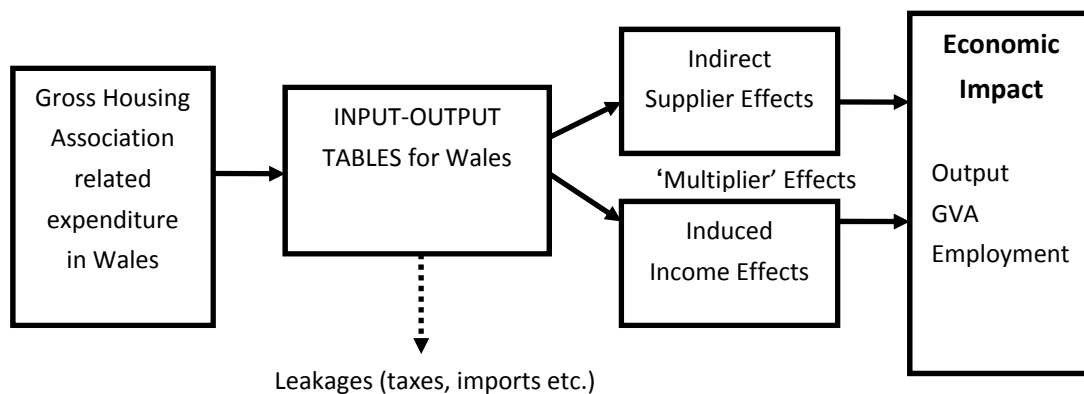
* “Other” includes items such as “depreciation of stock” and “other estate costs/management charges”.

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

2.5 Estimation of the Indirect Supplier and Induced-Income Effects

- 2.5.1 In order to estimate the multiplier effects of housing association expenditure at the national level an economic modelling framework of the Welsh economy is needed. Input-Output tables provide an appropriate and detailed method by which to estimate these flow-on effects, known as the indirect and induced-income effects. Input-Output methods have a long and well-regarded history of use in studies of economic impacts, ranging from sector studies to one-off events and general economy changes.
- 2.5.2 Input-Output tables provide a detailed financial account of trading between different parts of the economy over the period of one year. The tables illustrate trade between industries within the economy, external trade through imports and exports, and consumer and government spending. The Input-Output framework then enables the effect of any spending or activity to be traced through the various supply chains, ultimately estimating indirect and induced-income effects.
- 2.5.3 The net expenditure in Wales estimate was placed into the Input-Output framework in order to estimate the multiplier effects (i.e. indirect supplier and induced income effects). Figure 2.1 provides a summary of the approach used to estimate the economic impacts of housing association spending in Wales.

Figure 2.1 Estimation of Net Economic Impact in Wales



2.6 Indirect Economic Impacts of Housing Association activity in 2014/15

- 2.6.1 The indirect impact of housing association spending in Wales (supplier effects plus induced-income effects) was estimated to provide £960m of additional output in the region.

- 2.6.2 The amount of real additional worth (local additions to wages and profits) or Gross Value Added accruing to the Welsh economy as a result of housing association spending was estimated at £409m.
- 2.6.3 In order to service this extra demand the additional employment required was estimated to be 13,495 Full-Time Equivalents (FTEs). This implies that for every one full time person employed by a HA, one and half other jobs are supported elsewhere in the economy by housing association activity.

2.7 Total Economic Impacts of HA Sector Activity 2014/15

- 2.7.1 Combining the direct and indirect economic impacts of housing association sector activity gives the total impacts, as shown in Table 2.4. Housing associations in Wales supported an estimated total output of £2,067m in 2014/15, gross value added of around £687m, and an estimated 22,295 FTE jobs in Wales.

Table 2.4 Estimated Economic Impacts of the Housing Associations of Wales on the Welsh Economy 2014/15

	Direct Impact: HA Sector Output/ Employment	Indirect Impact: (Supplier effect + Induced Income effect)	Total Impact
Output £m	1,107	960	2,067
Gross Value Added (GVA) £m	278	409	687
Employment: <i>Full Time Equivalents</i> (FTEs)	8,800	13,495	22,295

** To provide an estimate of the direct GVA impact, total wage spend of Welsh HAs was used. This total should be treated as indicative only.**The direct employment estimate is calculated from HAs covered in the 2014 Financial Statements of Welsh Housing Associations.*

3. An Eight Year Time Series

- 3.1 As WERU has carried out economic impact estimates for CHC for the last eight years this chapter takes the opportunity to highlight general trends from the year 2008 to 2015.
- 3.2 To ensure a fair comparison in the analysis it is necessary to adjust for changes in the price level over the time period covered. HM Treasury *Gross Domestic Product deflators*¹ were used to make these adjustments. Over a time series “constant” rather than “current” prices are appropriate to enable a more accurate reflection of monetary values. This means that year 2008 to 2014 figures have been inflated upwards so that they are expressed in 2015 pounds.
- 3.3 The estimated ‘Direct’ total spend of the housing association sector in Wales is shown, in Table 3.1, to have increased from £468m in 2008 to £1107m in 2015. It is this total spend (or output) figure that is used as the initial building block in the Input-Output modelling. The housing association sector in Wales is here defined as the organisations covered in the annual Financial Statements.

Table 3.1 Estimated Direct Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2015 (constant prices year 2015 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015
Output (£m)	468	545	760	860	996	1066	1041	1107
Gross Value Added (GVA) (£m)	108	128	156	186	218	261	271	278
Employment: Full Time Equivalents (FTEs)	3300	4100	4900	5500	7500	8000	8400	8800

- 3.4 After a downturn in output in 2014 (to £1041m from £1066m in 2013 – using year 2015 constant prices), the longer term upward trend has resumed in 2015, reaching an estimated £1107m of direct economic impact. The trend of year-on-year increases in the direct economic impact, which has occurred against a backdrop of austere economic times, has resulted from a number of influences, including: the formation of Large Scale Voluntary Transfer organisations, and funding from the Welsh Government (*Social Housing Grant* and utilisation of the *Strategic Capital Investment Fund*).

¹ <https://www.gov.uk/government/collections/gdp-deflators-at-market-prices-and-money-gdp>

- 3.5 The formation of LSVT organisations has been a major factor in the increasing level of employment shown in Table 3.1 (some of these employees having transferred from local authorities).
- 3.6 The output estimated to be levered by Welsh housing associations between 2008 and 2015 is in the region of £6.8bn (year 2015 prices). The sector has consequently been able to significantly add to both the supply of affordable housing in Wales (addressing the shortage of housing in the region), and the quality of homes. In doing so, it has acted as a catalyst for the construction sector, helping to stimulate demand in economically uncertain times for the economy as a whole post-2007. Furthermore, the housing association sector has impacted on some of the most economically challenged regions in Wales.
- 3.7 Gross value added linked to housing associations is estimated at around £1.6bn over the 2008 to 2015 period.
- 3.8 A quantity of the spending noted above ‘leaks’ out of the Welsh economy. Therefore, it is important to identify the amount of expenditure on goods and services procured *in Wales* (providing a stimulus to the regional economy, and then generating supplier and income spending effects). Table 3.2 highlights spending by headline category from 2008 to 2015 on Welsh goods and services.

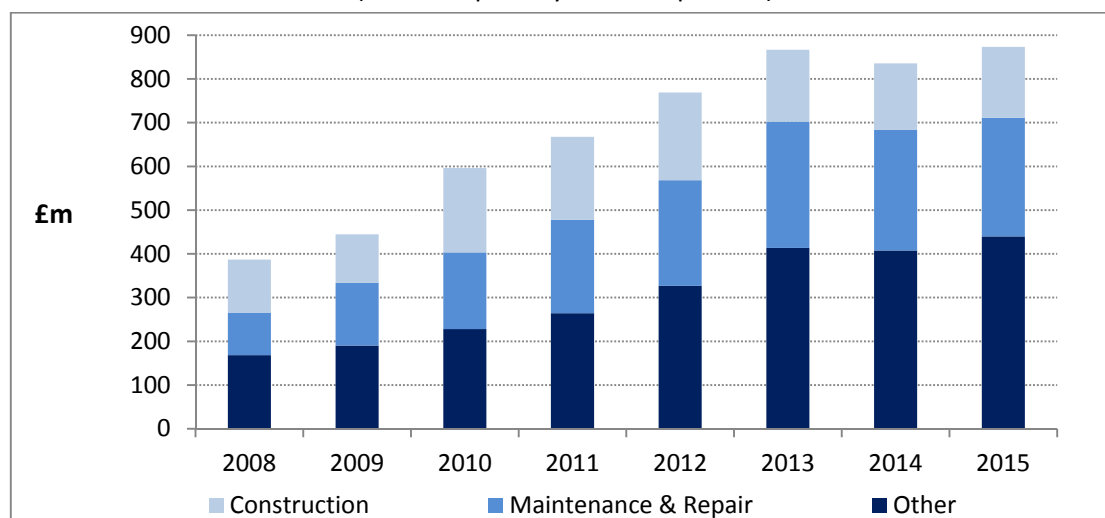
Table 3.2 Estimated Gross Spending (£m) of Welsh HAs in Wales 2008-2015
(constant prices year 2015 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015
Construction	121	111	193	189	201	164	152	162
Maintenance & Repair	97	143	175	214	242	289	276	271
Other*	169	190	228	264	327	414	408	440
Total	387	445	596	667	769	866	835	873

*Other selling sectors in Wales and wages/salaries

- 3.9 Housing associations have injected around £3.0bn into housing properties in the Welsh economy over the period 2008 to 2015 (either on constructing new builds or on maintenance/repair). Table 3.2 shows this spending broken down by year, while Figure 3.1 illustrates these data graphically.

