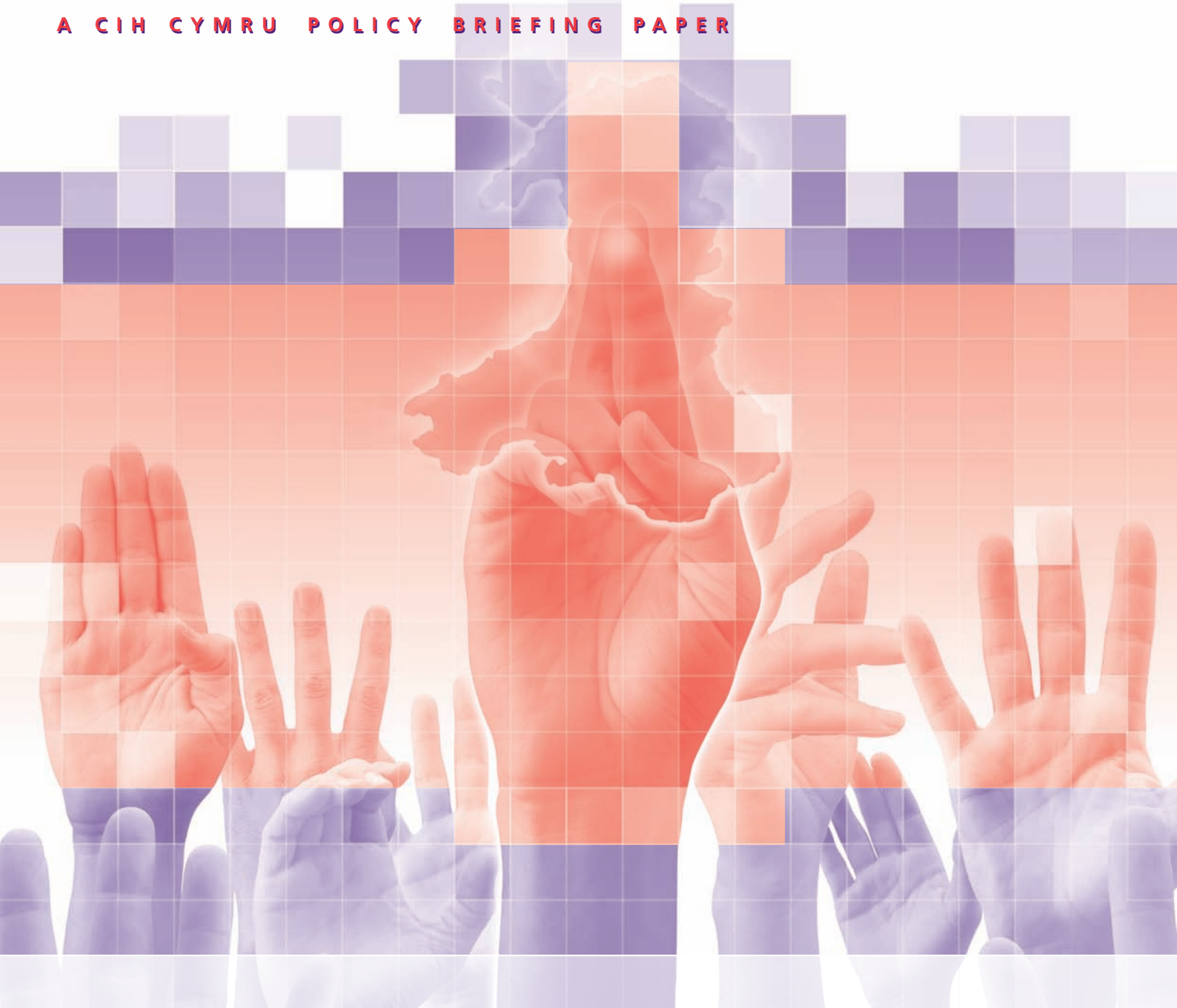




# KEY INFORMATION

## ISSUE 7: AUGUST 2007

A CIH CYMRU POLICY BRIEFING PAPER



### Housing-led Regeneration in Wales

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## Introduction

*“It can be argued that poor quality housing is at the heart of numerous other problems, either in terms of the economy or socially at the neighbourhood or community level....it might also be argued that the connections between housing and other areas of public policy could be used positively to produce beneficial effects”*

(Smith, B and Adamson D: 2006)

*“The quality of people’s homes is critical to the quality of their lives. Homes are a cornerstone of the strong, safe communities the Assembly Government wishes to see throughout Wales”*

Wales Assembly Government Website: [www.wales.gov.uk](http://www.wales.gov.uk)

Regeneration is a term used to describe an infinite number of activities across spaces and places which aim to bring about a better future for people and communities – whether we are describing major infrastructure and structural investment, renewing an urban inner city play area, refurbishing houses or changing the aspirations of a marginalised group of people - we refer to regeneration.