Figure 3.1 CHC Member's spending in Wales 2008 – 2015
(constant prices year 2015 pounds)



3.10 The expenditures shown in Table 3.2 create indirect supplier and induced income effects, initially mainly in the in the construction sector, but then flowing throughout the economy. An important role has been taken by Welsh housing associations in combatting the impact of the economic downturn on the sector over the period covered by the time series data (and as well as helping to ensure capacity in the construction sector was at least partly maintained, the sector has facilitated training and apprenticeship opportunities).

3.11 The indirect impacts of housing association expenditures in Wales are shown in Table 3.3. Indirect output increased from £934m in 2014 to an estimated £960m in 2015.

Table 3.3 Estimated Indirect Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2015 (constant prices year 2015 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015
Output (£m)	490	569	727	789	886	967	934	960
Gross Value Added GVA (£m)	210	243	308	330	377	408	396	409
<i>Employment:</i>								
Full Time Equivalents (FTEs)	8747	10440	10800	11600	12700	13360	12950	13495

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

Table 3.4 Estimated TOTAL (Direct + Indirect) Economic Impact of the Housing Associations of Wales on the Welsh Economy 2008-2015 (constant prices year 2015 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015
Output (£m)	956	1112	1484	1645	1878	2034	1975	2067
Gross Value Added GVA (£m)	317	370	462	517	594	669	667	687
Employment:								
Full Time Equivalents (FTEs)	12047	14540	15700	17100	20200	21360	21350	22295

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

Table 3.5 Estimated Regeneration Spend (excluding staff costs) 2008-2015, £m (constant prices year 2015 pounds)

	2008	2009	2010	2011	2012	2013	2014	2015	Total
Brownfield construction	116	109	190	176	196	179	180	194	1340
Greenfield construction assoc with regeneration	20	17	22	20	17	9	8	9	122
Repair & maintenance	104	159	211	256	297	309	297	301	1934
Training budgets	2	2	3	4	6	8	7	7	39
Community Regeneration projects and other expenditure	3	3	4	6	6	29	29	21	96
Total	246	290	431	462	523	534	521	532	3531

Table 3.6 below shows how spending on community regeneration projects was distributed between different activities in 2014/15. These are described in detail in appendices 2 to 4, with commentary in section 4.

Table 3.6 Estimated Spending on Community Regeneration Projects by Type 2015, £m

	2015 £m
Care and health	6.2
Employment support and apprenticeships	2.1
Digital inclusion	0.8
Social enterprise development	0.8
Financial inclusion	1.8
Energy projects	8.7
Empty homes	0.6
Total	21

Note: numbers have been rounded

4. The Welsh HA and Community Mutual Housing Sector – a wider perspective

4.1 Introduction

4.1.1 Over the last eight years, the Welsh Economy Research Unit has demonstrated the economic impact of the sector on the Welsh economy as a whole. This is achieved by modelling estimated sector spending information provided by a survey questionnaire and using the Input Output Tables for Wales. These impacts are largely felt as a stimulus and support to the construction industry in Wales, which has suffered ebbs and flows over the turbulent years following the 2008 credit crunch.

4.1.2 The CHC survey also provides an opportunity for housing associations to consider their broader achievements. The 2015 survey requested descriptions of key projects and work in relation to training, energy efficiency measures, community improvements and tenancy sustainment. While this information is reported individually by organisations in their annual reports, this document summarises the information in one report in Appendices 2 to 5, and makes references to key points of strategic interest in the commentary below.

4.2 Training

4.2.1 The submissions on training achievements for each housing association respondent appear at Appendix 2. Training can broadly be divided into activities which develop the management capacity of the organisations and those which are targeted towards life-improving outcomes for tenants and community members. Included in the first category is training on governance and scrutiny for individuals in preparation for board membership, and sessions which are designed to increase both the management ability to increase tenant participation and which target tenants to increase their social interaction. Other courses are designed to assist the organisations themselves in handling anti-social behaviour and to help communities behave more responsibly in this context.

4.2.2 In this connection, for example, Bro Myrddin report training undertaken by a representative of the Residents Scrutiny Panel in preparation of becoming a member of the Association's Board of Management. Bron Afon also report scrutiny and governance training of tenants, and this sort of training typically takes place across all associations as and when required.

4.2.3 In terms of tenant-targeted training opportunities, the type and amount of courses offered varies according to the size of the organisation, the tenant profile and the

level of demand. However, all housing association respondents were able to report detailed examples of opportunities they provide which improve the lives and employments prospects of tenants and community members. Many of the courses offered seek to build individual confidence, for example, Cadwyn's 'Realise your Potential' scheme supported over 130 people last year. Other courses frequently cited were focussed on improving employability, for example, Newydd reported support of over 400 tenants to gain employability skills, in particular digital inclusion, CV writing, interview skills etc. Some housing associations have a particular focus on the NEET population within their communities.

4.2.4 There is a high degree of awareness that impairment can be socially isolating, as can be the provision of child-care or care of an adult relative. Hence, opportunities are provided to increase inclusion for these individuals through offering courses/activities on a wide range of topics such as cookery, blogging, IT, jewellery-making etc., which increase the amount of contact between individuals. The 'Working for me' programme cited by Seren is designed especially for those who have caring responsibilities.

4.2.5 Of strategic interest is evidence of housing associations working in partnership with many other organisations and funders sharing similar social goals. For example, Cadwyn has worked with the Prince's Trust, Gwalia works with Playright and the Welsh Tenants Association. Others include Grow Enterprise Wales, The Big Lottery, and the Department of Work and Pensions.

4.2.6 Courses are also available to the respective communities which can enhance lifestyles and choices. These include cookery, food safety, healthy eating, budgeting and money matters, arts and crafts, and local history. The breadth of choice and flexibility of offer across the movement is striking, as is the consistent dedication involved in engaging tenants and communities.

4.3 Energy Efficiency

4.3.1 The questionnaire responses continue to demonstrate the high commitment of housing associations to achieving energy (carbon) efficiencies. A range of measures were evidenced. First were financial investments on physical improvements to the housing stock, majoring on external wall insulation, and replacement doors and windows. Second was spending on new heating systems which had greater energy efficiency, such as switching from solid fuel to gas or switching households from old style boilers to condenser / combi units. The third approach, evidenced across the sector, focuses on training energy wardens to give advice to tenants so that they can make financially rewarding decisions regarding personal energy usage, tariffs etc.

- 4.3.2 Some housing associations are in a position to estimate energy savings achieved by tenants as a result of all or some of the measures they have undertaken, ranging from £2000 for 38 tenants (Cynon Taff), Tenants of Family HA had saved in aggregate £13,000 using the warm home discount, and Newport City estimates that external wall insulation has saved over £8,000 in aggregate (an average of £138 per affected tenant) over 2014/15.
- 4.3.3 These on-going efforts and interventions are of strategic importance to individuals, the associations and to Wales as a whole. Individuals are educated on how to reduce their own carbon footprint and benefit themselves in the process. The housing associations gain through such interventions by improving the financial security of their customers, and through future proofing their housing stock. The associations are also best positioned to learn best practice from each other, and work with specialist partners and initiatives such as the Big Energy Saving Network, so that the aggregate effect of their energy strategies can be maximized for the benefit of Wales as a whole.

4.4 Community Regeneration

- 4.4.1 It is incumbent on housing associations to invest earning over costs, not only in the provision of additional homes, but in maintaining the community and, through listening, volunteering and investment, to continuously improve them. These interventions may be modest and piece-meal in some cases, and much more radical in others. They do, nonetheless, have the three-tiered effect of first promoting tenant engagement, personal well-being, sense of place and community pride; secondly, safeguarding valuable housing stock; and thirdly regenerating Wales as a whole.
- 4.4.2 These efforts range from delivering financial inclusion advice to tenants, developing and improving community open space, activities to improve the health and wellbeing of tenants, providing employment and training opportunities to tenants, helping tenants to get online, encouraging communities to grow their own food, managing community hubs, and much more. The variety and imagination is considerable. Examples of the types of community regeneration activities delivered by housing associations are shown in Appendix 4.
- 4.4.3 Work is undertaken in partnership and /or in commercial relationships with many organisations and initiatives including Communities First, Welsh Government, Local Authorities, WCVA, local schools, and local contractors who often support communities with labour and materials.

4.4.4 As with other housing association social and economic contributions, these efforts are strategically important and add to the sustainability of communities.

4.5 Tenancy Sustainment

4.5.1 Housing associations were asked to report tenant sustainment levels for the first time in 2014. This request was repeated in the 2015 survey and it is now possible to compare the 2 years. Average tenant sustainment has risen from 79% in 2014 to 81% in 2015.

4.6 Conclusions

Housing Associations continue to maintain and improve their housing stock. The section summarises the type of activities that underpin the success of the sector. These efforts help to ensure that the current business model is sustainable.

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Appendix 1: Spending Survey

Economic Impact Questionnaire Housing Association/Consortium Spending Survey	
<i>For further information on this survey or if you have any questions regarding it please contact Neil Roche on 029 20 876648 or Jane Bryan on 029 20 876042</i>	

Name of Housing Association/Consortium:

Contact Name: Tel No:

Position: Email:

SECTION 1: EMPLOYMENT

1a. Can you tell us the total number of people directly employed by your Housing Association/Consortium.
Please count all employees for whom National Insurance contributions are paid, plus any working directors, partners and owners.

Number of Staff:	Full Time:	Part Time:	Total:
Actual 2014/15	<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>
Estimate 2015/16	<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>

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

hours.

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

2014/15 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 2014/15	<input style="width: 80px;" type="text"/>
Estimate 2015/16	<input style="width: 80px;" type="text"/>

SECTION 3: INCOME

3. What was the total income of your Housing Association/Consortium, net of VAT, for 2014/15 ?
In the challenging economic conditions we are particularly interested to know what sources of finance have been utilise and especially any innovative sources...

	Income (£)
TOTAL INCOME	<input style="width: 100%;" type="text"/>
which came from:	
Social Housing Grant	<input style="width: 100%;" type="text"/>
Other Grants (.....)	<input style="width: 100%;" type="text"/>
Rents (incl. commercial & residential)	<input style="width: 100%;" type="text"/>
Sales (Property and Services)	<input style="width: 100%;" type="text"/>
Borrowings	<input style="width: 100%;" type="text"/>
Other (.....)	<input style="width: 100%;" type="text"/>
Other (.....)	<input style="width: 100%;" type="text"/>

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

SECTION 4: EXPENDITURE

4. Please provide your best ESTIMATE of the value and destination of your association/consortium expenditure for the period 2014/15 under each of the following headings.

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

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

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

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

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

SECTION 5: REGENERATION RELATED EXPENDITURE

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

Greenfield Development	
Brownfield Development	

- 5b Please can you provide a rough ESTIMATE of the following revenue spending for 2014/15

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

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

SECTION 6: DELIVERY OUTCOMES

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

- 6a. Training given to tenants in 2014/15: Please outline any learning and development provided to tenants that has increased their skills levels, and any evidence that this has led to a qualification, volunteering opportunity or job.
e.g. on the job training with maintenance teams; apprenticeships; governance training; computer skills.

- 6b. Please outline any energy efficiency projects carried out in 2014/15 that have led to money savings for tenants and any evidence that these have increased levels of financial inclusion

- 6c. Tenancy sustainment
Of the lettings made in 2013/14 what percentage of tenants remain in their tenancy to date?.

 %

Does this tenancy sustainment percentage represent an increase on previous years?
i.e. compared to the percentage of new tenancies made in 2012/13 sustained for more than a year.
Please indicate "yes", "no," or "don't know"

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

- 6d. Community improvements: Please note evidence of improvements to neighbourhoods where your properties are located, which help make them safe, attractive, and well-maintained places to live.
For example this may include: enhancing a piece of spare ground; path/ road reinstatements; street lighting; additional play equipment; additional parking; CCTV; new seating areas; charity donations

Appendix 2 Training Activities and outcomes 2014/15

Housing Association	Training
Bro Myrddin Housing Association	<p>Training provided for developing a Tenant Participation Strategy and on Anti-social behaviour. IT training has also been delivered including introduction to the web and online profiles, making the most of money online and online tools for health and well-being.</p> <p>The former chair of the Residents Scrutiny Panel undertook training in preparation to become a member of the Association's Board of Management.</p>
Bron Afon Community Housing	4 Tenants have undertaken scrutiny and governance training.
Cadwyn Housing Association	<p>Many examples of training undertaken including: The Realise your Potential Scheme – supporting 137 people. 15 young people were helped on to the Prince's Trust 'Get into Construction' – 5 obtained apprenticeships, 2 have gone to college and 2 are employed. The second 'Get into Construction' course began in March 2015. 41 tenants have attended a wide variety of other training courses including Computer, Food safety, and First Aid. Cadwyn has also provided funding for tenants to access training.</p>
Cymdeithas Tai Cantref	Cantref provided 17 training courses for tenants.
Cartrefi Conwy	56 tenants have attended confidence building courses. 4 training sessions with sensory impaired tenants. 64 tenants have attended a range of other courses including Scrutiny, Meeting skills, and Digital Inclusion. A wide range of other courses are also available.

Cardiff Community Housing Association	7 tenant service inspectors have received training. A further 105 tenants have undertaken training in a variety of courses including Scrutiny, the LIFT programme, Disability Awareness and with STAR communities.
Coastal Housing Group	Given Coastal Housing's focus on sustainability, it supports its tenants in paying rents and money management. The HA has a full-time Digital Inclusion Co-ordinator and 2 members of staff provide employability support, also publishing a blog.
Cynon Taff Housing Association	Cookery sessions are offered to combat tenant isolation. Digital inclusion courses are held at their sheltered accommodation. The financial inclusion and mentoring team have also undertaken training. One tenant also assists 2 other tenants in developing computer skills.
Family HA	Tenants have been trained in Committee Skills, Business Communications, CV and interview skills and the HA also delivers Digital Inclusion champion training.
First Choice Housing Association Ltd	Training is offered on a wide range of topics including healthy eating, tenant's community perceptions, and electoral participation.
Gwalia	All those involved with the Old Oak housing co-op have received training, funded by the Wales Co-operative Centre. In partnership with Playright, tenants have received training in play skills.
Cartrefi Cymunedol Gwynedd	Training opportunities are offered.
Hendre Group	Tenants are offered training to support their active participation in their communities. St Mellons Community Creche offers childcare to parents while they undertake training. 2560 childcare places were provided in support of this.
Linc Cymru Housing Association Ltd	50 residents have been helped to go online, in order to assist job searching. Brackla Live project has also been supported as have Community Garden Volunteers.

Merthyr Tydfil Housing Association	17 individuals have achieved accredited training and 2 tenants have been supported into employment. The HA has also provided 15 volunteer opportunities including helping running a food co-op, sporting activities, and as members of scrutiny panels.
Merthyr Valley Homes	Merthyr Valley Homes has delivered a wide range of training opportunities, including Community Development, and in pursuance of greater tenant participation. Inspectors have also been trained. Tenants are encouraged to participate in consultations (Star Chamber, Disability and Well-being, and Welsh Tenants Federation). A forum has also been set up for Polish tenants to strengthen their voice.
Mid Wales Housing Association	18 tenants have attended Agored Cymru accredited courses, building on their IT skills. 5 tenants have received training by TPAS on holding effective meetings. A tenants' initiative to grow their own fruit and vegetables was also supported, with training on planting.
Monmouthshire HA	154 tenants and 52 young people have been supported into employment, volunteering or engagement with learning.
Newport City Homes	The training budget supported training on procurement, behaviour management, cookery, and budgeting. The 'Tuned in' radio training Programme has also assisted 1 tenant into employment. Training has also assisted greater tenant participation with 1 new tenant joining the board, after a 6 week course.
Newydd Housing Association	Newydd has reported a large amount of support affecting over 400 of its tenants with 117 people gaining employability-related skills and training, through attendance at workshops and job clubs, covering a wide range of topics but with a particular focus on IT and digital inclusion. Young people were also being encouraged to volunteer and participate in Duke of Edinburgh awards.
North Wales Housing Association	11 tenants sit on the Residents Advisory Panel and these individuals are strongly supported through regular training.
NPT Homes	Around 40 tenants have received training either to support board roles, digital inclusion and IT competence, and finance.