If we consider the regeneration agenda in its most imaginative form, the potential outcomes are multi-faceted - from aspects of the built environment; to personal and community health; to opportunities; equalities; community safety; quality of life; social inclusion; lifelong learning; to community development, and economic and sustainable development.

In the Welsh Assembly Government and beyond there is an acute awareness that housing brings added value to the regeneration agenda....and vice versa. The regeneration agenda is so huge, housing can play a pivotal role from many different perspectives.

In this briefing we have attempted to cover the critical connections between housing and different aspects of regeneration in Wales. However, to begin to disentangle and structure this briefing we have decided to focus on two key areas of regeneration where housing can and is delivering - economic development and community regeneration. We have included a set of further references and web-sites to encourage the interested reader to follow up and learn more.

We have been unable to cover all areas of regeneration in this briefing, most notably physical regeneration, environmental regeneration and sustainability. However, our TAI 2007 conference report ‘Housing and its Benefits....the added value’ (CIH Cymru, 2007) which focuses on how housing delivers on key policy areas includes a chapter covering environmental and sustainable regeneration showing how housing links in with these two agendas.



It should therefore be noted that this is only a quick glance at a host of actual and potential connections to housing activity, covering certain policy areas, a range of activities and a sample of good practice. Much more is actually happening; every day new initiatives and examples of good practice are emerging; and even more can and will happen as we begin to undertake the all encompassing regeneration task in Wales.

## This Briefing:

- Section 1** *sets out the national policy context highlighting where regeneration fits into the key strategies of the Welsh Assembly Government, including the national housing agenda.*
- Section 2** *focuses on how housing organisations can impact on economic development in Wales.*
- Section 3** *focuses on the links between housing and community regeneration.*
- Section 4** *outlines key recommendations from CIH Cymru on what action needs to be taken now to ensure that housing takes its rightful place at the centre of the regeneration agenda in Wales.*

This briefing has been produced with the generous support of Lovell.

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## Section One: National Policy Context

### Welsh Assembly Government Strategies

The Welsh Assembly Government has developed a set of key policy areas which hinge on, and pivot around 'Wales: A Better Country' (WAG, 2003) the vision of a more equal, socially included Wales which is a better educated, healthier, 'skilled-up', working and sustainable country. Many key policy areas contain within them vital connections to the housing agenda – all linked through this overarching vision

Arguably almost every aspect of the Welsh Assembly Government's concern and responsibility could be said to connect to regeneration. There is no overall single method of reviewing the Welsh Assembly Government's budgets or performance for regeneration, so what follows are a few of the clearer links between different areas of the Welsh Assembly Government's interest around the regeneration agenda and the broad housing context.

#### Cross Cutting Themes

'*Making the Connections: Delivering Better Services in Wales*' (WAG, 2004a) refers to a range of joined up service delivery possibilities, involving greater delivery in partnership with the community and voluntary sectors. Increasing the role of the wider community and voluntary sector has been an explicit commitment of the Welsh Assembly Government. Under the Beecham Review of Service Delivery '*Beyond Boundaries: Citizen-centred Local Services for Wales*' (WAG, 2006b), and the 'Lyons Review' (HM Treasury, 2004b) this role is likely to become more explicit.

The *plan rationalisation* policy area involves reducing of the number of plans required of local government and related activities. At the same time the Welsh Assembly Government is drawing together its work on the 'cross cutting' strategies required of local government. It is expected that eventually there will be a single Welsh Assembly Government framework for policy, guidance and advice on the 'generic' aspects of these strategies including partnership working and community engagement.

The *Heads of the Valleys* initiative is regarded as a potential template for the demonstration of cross-cutting and cross-boundary regeneration. This cross authority programme for the *Heads of the Valleys* has identified housing as a focal area of activity in '*Heads We Win...A Strategic Framework for the Heads of the Valley*' (WDA, 2005) and '*Turning Heads: A Strategy for the Heads of the Valleys 2020*' (WAG, 2006d).

#### Economic Development

'*Wales: A Vibrant Economy (WAVE)*' (WAG, 2005a) spells out the vision of a Welsh economy delivering strong and sustainable economic growth. The priority is to increase employment, so that over time the Welsh employment rate matches the UK average, even as the UK employment



rate itself rises; and raise the quality of jobs, so that average earnings increase and close the gap with the UK average. The key actions for achieving these priorities will be:

- supporting job creation and helping individuals to tackle barriers to participation in the world of work;
- investing to regenerate communities and stimulate economic growth across Wales; and
- helping businesses to grow and to increase value-added per job and earnings.