Pembrokeshire HA	A range of training has been undertaken including scrutiny, event organising, recruitment interview experience and work experience and apprenticeships for young people.
Pennaf	Pennaf has provided a very detailed training report. This has included 12 receiving digital inclusion/computer training. Lys Eleanor and Hafan Gwydir residents attended recreational courses on computer skills, arts and craft, dance and local history research. In total, over 90 residents have attended classes of some sort.
RCT Homes	A regular stream of tenants (25-35 each month) seek and receive formal or informal support from the housing association on any number of life issues such as form-filling, IT, social media, CVs, job searching etc. Meadow Prospect has received DWP funding to deliver a 16 week employment support programme, offering tenants work experience. So far 48 have signed up, of which 18 are RCT Homes tenants. Grow Enterprise Wales (GrEW) benefited 56 RCT tenants through a variety of programmes.
Rhondda HA	Rhondda HA has achieved 37 work placements in relation to 2260 volunteer hours resulting in 11 new employees. Other training has been delivered on confidence building, health and well-being, CV writing, Health and Safety and money management.
Seren Group	Seren runs the 'Working for Me' programme which helps provide opportunities for those with caring responsibilities, and 'Joining In' has helped support 106 people into work or training. Working Week Pilot has helped 26 NEETs gain work experience, and meet potential employers. The 'Radiate' project trained 27 unemployed tenants to fit energy efficiency measures into homes, resulting in improved prospects for them. 'Growing Together' (Charter and Gingerbread) helped 18 single parents with employability.
Taff Housing	Over the year 121 people have participated in training on a number of themes including Basic IT skills, Psychology, Job skills training , food hygiene etc. 51 people have gained nationally accredited qualifications and 20 tenants and community members have volunteered. 4 people have gone on to higher education or paid employment as a result of gains from their volunteering experiences.
Tai Calon	Tai Calon administers a bursary for tenants (up to £250 for 21 people so far) towards training courses. A

	Tenant Enterprise Grant Scheme worth £1000 towards a business start-up is funded by The Taste of Enterprise. Tenants have also benefited from a series of courses designed to build confidence, motivation and employability. 4 prospective board members have also received preparatory training. The HA also works with 'Working Links' helping 50 people to gain work experience on the HAs internal trades and ground maintenance teams.
Tai Ceredigion	Tai Ceredigion run tenant sustainment and scrutiny training courses. Prospective board members are also prepared for the role.
United Welsh	27 tenants are receiving digital induction training on a regular basis, part funded by the Big Lottery e-street initiative. 19 apprenticeships, 4 traineeships, 3 graduate placements, 1 work experience opportunity, and 2 Pathways to Apprenticeships have been provided by the HA. The 'Together' volunteering and training initiative provided 12 placements, through which 30 individuals have progressed, of whom 10 are tenants.
Valleys To Coast Housing	V2C, working with DWP, undertook a 4 day recruitment and training event for the 'Litter Pickers' initiative. The new team of 5 are completing driver training and in-house IT training. VC2 achieves around 100 job and training opportunities for local tenants and residents each year, on average.
Wales & West Housing Association	In January 2015 WWH launched a 'Making a Difference' Grant to help residents overcome employment barriers. 2 residents have been supported by this fund, leading to employment. Over 100 tenants have attended a range of training courses including food hygiene, gardening, health, fund-raising, and confidence, for example.
Gwrp Cynefin	Gwrp Cynefin opened HWB Dinbych in August 2014. Reported achievements include: Employment related training - 2 job clubs every week, computer drop-in sessions, careers advice, basic skills either in a group setting or on a 1-2-1 basis. Training provided on various topics including advanced child protection course, first aid in work, working safely, employment within the digital gaming world. Health and wellbeing: cooking sessions, Pilates, gentle mobility class, mindfulness (day & evening course), self-defence, drug awareness session for young people. Lifestyle workshops: sewing course, jewellery making, graffiti workshop, working with a local artist on a

	<p>project encompassing 'home' and what it means to community, street dance, rap & beatbox session. 32 young people have been helped with 19 in paid employment and 13 working as volunteers. 100 people have accessed courses of whom 31 were young people, 57 were aged 25-64 and 12 were aged 65+. The young people attended the following courses: Wood work, Office Skills Drop-in , Classroom, Team and Individual Skills, Communication, Creating the right image for interviews.</p>
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Appendix 3 Energy Efficiency Activities and Outcomes 2014/15

Housing Association	Energy Efficiency
Bro Myrddin Housing Association	The HA has installed 27 quantum heating systems. 26 homes have new doors and windows. 21 boilers have been replaced.
Bron Afon Community Housing	Miskin House and Thornhill have external wall insulation, with new internal doors to prevent heat loss. Some flat roofs have been replaced with warm roof designs. All replacement boilers are fuel efficient.
Cadwyn Housing Association	The HA works with tenants to improve their home energy efficiency, and is working with ACE's Community Energy team on a pilot project to provide practical assistance. A WHQS of 99% in 2015 means most are living in energy efficient homes.
Cymdeithas Tai Cantref	14 out of 17 properties have had external wall insulation. Solar panels on 99 properties have received maintenance and/or upgrade. The HA reports positive feedback from tenants that their houses are warmer.
Cartrefi Conwy	150 energy efficient Sedbok A rated boilers have been installed, with an estimated annual saving for affected tenants of around £56 per annum. 9 homes have newly installed PV panels providing free day time electricity. 26 new builds have combined heat and power PV systems.
Cardiff Community Housing Association	Holmview Court has a new heating system this year. Tenants are supported to minimise their energy bills.
Coastal Housing Group	In 2014/15 23 properties had external wall insulation. Some older boilers have been replaced.
Cynon Taff	The HA estimates savings of over £2,000 have been achieved for 38 tenants, by working with the Financial Inclusion team. Windows have been renewed in 28 homes, and boilers upgraded in 92 homes. Penrhiwceiber is undergoing an energy efficient refurbishment. Care and Repair RCT also provided to nearly 600 clients to ensure they were on the right tariff. % boiler replacements in partnership with NEST. 136 clients were

	advised on energy efficiency measures.
Family HA	Tenants saved over £13000 using the warm home discount.
First Choice Housing Association Ltd	A number of properties have been converted from fluorescent to energy efficient LED lighting.
Gwalia	All new homes have been completed to meet Code 3+ of the Code for Sustainable Homes. 400 boilers have been replaced. 100 homes have had replacement windows.
Cartrefi Cymunedol Gwynedd	<p>Cadnant & Peblig Area, Caernarfon</p> <ul style="list-style-type: none"> • 70 housing visits • 62 applications for Warm House Discounts with a value of £8,680 <p>Blaenau Ffestiniog Area</p> <ul style="list-style-type: none"> • 20 housing visits • 20 applications for Warm Home Discounts with a value of £2,800 <p>Bethesda Area</p> <ul style="list-style-type: none"> • 15 housing visits • 15 applications for Warm House Discounts with a value of £2,100 <p>Maesgeirchen Area (Bangor)</p> <ul style="list-style-type: none"> • 43 housing visits • 40 applications for Warm Home Discounts with a value of £6,020 <p>In addition</p> <ul style="list-style-type: none"> • 12 housing visits outside the nominated areas including tenant sin Penygroes, Penrhyndeudraeth,

	<p>Rhosgadfan and Felinheli</p> <ul style="list-style-type: none"> 12 applications for Warm Home Discounts with a value of £1,680
Hendre Group	60 properties on Lynmouth Crescent have had external wall insulation and replacement doors and windows, and some of these have also had new central heating systems.
Linc Cymru Housing Association	Properties in Six Bells and Pentwyn have had external wall insulation, managed by Melin. Boilers have been replaced.
Merthyr Tydfil Housing Association	The houses on 14 streets have received external wall insulation. 242 lofts were 'topped up' with insulation in 2014/15.
Merthyr Valley Homes	100 community members have received advice on energy saving measures and with over 50 receiving help in order to apply for a grant, which could lead to a saving of £7000 in total.
Mid Wales Housing Association	5 properties are being built with air source heat pumps. In 2014/15 over £63,000 has been spent on boilers and over £40,000 on replacement windows.
Monmouthshire HA	The HA has spent (over the course of a programme) over £0.75m on external wall insulation. It has completed its PV installation programme. A new gas main has been added to the area which means 25 properties have converted from solid fuel. 52 properties have had external wall insulation, 3 solar thermal systems, 5 air source pumps, and 32 properties have had replacement windows. Many tenants have also sought and received support and advice in relation to Warm Home Discounts (saving over £3000 in total) and energy switching (saving around £5800 in total).
Newport City Homes	External wall insulation to the value of over £8,000, potentially saving £138 for each tenant. £200,000 worth of boiler replacements saving an estimated £180 per household per year. Installation of prepayment meters in 130 properties. Two tower blocks converted from communal oil-based systems to electric heater in individual properties.