Disappointingly, however, the issue of housing and the recognition of its key role in driving the economy is absent from this strategy. In Welsh Housing Quarterly (WHQ) Issue 62 the WHQ Advisory Board published a letter to Andrew Davies AM, then Minister for Economic Development and Transport, clearly stating the case that housing is a key driver for economic change and growth in a number of guises and ways – from home-ownership, new house building, housing related employment including the construction industry, and the investment in quality in both the social and private housing sector the potential of housing to deliver is clear.

### Spatial Planning

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*'People, Places, Futures. The Wales Spatial Plan'* (WAG, 2004b) sets out a strategic framework to guide all future development and policy intervention and the interaction between policy and practice across space. It is a framework for investment and collaborative working across all policy areas, and fits with the *'Making the Connections'* / Beecham Review agenda.

### Sustainable Development

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*'Starting to Live Differently'* (WAG, 2004c) is the Sustainable Development Scheme of the National Assembly for Wales, which exists to encourage all sectors and all activity areas to adopt a more sustainable framework. The aim is to ensure that all economic programmes and policies support sustainable development, in particular by encouraging clean energy generation and resource efficiency.

### Social Enterprise

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*Social enterprise* development is an area which the Wales Assembly feels will deliver real growth over the next few years and which has clear relevance to local housing development.

### Community Strategies

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*Community Strategies* are the vehicle for tackling democratic renewal in Wales. Democratic renewal has involved the modernisation of local government and the building of local thematic partnerships in order to prepare *Community Strategies*.

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### Communities First

This programme aims to fund and support a community based, developmental approach to regeneration. A founding principle of the programme is that regeneration and community renewal should meet the needs and priorities determined by communities themselves. The programme is targeted at the most deprived communities in Wales.

### Physical Regeneration Fund

This fund assists local authorities with capital costs in support of physical regeneration projects. The key issues here are focused on town centre regeneration projects, physical regeneration which has a positive impact on *Communities First* areas; work which tackles the enhancement of industrial areas, and tackling prominent dereliction or decay. In 2005-06, three development rounds and one implementation round were held. Fifteen development applications were approved with grants totaling £1.1 million and grant was approved for 15 of the implementation projects, totaling £13.1million.

### Community Facilities and Activities Programme

This programme was established by the Welsh Assembly Government to help voluntary and community organisations to aid regeneration of their communities by creating or refurbishing facilities available to the community as a whole, such as community centres and faith-based community facilities, involving people of all ages and abilities in the community and addressing the needs of socially excluded groups; and providing facilities and activities that aim to reduce poverty, inequality, discrimination and social disadvantage. The programme has committed £13.676 million over three years in support of 121 bids for funding in 2005-06.

## National Housing Context

In 2001, the Welsh Assembly Government published '*Better Homes for Wales: A National Housing Strategy for Wales*' (WAG, 2001b). The document identified a clear connection between housing and the health and well being of the nation. As well as identifying the centrality of housing in the regeneration and anti-poverty agenda, the document also set out a new national strategy for housing in Wales to resolve the key issues identified in the provision of housing. Four key concerns can be identified in the document:

- housing requirements and affordability;
- housing stock condition;
- the role of social housing; and
- the housing and support needs of vulnerable households.



The strategy provides a clear long-term vision for housing in Wales. The Welsh Assembly Government wants everyone in Wales to have the opportunity to live in good quality, affordable housing, and be able to exercise choice over where they live and whether they rent or buy. This vision is underpinned by the *Welsh Housing Quality Standard (WHQS)*. In order to drive forward the work of eliminating unfit housing and bringing homes up to a standard appropriate for the twentyfirst century in Wales the Assembly Government has introduced the WHQS which all social housing must meet by 2012.

During the last 20 years, levels of unfit housing in Wales have fallen from some 20% of total housing stock total to around 4%. The Welsh Assembly Government is committed to ensuring that this trend continues (WAG, 2006c). However, local authorities have reported that it will cost over £3 billion to tackle the backlog of repairs and improvements to council houses (CIH Cymru, 2006). This estimate is the outcome of research, and the calculation and formulation of a Cost Model for the achievement of WHQS across Wales' local authorities, carried out by Berkeley Hanover Consulting and Davis Langdon Management consulting (WAG, 2005).

As a result local authorities will have to consider all credible options to secure investments for improvements. For some, this will mean transferring their houses to new or existing housing associations, or Community Housing Mutual's (such those being developed in Rhondda Cynon Taff and Torfaen), so that they can borrow the extra money to meet the costs of repair and improvement. Others may be able to achieve improved homes by alternative arrangements - what is important is that tenants get good quality homes appropriate to the twenty first century.