Newydd Housing Association	Loft insulation to 3 properties, cavity insulation for 4 properties, gas central heating for 14 properties, 156 new condensing boilers, external wall insulation to 1 property.
North Wales Housing Association	75 tenants advised on energy efficiency, and 31 supplied with low energy light bulbs as part of an on-going programme. 75 Warm Home Discount applications have been submitted and 3 wardens have qualified as Domestic Energy Advisors. The advice and actions of the Energy Wardens is estimated to have resulted in a 12% per annum reduction in CO2 tonnes.
NPT Homes	NPT partnered with Warm Wales and Cardiff University as part of an EU funded research project in order to implement low carbon technologies (launched in 2009) through retrofitting. Real time monitoring devices have been installed in some properties resulting in energy savings. Many properties have benefited from external wall insulation at a cost of over £4.3m in 2014/15. A further £2.2m has been spent on heating systems, and £1.1m on door and window replacements.
Pembrokeshire HA	110 boiler installations, 13 back boiler up-grades to combi-boilers, and 13 properties switched from economy 7 heaters to full gas central heating. 106 PV panels to new-builds in 2014/15.
Pennaf	Over 170 tenants have sought and received advice on money-related matters, some of which relate to energy efficiency.
RCT Homes	As part of the Switch to Save programme 10 community events engaged home occupiers. Meadow Prospect also hosted a frontline worker energy trainer event, engaging 30 people. Energy advice packs are branded with Melin House's energy logo to highlight the advice. An Energy and Renewables Advisor offers impartial advice during drop in sessions at Penygraig.
Rhondda HA	Solid wall insulation on 4 properties, 16 energy efficient glazing, 180 replacement boilers.
Seren Group	Seren was part of the Big Energy Saving Network 2014/15 with 3 champions working across group companies to encourage tenants to switch providers if necessary, which can give rise to substantial annual savings. 141

	front line staff received training to give energy advice. Considerably raised energy efficiency awareness among staff and tenants. Arbed funded external wall insulation project in relation to 16 timber-framed properties. Warm homes campaign to help access to Warm Home Discounts for 300 households. Radiate project trains young people to fit energy efficiency measures.
Taff Housing	11 solid wall properties have had internal insulation installed.
Tai Calon	This HA has estimated energy saving measures for tenants in 2014/15 to be over £0.5m.
Tai Ceredigion	Continuing previous work, the HA has installed further Air source heat pumps (in off-gas areas), PV panels, and Solar domestic hot water panels. Tenants report savings of over £20.00 per week.
United Welsh	By the end of 2014/15 the HA will have got 92.5% of its stock over 70 SAP.
Valleys To Coast Housing	During 2014/15 36 solar PV, 127 W=EWI systems, 1 tiles insulation, 1 ASHP, 306 new loft insulations (excl. new builds). Also constructing 4 energy efficient barnhaus.
Wales & West Housing Association	Fuel switch has been undertaken at 142 units, costing £500,000 for 2015. 107 units at Caerau Ct Rd have had new roofs, windows, external wall insulation and new boilers (£2.5m).
Gwrp Cynefin	<p>The HA has 5 Energy Wardens working across both Gwynedd and Anglesey, on a partnership project managed by Grwp Cynefin, with funding from North Wales Housing, CCG, Anglesey County Council and Gwynedd County Council. The project offers energy saving advice to tenants and residents within their local community. During 2014/2015:</p> <ul style="list-style-type: none"> 336 1 to 1 sessions were held with individuals within their homes 302 successful applications were made to WHD – worth - £42,280 28 homes received home improvements 196,900 kg of co2 emissions saved per annum <p>Bus Stop - Energy Best Deal - delivered 4 sessions to a total of 32 participants.</p>

Appendix 4 Community Regeneration Activities and Outcomes 2013/14

Housing Association	Community Regeneration Activities
Bro Myrddin Housing Association	Installation of CCTV to two schemes, covering the car park and communal entrances. Staff contributed £245 to Carmarthen Foodbank.
Bron Afon Community Housing	<p>Last September, the HA reorganised community caretaking into four areas: Blaenavon to Pontypool, Pontypool to Sebastopol, north and south Cwmbran. As a result the service is focussed so that more residents benefit from having cleaner environments. The main aim is to reduce fly tipping and litter in advance of the Council's planned changes to bin collection.</p> <p>Area 1 Jubilee Place was cleaned, cleared and with shrubs cut back, with very positive feedback from tenants.</p> <p>Area 2 High Street flats (Pontypool) overgrown pavements and other hard surfaced areas have been cleared and tidied.</p> <p>Area 3 Celyn Court – have undertaken a clear-out of the bin stores and main building. Locks have been replaced and the building and internal stores secured.</p> <p>Area 4 Hanley Path in St Dials - ground maintenance and preparation ready for planting.</p>
Cadwyn Housing Association	<p>Cadwyn runs a food co-op providing cheap healthy food to the community on a weekly basis. Tenants can choose a bag of vegetables, fruit or salad for just £3. The scheme is run internally by Realise Your Potential. In 2014 Cadwyn won grant funding of £228,000 from the Big Lottery fund to establish NULife - a second-hand furniture refurbishment scheme. Furniture is then sold to the community enabling savings on household items. Many of the workers are tenant volunteers from the RYP scheme who learn transferable skills that make them 'job ready'. Cadwyn has been successful in getting a further £30k of grant funding from the CFIW and Comic Relief for a new scheme to refurbish white goods and make them available to the community. The HA is also working with individual and small groups of tenants to tackle ASB issues and have invested in CCTV cameras and recorders. Cadwyn continues to invest in homes maintenance and by the end of the financial year will have spent £1,094,000 in over 400 homes; replacing kitchens, bathroom, windows, doors, electrical</p>

	systems, heating systems, roofs, chimney stacks and boundaries.
Cymdeithas Tai Cantref	<p>CCTV coverage has been increased. New doors in Ty Curig. New washing machine / dryers in Independent Living Schemes and scooter Huts planned in all three Independent Living Schemes. I-pads / Surf Boards and Bikes (courtesy of Children in Need) for Foyer occupants to use. The HA has Maintained Natural Play Spaces developed on spare green areas at:</p> <p>Cae Job, Aberystwyth Golwg y Castell, Cardigan Llys Maes Amlwg, Tregaron Glannant, Llechryd Maes Llanio, Blaenplwyf Cae'r Odyn, Bow Street</p>
Cartrefi Conwy	<p>Development of communal garden spaces at 3 sites in Rhos on Sea providing leisure space, drying areas, and planting. Extension of fencing to perimeter of Old Colwyn Estate. Redevelopment of shared garden area at back of sheltered bungalows in Colwyn Bay. Creation of planting beds and bin stores for sheltered housing in Llandudno Junction. Creation of bin store area in Llanrwst. Widening of access paths to a school in Abergele. Provision of a summer house in Llandudno for sheltered flats to act as a meeting point for gardening group.</p> <p>Environmental actions days- various locations, multi-agency tidy up of whole estates</p> <p>Community Chest</p> <p>Cymdeithas Cymdeithasol Gwytherin- modernisation of community hall Menter Siabod - modernisation of Community Hall The Orchard Club - Community trips & meetings Kinmel Bay Youth Project -Kingswood Residential trip Peulwys Go Green Association -Ysgol Tan Y Marian's Gardens, Allotments Kinmel Bay Football Club -Futsal Development Cwstennin Cruisers -3 x Community Activity Trips Heart Of -Items & events for wildlife Llysfaen Junior Football Club -Purchase football equipment</p>

	<p>Vardre Bowling Club -Junior equipment St Gwynan's Playgroup-Purchase Play equipment Mochdre Sports Football Club -Ground Improvements Llandudno Junction FC -Junior pitch maintenance Abergele Cricket Club -Artificial Wicket Installation Clwb Garddio Llangernyw-Plaques for Community rockery Bus Stop -Church Road / Bryn Eglwys Bus Stop Shelter Marl Crusiers -Community Trips <i>Contractors have also made donations:</i> <u>Nature Trail at Parc Peulwys – Cartrefi Conwy - £1000</u> Creating a natural assembly space for school children involved with outdoor learning on the Nature Trail at Parc Peulwys <u>Parc Peulwys Celebration Event – Cartrefi Conwy £1500</u> Contribution towards the Parc Peulwys celebration event to mark the completion of the landmark Peulwys Environmental scheme. <u>New Summer House at Trinity Avenue – Cartrefi Conwy - £1500 + £400</u> Ground slab and summer house, plywood floor and wall lining. <u>Mochdre Cricket Club - £1000</u> On-going annual sponsorship of Mochdre Cricket Club Youth Team. <u>Local Youth Football Team in Conwy - £500</u> Donation made to contribute towards new football kits and equipment. <u>Tan Lan Community Centre - £1000</u> Renewed fascia, gutters and downpipes, and security lighting to front and rear of the community centre. <u>Support for Antur Waunfawr</u> Paper recycling services - £500</p>
<p>Cardiff Community Housing Association</p>	<p>CCHA Manages four community centres in Adamsdown, Butetown, Trowbridge and Tremorfa; all wards within inner Cardiff with high levels of deprivation. The CMC at Loudoun Square: In 2014/15 10,183 people accessed the CMC@Loudoun – up 45% on Year 1 (2012/13). New organisations</p>