***This £3 billion alone will have huge impact on the Welsh economy, but it represents only a part, albeit a significant part, of a far greater picture. Is there over reliance on the impact of (assumed) Large Scale Voluntary Transfer (LSVT) in the impact studies? Is there an overall lack of awareness about the potential impact of the private sector? What will local authorities who determine not to enter the transfer equation, bring to the regeneration table?***



LSVT on its own does not directly address the issue of housing in private ownership (including the areas of very old privately owned housing stock; and affordable housing in the private sector). Neither do we have accurate forecasts, or anything like sufficient current information, to project what might be a concomitant spend from the private sector across the remainder of existing and projected new build housing during the same period. What can be predicted with confidence however is that there is likely to be a complex 'multiplier' effect on our local economies, and that this could be even more exaggerated in terms of the local 'churn' effect if we get ready, and prepare now, to maximize potential benefits and outcomes. This is evidenced through the following extract from the *Wales Spatial Plan*:



*“The level of committed forward investment realized through this process should act as a catalyst for local social and economic regeneration and skills/ training programmes for local people.”*

**(WAG, 2004b)**

The Welsh Assembly Government has developed a new model for the transfer vehicle – *The Community Mutual Model* - which carries an explicit recognition that transfer could create regeneration-focused companies; that there could be added value if the opportunity for a wider and deeper grasp of the regeneration agenda is realized. Adamson and Smith make the point that:

*“Over time, the transfer process has evolved from simply a means of levering in the necessary investment for the physical regeneration of council housing to a more holistic device designed to support the social, economic and physical regeneration of communities.”*

**(Smith, B & Adamson, D, 2006)**

Local authorities were required to submit updated business plans to the Welsh Assembly Government by September 2005, demonstrating how they intended to achieve the WHQS by 2012, and maintain it over a thirty year period. Seven local authorities to date have resolved to ballot tenants on housing stock transfer. Several other authorities have submitted proposals to illustrate how they intend to achieve the WHQS within their own resources and whilst retaining their stock. The Welsh Assembly Social Justice and Regeneration Committee, February 2006, received a Ministerial report on progress in improving quality in social housing, and progress by local authorities towards the achievement of the WHQS (WAG, 2006c).

Despite the historic ‘ideological’ debate around *Right to Buy*, the process has arguably brought greater social cohesion to communities often characterised by transient populations. Consequently, equity can be seen as a lever to persuade local households to take a stake in their community and promote engagement rather than social exclusion. This has clear implications for housing organisations looking to ‘stabilise’ poor estates. Properly managed, such programmes could promote greater *balance in tenure patterns* in some of our most deprived communities. Increasingly there is a joint approach with private sector to achieve mixed tenure areas in newer developments, moving away from large scale, single tenure areas. In addition many housing organisations are assessing their interest in potential ‘equity’ schemes, mixing rental with purchase as a way of providing personal investment options.

The Welsh Assembly Government has funded several ‘pathfinder’ type initiatives which have delivered improvements in management and practice. The *Social Housing Management Grant* programme, for example, has enabled a range of providers to develop new models of management and innovation. In particular, several have focused on the environmental elements of their stock and developed variations of estate ‘wardenships’ and management.





*Can we see a future where stock transfer and other housing issues are being approached together?*



*“Social housing in Wales has long been the ‘forgotten sector’ as far as the regeneration of our local economies is concerned. The complicated and estranged way in which our social housing estates have historically been managed by many of our local authorities in Wales has merely exacerbated the situation.*

*If the way in which the Valleys to Coast Housing Association (V2C) is approaching the management of its inherited housing stock in Bridgend is anything to go by, then the stock transfer process in Wales offers some real hope.*

*The ‘silos’ of local government departmental management and funding (where traffic issues are dealt with solely by the Highways departments, where drug, alcohol abuse and crime by Social Services, independently of Education and Health services by a completely different set of professionals) all demand to be coordinated in a far more coherent and, more importantly, localised way, than hitherto.*

*V2C has sought to tackle these issues by looking at the challenges facing four of its most deprived estates in Bridgend, South Wales. They call it their Environmental Improvement Programme. There is nothing particularly earth shattering about their approach, however radical it may, at first appear. It is merely the logical demolition of the ‘silo’ thinking referred to above, in order to create a more sustainable future for the estates they re managed, since the stock transfer took place in 2003. It is the locally coordinated and comprehensive approach which is innovative.”*

**M. Sullivan, Director of Regeneration, Powell Dobson Urbanists**

*Cross departmental working is essential to achieving successful regeneration, whatever solution is adopted for the ownership & management of the existing<sup>[VH1]</sup> local authority housing stock. This arguably been a significant problem facing regeneration in Wales and elsewhere.*

*Neighbourhood Renewal Areas (NRAs) are a useful model of small scale mixing of investment sources – mixing grants with private investment to produce local area impact, raising the stakes for renewal locally and as a driver for regeneration in respect of the use of local firms and suppliers and, potentially, skill training.*

The aim is to reverse the process of decline by increasing market confidence, stimulating private sector investment and sustaining communities through economic regeneration. There are currently 51 active or completed *Renewal Areas* in Wales with more in the pipeline, with activities ranging wider than housing to include improvements to socio-economic and environmental conditions. This helps restore confidence and plays an essential role in improving housing and living conditions and developing long-term sustainable and viable futures for communities. For 2006-2007, the Welsh Assembly Government has made £25.8 million grant available for renewal areas.



The *Home Energy Efficiency Scheme* is now in the seventh year of Welsh Assembly Government funding, and has a budget of £19.6m for 2006-07. The scheme is the Welsh Assembly Government's main mechanism for tackling fuel poverty, and offers insulation and heating measures to households on qualifying benefits. Over 60,000 households have received measures such as cavity wall insulation, loft insulation, draught proofing, and central heating through the scheme. For households in rural areas it can be harder to reduce fuel bills, as properties are often off the gas network, and may have solid walls which are expensive to insulate. Maximising income is a very important tool in helping households who are vulnerable and/or in fuel poverty. All households applying to HEES are now offered a Benefits Entitlement Check to help them identify if there are any benefits to which they are entitled but not claiming.



## Section Two: Economic Development

*“In Wales, we have reached a stage where housing has become the key driver in regenerating communities and reinvigorating the local economies through the construction of new, and the improvement of existing, homes.”*

**Linda Whittaker, Welsh Assembly Government  
(CIH Cymru, 2006)**

There are many ways in which housing can impact on Wales’ economic development and many economic opportunities at local level which housing organisations can help develop and deliver. Creating real choice will mean reaching the Welsh Housing Quality Standard (WHQS) by national targets which translate into local activity. We need to ensure that communities realise maximum gains from local plans and investment strategies.

Housing organisations can connect in several ways to economic regeneration at a national and local level by:

- stimulating, and integrating with, local supply chains;
- ensuring that all activities focus on the local economy, looking for local contractors, suppliers (DTI, 2005) and materials;
- seeking to create synergy with local training and local capacity building;
- ensuring the development of local procurement and tender lists, and offering support and advice to local firms who wish to enter these lists and processes (For more information: see TenderWise - [www.tenderwise.com](http://www.tenderwise.com) - a joint initiative between Trinity College, Carmarthen and University College, Dublin); and
- enabling local Small to Medium Enterprises to develop their capacity for, and awareness of, local opportunities for engagement.

The *Heads of the Valleys* strategy **‘Turning Heads....’** (WAG, 2006d), illustrates how important the WHQS driver is. The strategy aims to ‘unlock’ the estimated £1 billion necessary to bring all the social housing stock up to the WHQS, and ensure this forward investment acts as an economic driver for skills and job creation within the communities concerned. The *Heads of the Valleys* programme aims to:

- build on this investment with regeneration programmes that place a priority on safer communities and a high quality environment;
- fund the necessary specialist help and assistance to ensure that there will be a credible and supported action plan to deliver the WHQS, and to maximise local economic, social and environmental benefits;
- facilitate the development of an urban renewal strategy for the private sector housing stock;
- ensure the availability and use of an accessible and developable land supply for affordable housing through the establishment of a *Heads of the Valleys Landbank*;
- tackle fuel poverty by developing a joint approach which closely links targeted Government resources with the substantial funds available from private sector UK energy suppliers to ensure high standards of energy efficiency; and
- develop and support the growth of the social economy sector and its ability to win and deliver high quality programmes and services.



By looking at a strategic programme, where housing organisations act in a strategic manner as well as at the community interface, we can begin to realise the great vertical and horizontal reach of the potential housing agenda in regeneration. However, it must be noted that sustainable regeneration in the Heads of the Valley area will only be achieved if complementary actions are taken within the 'economic' sub region and synergy is achieved between 'bottom up' & 'top down' approaches.

Housing associations are now working in area-based development partnerships known as *Development Consortia*. The new development consortia of associations are looking to:

- integrate asset management programmes with their new development activity to enable collective procurement of labour and material;
- partner to deliver effective long-term supply chain co-ordination and management;
- develop improvement plans which had clear gains in reduced costs and improved quality;
- develop small and medium sized local contractors and suppliers in the supply chain and grow capacity through training and employment initiatives – particularly where there is a spin-off in community regeneration and capacity building;
- make their activity as sustainable as possible; and
- continuously improve the quality and efficiency of procurement.