	<p>attracted to the space, including Women Equality Network, Wales WCVA, WEA, Welsh Government, Cardiff Council. CMC received an income of £21.424 (88% occupancy rate) excluding the Enterprise Units, Best Centre and Cardiff Hub. Examples of events include films for LGBT History month in conjunction with Stonewall, summer, half-term and Christmas screenings for children, also hosted a school screening for Baden Powell Primary School and have been involved in the production of My Street; a film made at the CMC in Loudoun. Also work with partner organisations to develop the media element of the space including Cardiff University, Film Agency for Wales, British Film Industry and BBC Wales.</p> <p>Trowbridge & Tremorfa Community Facilities: Housed the Communities First Team in the East during the year 2014/15. The LIFT Team (See below) based in the Centre bring in an additional income of 10k a year - 6540 people accessed the Centre during this time with an occupancy rate of 73.5%. Income from hiring space of £6,175 excluding office rental. Summer festival with over 200 people attending throughout the day.</p> <p>Tremorfa Hall: 8858 people accessed the Hall during the year. CCHA is committed to offering free space to specific organisations carrying out vital work in the area as part of the lease. It generated an income of £4779.46.</p> <p>Adamsdown Resource Centre (ARC): The ARC is occupied by STAR Communities First who contribute £20,000 per annum in rental income.</p> <p>STAR Communities First: CCHA have hosted STAR Communities First on behalf of Welsh Government and Cardiff Council since March 2012. Work covers themes of prosperity, learning, health and well-being and community involvement. The wards of Adamsdown, Splott, Tremorfa and parts of Roath are some of the most deprived in Wales. New projects continue to sit under the management of CF including, the Communities for Work programme and a new post to carry out a feasibility exercise of the Play Centres in Splott and Adamsdown. CF currently has 16 staff this is set to increase with the above projects. 95% of the funding bid for 2015/16 was approved by WG</p> <p>LIFT programme: CCHA have hosted the LIFT programme since its inception in March 2014. This is a Welsh Government led initiative to provide intensive support to households in the East of Cardiff where no one in the household is in employment and has been out of employment for six months plus. The LIFT Team have to date engaged with 283 participants who have been referred into the programme. They have supported 70 people into employment, offered 50 work placements and seen 115 participants receiving vocational training.</p>
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Coastal Housing Group	<p>In 2014/15 a large patch of retained woodland north of Swansea city centre was developed into a nature trail, featuring a bridge and information panels for interest. North of Port Talbot, beds were installed to allow residents to grow vegetables and to encourage community cohesion.</p> <p>Pennant Homes is the market housing arm of Coastal Housing Group. Profits from this division are gifted back to the group for reinvestment. Coastal's Employment and Skills team run the 'Making It Happen' programme supporting local community groups and organisations. In 2014/15, a local community hall in Cefneithin benefited from the installation of a new door in the building, improving access. A staff room in a local school was painted by Coastal and Pennant staff, free of charge, during the summer vacation. A new family area was constructed for Pontardawe rugby club.</p>
Cynon Taff HA	<p>Cynon Taf staff took part in Give & Gain 2015 for the third year running. This year the teams were involved in five projects to improve the outside space at all five of our sheltered schemes. Staff from other organisations Legal & General and Gas Assessment & Training Centre assisted. A volunteer from the community does gardening on a weekly basis through the summer for the morning and once a month through the winter to one of the sheltered schemes</p>
Family HA	<p>On one site regarding a garden and growing area was established, and with external funding and donated funds a group was set up growing vegetables. The HA provided donations to 2 sites for a bingo machine and 2 social events. Both sites are reaching out to the wider community and 1 site in particular held a large "Big Lunch" event at local allotments.</p>
First Choice Housing Association Ltd	n/a
Gwalia	<p>Gwalia is involved in a community garden initiative in Blaenymaes (Tidy Towns) helping to transform a piece of land which was underused/fly tipped into a community garden.</p> <p>The Welsh Government Tidy Towns Grant of £30,000 was awarded in July 2014 for the Penplas Footpath & Stream Project which has been used to clean up extensive fly-tipping in the stream and to encourage positive community use of the area to deter fly-tipping. The remaining grant is being used to install a community garden area for local residents expressing an interest in growing their own food and forming a Growers</p>

	<p>Group. Discussions are on-going with other agencies (incl. Natural Resources Wales and Men’s Sheds) for the site being used to develop a local group for socially isolated men and to further enhance the whole area in addition to the garden. The project has allowed more focused partnership working with various Local Authority departments, Communities First and local third sector organisations who are all on board to support the project as it develops.</p>
<p>Gwynedd</p>	<p>Enhancing Spare Ground As part of the Erw Faen Non Traditional build refurbishment, CCG extended the car parking area to the rear of the Community Hall in Tregarth, Bangor.</p> <p>Path / Road Re-instatements Also, as part of the Erw Faen (Tregarth) and Maes Gwylfa (Deiniolen) Non Traditional build refurbishment, CCG created additional parking areas and improved paths within the estates.</p> <p>Street Lighting CCG and partners renewed and installed additional street lighting within the Bro Seiont area in Caernarfon and the Llys Dewi Sant estate in Bangor.</p> <p>Additional Play Equipment Lovell re-surfaced a path within the Carhun Play Area, installed new fencing and provided a barbeque area for the community to enjoy. GS James provided a football play area / field in Glan Peris</p> <p>Additional Parking Areas CCG and Lovell created additional parking space in:</p> <ul style="list-style-type: none"> * Erw Faen, Tregarth * Maes Gwylfa, Deiniolen * Bro Seiont Caernarfon * Ffordd y Mela, Pwllheli * Heol y Llan, Barnouth <p>Seating Areas CCG and Lovell provided a community bench in Bro Llwyndu, Penygroes</p> <p>Donations Trwsio re-instated the community residents garden in Morfa Cadfan, Tywyn</p>

<p>Hendre Group</p>	<p><u>FIR TREE CENTRE</u> Completed in 2015, this project, developed with grants and charitable donations, is now fully functioning.</p> <p><u>COMPUTER SUITE</u> With a grant of £9500 from Santander, and the support of Hendre IT, the Fir Tree CA has purchased and installed an IT Suite with 5 computers, internet and Wi Fi access. The Santander Grant has also enabled the group to employ a tutor to run an after school Homework Club twice a week during term time. These sessions will support local children to complete their homework and to learn new IT skills.</p> <p><u>GREENSTREAM FLOORING (HARDSHIP FUND)</u> The project continues to help tenants who are unable to afford flooring in their homes, either at the point of letting or throughout their tenancy. The hardship fund enables reclaimed carpet tiles to be purchased from Greenstream Flooring, a Social Enterprise based in Porth. Tenants are generally expected to pick up the tiles themselves and fit them. Where tenants are without transport &/or the support of friends and family, or where a tenant has a disability, Hendre are able to arrange for the tiles to be supplied & fitted.</p>
<p>Linc Cymru Housing Association</p>	<p>In Trowbridge, Cardiff, front garden improvements have been carried out including boundary walls and railings.</p>
<p>Merthyr Tydfil Housing Association</p>	<p>MTHA is now providing a free grass cutting service to a community facility which is used by many tenants in order to help with the appearance of the building and surrounding area. MTHA has carried out 5 community investment days with its staff where tenants have been assisted to carry out improvement to their communal areas, including providing plants, soil and containers for flowers, sanding and varnishing of outside furniture, general cleaning of areas, litter picks, mowing and strimming and other general improvements. A communal garden has been created through a grant for materials from Keep Wales tidy which was completed, with community members and staff members from MTHA. The area was unused on the side of a property and is now an attractive meeting point for tenants and community members. After completion, the area has been used for several tenants and residents groups meetings.</p>