(D Hedges, 2006)

The development role of the new consortia will therefore enable a much wider regeneration remit to emerge. At the more local level the stated business objectives of *Devco Consortium* (Cynon Taf Housing Association, Dewi Sant Housing Association, Hendre Housing Association, Merthyr Housing Association, Pontypridd & District Housing Association and Rhondda Housing Association), operating across South Wales, for example include:

- create local employment and training opportunities; and
- encourage the development and use of local contractors and suppliers.

However, a recent Housing Corporation report '*Housing Corporation Operating Cost Index*' (Housing Corporation, 2006) has raised questions around the assumption that larger housing organisations by definition produce overall efficiencies. This raises the issue of whether the new Wales development consortia, in relation to procurement, work in the opposite way, in that they will focus on larger contracts and supplies, not local and small. Interestingly the Key Lines of Enquiry document from the Wales Audit Office (Wales Audit Office, 2005) cites the '*Collective Procurement*' route as indicative of excellence in achieving value for money, yet other research has shown how local small contractors will 'go the extra mile' in delivery (DTI, 2005). This is an area of concern that the housing field needs to consider.



Robert Smith, Chief Executive of Linc-Cymru believes we can find an answer to this conundrum:

*“Value for money is not about the lowest price, quality and performance is driven by the customer. This is the focus in Syniad’s approach to continuous improvement and procurement efficiency. The Syniad Consortium (Linc-Cymru, Pennaf and Wales & West Housing Association) has designed a ‘collaborative procurement’ model for its development and maintenance services based on the best practices in partnership working. The most innovative contractor selection and contracting arrangements are used to ensure that value for money is achieved.*

*The holy grail in procurement goals for a consortium like Syniad operating throughout Wales is to use local contractors and suppliers, whilst achieving comparative supply costs similar to the larger associations operating in England, who use larger national contractors and bulk buying clubs.*

*Syniad also recognises that unless it is ready to work with its supply chain on a shared solution to the shortage of skilled construction labour in Wales, it will suffer ever rising costs as a result of increasing competition for competent and capable suppliers and contractors.”*

Social enterprise is a key area for the Welsh Assembly Government’s integrated policy development. The growth in the social economy was championed by a mix of public and voluntary/community sector partners – New Economics Foundation, Community Enterprise Wales, the Wales Coop Centre, the Coalfields Trust, and the Scarman Trust, Development Trusts, and more recently in Wales, the Social Economy Network.

Sustainable social enterprises have an important role to play within an overall economic development strategy. They contribute to tackling social exclusion and to bringing the economically inactive back into the world of work. They provide a real alternative for those who are not attracted to the profit-making sector, and in the context of *‘Making the Connections’* (WAG, 2004a) they have a vital part to play in putting the citizen centre stage.

The sector includes a range of organisations such as credit unions, housing associations, development trusts, community or social businesses, cooperatives, employee-owned businesses, social entrepreneurs, intermediate labour markets and social firms and other charities and voluntary organisations that derive their income primarily from trading activities. Social enterprises have three key characteristics:

- they have a social, community or ethical purpose;
- they operate using a commercial business model; and
- they have a legal form appropriate to *‘not-for-personal-profit’* status and social ownership.



The 'Social Enterprise Strategy for Wales' (WAG, 2005a) refers to four critical areas: creating an *Enabling Environment*; making *Social Enterprises Better Businesses*; establishing the *Value of Social Enterprises*; and encouraging the *Development of New Opportunities*. The strategy carries challenging aspirational targets for the sector for 2005-08:

- 80 new social enterprises incorporated;
- 100 new, emerging or potential social enterprises registered with the Wales database;
- £1m growth in turnover amongst registered social enterprises;
- £6m of transferred assets to social enterprise;
- £12m investment secured to purchase and/or refurbish assets;
- £2m in new contracts secured by social enterprises; and
- 20 sets of social and environmental accounts produced in Wales annually by 2007 and 30 annually by 2008.

***What relevance does the social enterprise sector have for housing organisations in Wales?***



Looking at such activities from a housing perspective we can see that social enterprises can:

- provide routes to mainstream employment;
- create sustainable jobs;
- retain wealth within the local community;
- contribute to community regeneration;
- encourage active citizenship;
- make money in a socially and environmentally responsible way;
- identify and promote the needs of local communities;
- improve service delivery to meet local needs; and
- reach out to those who are economically inactive or disadvantaged.

In Wales this is largely uncharted territory. The role of the housing sector can be to mediate between the private market and the social sector in bringing added value to the table, such as skill development and social inclusion (CIH Cymru, 2006 and Flockhart, 2006). If we just take one element from the list of Welsh Assembly Government targets above, such as asset transfer, there are opportunities on every estate and in every organisation to stimulate new groups, facilities, activities and organisations.