<p>Merthyr Valley Homes</p>	<p>Estate Management - a specifically targeted fund has been used to provide skips for communal use throughout the Borough, improving the environment and helping to deter fly-tipping. This has also helped engender community contact with Merthyr Valleys Home’s staff and their communities. As a result of a recent Estate Management review a small assistance budget has been introduced, which is used by the Area Housing Officers to address any tenancy breach (usually gardens). For example, tenants can agree to accept support through Community Well-being Coaches, or from the Local Authority. A small number of environmental projects have been completed by the Area Housing Officers including the provision of 5 new gated entry systems for blocks of flats within the Gurnos Estate, and gated access to a bin area in Cefn coed.</p>
<p>Mid Wales HA</p>	<p>Built and installed raised vegetable beds and planted flowers at Pine Court, Newtown on 24th March 2015. Tenants learnt new gardening skills and have a constant supply of fresh herbs and vegetables. Estate Improvement Project in Brynystwyth, Aberystwyth: Tenants got involved in improving the look of their estate by painting concrete pillars and the communal garden shed. Planting flowers and installing new picnic benches and an outside BBQ for the residents to enjoy.</p>
<p>Monmouthshire HA</p>	<p>Planned Maintenance programme - have undertaken various works to the internal curtilage of properties including; new fencing, walls, paving, sheds and external wall insulation. To complement this work, the HA is in the final year of a £2.2million programme to meet WHQS Environmental Standard. The programme has targeted 27 main localities/areas and the works has included:</p> <ul style="list-style-type: none"> • Consultations with local tenants and residents on what can be improved, with their inputs on design. • Communal gardens have been re-designed to make them safer for families and to provide better vistas. • Creation of a safer environment for children to play in, including designated play areas, with appropriate surfacing. • Provision of external bin storage wherever possible in communal blocks to mitigate against problems of build-up of household rubbish left outside. • Creation of defined areas for drying washing, lawn space, gated play and planting areas (ensuring access has been improved to DDA Standards) • Working in partnership with Keep Wales Tidy to encourage tenants to create gardening groups to grow vegetables and flowers for communal use.

	<ul style="list-style-type: none"> • New and improved car parking facilities have been created throughout Monmouthshire. • Open areas have had seating and planting areas constructed. Wild flower plots have been established to support wildlife and residents are encouraged to get involved with the planting and upkeep of the areas and to learn how insects and animals benefit from these environments. • Residents have been involved in litter picks which have improved the neighbourhood and reduced street rubbish.
Newport City Homes	<p>The organisation spent £1,823,737 in 2014/15 on environmental improvement projects. The work undertaken by these projects consisted of environmental improvements delivered to tenants' homes on a street by street/estate by estate basis across Newport, comprising:</p> <ul style="list-style-type: none"> • paving repairs • road repairs • fencing and gates • hard and soft landscaping improvements.
Newydd Housing Association	<p>Renewed lightening protection at Alltwen Sheltered scheme (£1.4k), New Boundary wall to main road at Church Ave Penarth (£28k), New specialist security door at 29-37 Dunlin Ct (£5k), Redecorated externally previously painting surfaces at the following locations: (Rhondda Cynon Taf(Llys Teilo, Llys Illtyd, Llys Dyfodwg, Llys Maelwg, Poets Cl & Shakespeare Rise) & Vale of Glamorgan (Thompson St, Osprey Ct, Merganser Ct, Avocet Ct & Dunlin Ct)).</p>
North Wales HA	<p>Installation of CCTV in one scheme to deter anti-social behaviour. Installation of swift boxes to one scheme to encourage swifts to breed, in conjunction with the North Wales Wildlife Trust.</p>
NPT Homes	<p>A significant amount of consultation has been undertaken between the Regeneration team and communities to understand how best to invest resources for their benefit. The budget allows for a significant level of investment over coming years to ensure communities are safe, attractive and well-maintained places to live through further improvements.</p> <p>In addition to these, a number of community challenges have been held where the organisation and</p>

	<p>contractors/suppliers devote a day's time and resources to successful bids by tenant, resident or community groups. In 2015, 5 challenges took place. 3 Primary Schools benefited from various work such as painting of sheds, tyres, school games, installation of large planters and a new awning. A Church Hall received a new heating system including 11 radiators and a Community Hall had the entire inside of the building redecorated. NPT's Community Development Fund was launched, which gave Community groups the opportunity to apply for up to £5,000 to use on an environmental project. £25,000 was awarded to 6 groups who carried out projects such as creating eco shelters, a community garden and outdoor learning areas. The majority of the work completed to date has been on raising housing stock to WHQS's, with £27m spent in 2014-15 alone (Total since 2011: £75m).</p>
Pembrokeshire HA	<p>3 scooter stores have been provided in various sheltered housing schemes. £12,000 spent on additional small adaptations. £170k spent on various other improvements to neighbourhoods through the 'Housing Plus' scheme. Over £4000 was donated to tenant groups to deliver community projects across the county.</p>
RCT Homes	<p>Over the course of a week staff from housing organisation RCT Homes volunteered over 500 hours to work on community projects as part of their commitment to Business in the Community's Give and Gain Day. The volunteering took part on Wednesday 16 and Friday 18 May across four communities in Rhondda Cynon Taf. The aim of the events was to make a tangible difference to the physical appearance of neighbourhoods and to develop the relationship between staff from the housing organisation and local residents. The volunteering took place across the park, fields and garages on Hendreforgan Estate in Gilfach Goch; the Mission to the Deaf centre in Pontypridd, Rhydyfelin football club and Llanharry paths, play areas and flats. As part of the volunteering effort RCT Homes joined forces with partner contractors and other organisations including Rhondda Cynon Taf County Borough Council's environmental department, Rhondda Housing, Pontypridd High School Construction Unit, Bouchard and Jones, Capper & Co and Costain to make as big an impact as possible. Volunteers painted play parks, repaired garage doors, mended fences, removed graffiti and fly tipping, built wooden flower planters and created hanging baskets.</p> <p>The make-over of Rhydyfelin Football Club involved laying a patio, fitting new windows and doors, painting the interior and exterior of the building, fitting new plasterboard for internal walls and varnishing doors. This is the third year in a row that RCT Homes has volunteered staff to work in the community. Partner contractors, including Quicksons donated paint, equipment and expert staff on the day.</p>

<p>Seren Group</p>	<p>The HA has carried out several campaigns to reduce fly tipping and improve the management of recycling and refuse on their estates, in each case working closely with the local community and local organisations. In Barrackswood in Newport, an estate of 209 homes, the HA paid for skips and rubbish removal and provided new rubbish bins for residents. This has resulted in an improved environment and greater satisfaction amongst residents. Similar work has been undertaken in Twmbarlwm Close, Risca, an estate of 38 homes. After consulting with residents, the HA has also introduced new traffic calming signs to address safety concerns and have carried out a flower planting programme to improve the appearance of the local area</p> <p>In Buchanan Close, Monmouth a development of 28 flats, the HA has worked with Monmouthshire Housing Association, who own properties nearby, and Wastesavers (a local ethical recycling company) to advise tenants on a 1-1 basis on how to recycle and manage their waste more effectively. In addition to this work, CCTV has been installed in several areas to address problems of anti-social behaviour and fly tipping, including Clos Durand, Abergavenny where there are 85 homes. Lliswery Park Drive, Newport has had renewed fencing around the boundary of the estate to improve security in response to concerns from 48 homes in the area. Within the last 6 months, a dedicated estate improvements team has been set up, who respond to environmental issues such as graffiti, fly tipping and general estate maintenance and carry out regular estate inspections. The team is made up of 3 members of staff and a manager and to date has:</p> <ul style="list-style-type: none"> • filled 4 x 8 tonne skips of refuse due to fly-tipping on various estates • carried out 30 separate jobs for rubbish/fly-tipping removal • undertaken raised slab repairs (each of more than one slab) • carried out 5 drain cover repairs to prevent a tripping hazard <p>For new developments, there is a focus on ensuring a high quality estate environment for tenants and residents. The Loftus Garden Village development in Newport has a significant portion of the site devoted to public open space. A dedicated team of gardeners is employed to maintain a high quality environment, which is based on the Garden Village concept developed by Ebenezer Howard and seen in areas such as Letchworth, Hertfordshire and Rhiwbina in Cardiff.</p>
<p>Taff Housing</p>	<p>Security measures, including gates, CCTV and new security doors have been installed at Whitworth Court</p>

	<p>scheme to deter crime in the area. Enhanced security doors have been placed on bin stores on two housing schemes to deter the areas being used for criminal activity.</p>
<p>Tai Calon HA</p>	<p>in FY 2014/15 Direct investment (of £160,000) on community projects by Tai Calon has included:</p> <ul style="list-style-type: none"> • Upgrades on public open spaces – various locations • Improved car parking and landscaping – St James Way and Ashvale Tredegar • Improved car parking – Limestone Rd East, Nantyglo and Ashvale Tredegar • Improved parking and highways – Hilltop, Ebbw Vale • Boundary upgrades – Newtown, Ebbw Vale and Ashvale, Tredegar • Signage renewal - Newtown, Ebbw Vale <p>Direct investment (of £150,000) in community infrastructure (Related Assets) in public open spaces by Tai Calon – including upgrades to:</p> <ul style="list-style-type: none"> • Retaining walls • Communal steps, • Footpaths • Handrails • Boundaries <p>Direct investment (of £232,000) on “Local Environment” elements of WHQS by Tai Calon – including:</p> <ul style="list-style-type: none"> • Boundaries, fences and gates • Paths, steps and handrails • External storage <p>£27,000 of monies made available to community groups (via Tai Calon’s Environmental Improvement Fund) and spent on community Projects has included:</p> <ul style="list-style-type: none"> • Community growing projects • Community garden upgrades • Community benches

	<ul style="list-style-type: none"> • Improvements to links to community trails and walks • Upgrades to community houses and centers. <p>This sums to an estimated £569,000</p>
Tai Ceredigion	Plans are being developed to improve three estates in consultation with residents. Work is underway in improving the communal facilities at a sheltered scheme in Cardigan, a new Biomass heating system will be installed in a sheltered scheme at Lanon, with improved access to upper areas, and new car-parking provisions for a sheltered scheme in Llandysul.
United Welsh	<p>£175,000 of estate improvement works have been completed including:</p> <ul style="list-style-type: none"> • Open Spaces and Play area for Windsor Quay in Grangetown, Cardiff. • Complete replacement fence work at Bryn Aber, Abertridwr with a wavestyle design. • Car Park Extension in Cwrt Rhyd, Rassau, Blaenau Gwent from tenant panel request. • Other Car park improvements/space marking at various sites. • Tree canopy works on 8 schemes. • Addition of Scheme Noticeboards across our stock. • Speed Bumps added to Heol Trelai in Ely, Cardiff • Bin Stores at 3 sites. • Lightning Protection System Refurbishment at Extra Care scheme, Llys Nant Y Mynydd in Nantyglo • Garden refurbs and extra planting at various sites • Community Allotment created in Dinas Powys. <p>In addition, the HA has received £56,655 Tidy Towns funding to improve the environment at Forgeside in Blaenavon and a staff 'Can-do' day saw the community centre receive an external paint job in a joint project with Dulux Refresh. The Space Saviours project was launched in 2014/15 which was met with great enthusiasm from United Welsh tenant at regular summer meetings.</p>
Valleys to Coast Housing	Space Saviours – V2C led on a partnership of four Housing Associations to successfully bid to the Big Lottery for £232,848 towards a community-focussed learning and development programme to engage tenants and

	<p>residents in improving green spaces in their neighbourhoods. The project has completed the first round of learning sessions, with four projects being taken to design phase in the Bridgend county such as play provision, a 'wilderness area', community garden and an environmental centre. V2C has picked up two projects of special relevance to support financially, adding a further project that was too small to go forward for design work:</p> <p>Wood Green play provision – installation of natural adventure play ground on 'the Green' at Wood Green, a newly developed residential estate in partnership with Bellway Homes. This is V2C's first and only play provision, negotiated with Bridgend County Borough Council to allow for a more sympathetic design, in keeping with the surrounding open green space and wooded area behind.</p> <p>Staff volunteer days – the HA is creating opportunities for staff to volunteer on activities in their communities, to improve their local areas and increase V2C's visibility in the community. Six events were held in 2014/15, including improving planter beds on Wildmill estate, removing 1½ tonnes of waste from the Wood Green woodland, stem injecting a spread of Japanese Knotweed on Oakwood estate, spending a day on woodland management in Porthcawl, painting a mural for a playgroup in Nantymoel, and clearing and planting wildflowers in Maesteg.</p> <p>Caerau Park Community Garden – the HA has held community days in this garden, to plant fruit trees, build a bug hotel and a willow wind break. These activities maintained community engagement in the face of the closure of their youth centre due to the demise of the local Groundwork Trust.</p> <p>Wildflower plantings – three sites around Bridgend (Blaengarw, Pencoed and Marlas) were pilots to attempt the creation of wildflower meadows, with significant learning outcomes. Further attempts will be made in the coming year. Sheltered scheme planter beds – planter beds were installed, at the request of tenants, in two sheltered schemes and the tenants have successfully planted and maintained the beds as entrance features. As well as investing staff and funds, V2C has leveraged community benefit from contractors and suppliers, many of whom have independently invested resources into some community group projects whilst working in the area.</p>
Wales & West Housing Association	Investment has been made across the stock at around £800k on areas of grounds/fencing/path/tarmacking

	during 2015. This has been delivered across Wales. Also investment of £1m has been made in emergency lighting, security lighting and street lighting to make schemes safer places to live.
Gwrp Cynefin	<p>'Grow Your Own' Initiative - worked with tenants on 3 estates and provided all who wanted to be involved with planters for their gardens to encourage healthier and greener communities, whilst developing tenants knowledge and skills on growing their own produce.</p> <p>Minffordd – Estate improvement project to clear communal areas and make areas more attractive.</p> <p>Bala Playground – Community Group supported by the associations successful in securing over £60,000 of funding towards a new playground in Bala – to be installed summer 2015.</p> <p>£9,430.20 of grants awarded to voluntary and community organisations</p>

Appendix 6 Additional Homes Survey 2014/15 by Tenure (Source: CHC)

LOCAL AUTHORITY AREA	Rented	LCHO	Total
Isle of Anglesey	30	5	35
Gwynedd	94	4	98
Conwy	66	8	74
Denbighshire	32	5	37
Flintshire	34	2	36
Wrexham	44	7	51
Powys	46	8	54
Ceredigion	16		16
Pembrokeshire	158		158
Carmarthenshire	17		17
Swansea	136	8	144
Neath Port Talbot	78	1	79
Bridgend	126		126
Vale of Glamorgan	161	5	166
Cardiff	218	6	224
Rhondda Cynon Taf	86	5	91
Merthyr Tydfil	38	4	42
Caerphilly	181	22	203
Blaenau Gwent	25	7	32
Torfaen	64	12	76
Monmouthshire	48	4	52
Newport	80	32	112
WALES	1778	145	1923

Appendix 7 Additional Homes provided 2014/15 with and without grant (Source: CHC)

LOCAL AUTHORITY AREA	SHG	Non-SHG	Total
Isle of Anglesey	22	13	35
Gwynedd	98		98
Conwy	69	5	74
Denbighshire	37		37
Flintshire	35	1	36
Wrexham	44	7	51
Powys	31	23	54
Ceredigion	11	5	16
Pembrokeshire	143	15	158
Carmarthenshire	14	3	17
Swansea	125	19	144
Neath Port Talbot	49	30	79
Bridgend	80	46	126
Vale of Glamorgan	110	56	166
Cardiff	201	23	224
Rhondda Cynon Taf	22	69	91
Merthyr Tydfil	32	10	42
Caerphilly	96	107	203
Blaenau Gwent	32		32
Torfaen	65	11	76
Monmouthshire	24	28	52
Newport	66	46	112
WALES	1406	517	1923

Appendix 8 Number of additional homes which were built, renovated or acquired in the financial year 2014/15 (Source: CHC)

LOCAL AUTHORITY AREA	Built	Renovated	Acquired	Total
Isle of Anglesey	13	8	14	35
Gwynedd	80	10	8	98
Conwy	55	11	8	74
Denbighshire	28	4	5	37
Flintshire	33		3	36
Wrexham	44		7	51
Powys	54			54
Ceredigion	7	3	6	16
Pembrokeshire	143		15	158
Carmarthenshire	15		2	17
Swansea	20	12	112	144
Neath Port Talbot	23		56	79
Bridgend	90		36	126
Vale of Glamorgan	122	6	38	166
Cardiff	161	28	35	224
Rhondda Cynon Taf	66		25	91
Merthyr Tydfil	32		10	42
Caerphilly	182	3	18	203
Blaenau Gwent	19	8	5	32
Torfaen	46	8	22	76
Monmouthshire	15	2	35	52
Newport	80		32	112
WALES	1328	103	492	1923

Appendix 9 Additional Homes projected to be made available in the financial year 2015-2016

LOCAL AUTHORITY AREA	Total
Isle of Anglesey	60
Gwynedd	44
Conwy	102
Denbighshire	54
Flintshire	69
Wrexham	95
Powys	74
Ceredigion	106
Pembrokeshire	137
Carmarthenshire	166
Swansea	168
Neath Port Talbot	102
Bridgend	142
Vale of Glamorgan	179
Cardiff	345
Rhondda Cynon Taf	143
Merthyr Tydfil	55
Caerphilly	139
Blaenau Gwent	78
Torfaen	174
Monmouthshire	97
Newport	172
WALES	2701