## Valleys to Coast Housing Association (V2C)

V2C has commissioned a consortium of community development consultants and designers led by Powell Dobson Urbanists, to pilot the exploration and development of options for the improvement of four pilot estates in Bridgend. The consultants are expected to maximize the financial resources available to the programme by identifying and facilitating opportunities to match fund a significant capital budget. Their contract specifies the need to

- support the creation and development of social enterprises/community business;
- create training and employment opportunities; and
- develop the local intermediate labour market.

So far in the progress of the *V2C Estate Improvement Programme* there are clear local needs which might be integrated into socially useful economic activity:

- supported housing with partner organisations;
- youth programmes including operating youth facilities and amenities;
- local community hubs owned and managed by new independent bodies, such as community enterprises;
- estate wardenship and ranger services, incorporating environmental maintenance works;
- managing and supporting local shops on estates; and
- possible community transport operations.

For more information see: [www.v2c.org.uk](http://www.v2c.org.uk)

Other organisations exemplify the social enterprise potential of connecting to the housing field and there are now many case studies of the process of maximising investment opportunities at community level.

## Cynon Valley Crime Prevention Ltd

Cynon Valley Crime Prevention Association Ltd is a social enterprise which has direct connection to jobs and housing. The not-for-profit Development Trust initially offered a lock fitting service, but the product range has now grown to include: CCTV and burglar alarm installation, access control and fire alarm fitting, key cutting, chimney sweeping as well as Corgi-Registered gas servicing and installation. With just 1 full-time and 2 part-time employees in 2000, the organisation currently comprises 22 full-time staff, and turnover more than doubled between the first and second year of trading and has continued to grow. The company's customer base extends across the UK and, by holding the rights to certain lock systems, they have recorded international sales. Ambitions for the future are to continue broadening the range of services offered and to develop sales through e-commerce.

For more information contact: Cynon Valley Crime Concern Director - Vince Price on [cvcpa@tiscali.co.uk](mailto:cvcpa@tiscali.co.uk)



Examining the history of best value has shown that 'added value' can incorporate imaginative elements of social as well as economic local benefit, including social inclusion, local engagement etc (Flockhart, 2006).

*"...whilst it is recognized that the implementation of WHQS throughout Wales will require significant financial expenditure, this will in turn place large demands on labour and materials supply."*

**(WAG, 2005b)**

If the housing sector is to involve itself with the up-skilling of local tenants and residents in order to meet projected demand for new skills and job creation, then it has to think ahead of the game. Training opportunities need to be created up stream, before major renewal and refurbishment, let alone new-build contracts, so that the 'local labour' clause in any contract can be operationalised, and in order to increase the supply of local contractors available to take up tendering opportunities.

Sir Michael Latham, Chair of Construction Skills addressed a Cardiff Regeneration conference hosted by the Royal Institute of Chartered Surveyors in 2005. Selected here a few more useful facts from his overview:

In 2004, 84% of Welsh companies reported difficulties in recruiting skilled staff. That is 10% higher than the rest of the UK.

The major problems in finding skilled people were in the wood trades, cited by 45% of businesses, and bricklaying, cited by 33% of Welsh firms, with plastering and plumbing running at a worrying 29% each.

Whilst the rest of the UK also had difficulty in recruiting to these trades, the problem was more pronounced here in Wales.

Welsh employers are.....concerned about the next generation. 65% of employers report that although new entrants have the theoretical skills to do the job they specialise in, they do not have the practical approach which makes them ready for a construction site.

The industry is growing, and expects to grow further. 69% of Welsh companies are expecting growth, but with significant skill shortages and real recruitment problems. That is the problem we need to deal with.

On the latest figures available, we have 4,147 people in education, training in the skills necessary for the industry across Wales. That is too low. We need 5,510 skilled people per year, every year between now and 2008. This is nearly a third more than we currently have in training. But, even these overall figures hide a further problem, which ConstructionSkills is seeking to deal with. Of those 4,147 people, only 63 of them are women. Only 1.5% of our future trained and skilled workforce will be women. Overall, just 4.5% of our future industry needs will be provided from sections of society that make up over 50% of our nation. Our industry has, historically, been the preserve of the white man. Our construction gene pool is currently restricted to less than half the possible workforce.





*How can housing organisations tackle any part of this huge training gap*



Several small examples show the actual and potential engagement of the social housing sector in the development of skills for the construction industry:

### **Valleys to Coast Housing Association (V2C)**

V2C is the key partner in Caerau Training Centre, Bridgend and hopes to bring local tenants into construction placements with its main contractors.

**For more information see: [www.v2c.org.uk](http://www.v2c.org.uk)**

### **Build It and Build It Plus**

Build It and Build It Plus are a construction skills training projects developed by a partnership between a housing association and two other Development Trusts across Rhondda Cynon Taf. The intention is to support local projects needing small capital works, and.....local skilled workers were recruited into informal adult education training courses and then become foremen on the training programme.

**For more information contact: Gary Foreman at Penywaun Enterprise Partnership on 01685 814645**

### **Construction Opportunities for Inclusion (COFI)**

This two year project was established following contact that Rhondda Housing Association made with the Young Builders Trust. The project is an integrated engagement programme for 50 marginalised, unemployed young people between 16-24 years old from the most deprived Objective 1 wards of Rhondda Cynon Taf. The course provides life and employability skills support and NVQ Level 1/ 2 training in carpentry, bricklaying, and plastering.

The training includes a period of time 15 to 17 weeks of up-skilling to help participants become work ready and address any personal problems they may have. After this they spend an average of 1 day per week formal training in a purpose built Training Centre based at the Cardiff Chamber of Commerce. The remainder of their time is spent on placement with contractors for up to 52 weeks. A Welfare Officer is employed to ensure personal difficulties are dealt with and trainees are supported throughout their placement and training.



Each trainee receives a starter kit of tools appropriate to their chosen trade and the statutory Health and Safety clothing and equipment. In addition each trainee will receive a weekly training incentive payment which will be paid based on attendance for time sheet and recorded evidence.

Partners are: Young Builders Trust, Careers Wales, ELWa, Manpower, JobCentre Plus, Rhondda Housing Association, Hafod Housing Association, Pontypridd & District Housing Association, the Development Trusts Association, Penywaun Enterprise Partnership, Careleavers Service, the Cardiff Chamber of Commerce and Rhondda Cynon Taff CBC.

The project has been running since January 2005 and has already gained over 50 clients.

**For more information, contact: SkillsBuild, Rhondda Housing Association on [Lottie@rhondda.org](mailto:Lottie@rhondda.org)**



## Section 3: Community Regeneration

*“Housing and community regeneration is central to improving the lives of the people of Wales, particularly those from the most disadvantaged communities. We believe everyone should have the opportunity to live in a good quality home within a secure and safe community.”*

**Wales Assembly Government Website,**

<http://new.wales.gov.uk/topics/housingandcommunity/?jsessionId=69634B490397A0961EE5021DE62550B4.www2?lang=en>.

*Communities First* is the Wales Assembly Government’s ‘flagship’ programme for tackling disadvantage and deprivation. The aims of the programme are outlined on the Welsh Assembly Government website:

*‘We are committed to tackling social disadvantage, cutting poverty and helping to improve the lives of people who live in the poorest areas of Wales. Communities First is a Wales wide programme that is paving the way for community regeneration. The work is concentrated in and around the most deprived areas of Wales to promote economic, social, and environmental improvements.*

*The aim is to support both individuals and communities to address the barriers to things getting better. Our commitments focus on tackling the issues that can most damage day to day life for people and on supporting work in local communities.’*

**Wales Assembly Government Website,**

<http://new.wales.gov.uk/topics/housingandcommunity/regeneration/?lang=en>.

*Communities First* areas have been designated according to the *Index of Multiple Deprivation (IMD)*, but there are pockets of poverty and exclusion which are often centered on poor estates which have not ‘qualified’ for *Communities First* status. Thus we see increasing interest in sub-ward, super output area statistics in order to focus delivery and permit investment outside of the designated *Communities First* areas (WAG, 2005e). This is a process where savings are to be found through joint working initiatives with other local partners.

Certain aspects of *Communities First* have close connection to the work of local housing organisations and regeneration:

*“Delivering sufficient additional investment in the council housing stock across Wales is central to achieving the Assembly’s target in relation to the WHQS. However, the research team considers that WHQS also has a very significant role to play in helping to achieve some of the key aims of the Assembly’s broader strategic agenda set out in ‘Wales: A Better Country’. In particular opportunities presented by the housing renewal agenda for some of the objectives of the Communities First programme in Wales suggest the need for a close link between the two strategies.”*

**(Smith, B and Adamson, D: 2006)**



## How can we make the links between housing and communities first?



The *Vision Framework for Communities First* is relevant for housing – as with Community Strategies – since it should be holistic and interconnected. The vision framework requires *Communities First* bodies to construct action plans according to 6 spheres of activity.

The identification of local issues, via Community Appraisals (Communities First Support Network, 2004) and profiling exercises, can involve tenants and residents in the locality in identifying their priorities for action.

Housing bodies may perform a critical role in the delivery of ‘*Quick Wins*’ – a phrase used to denote relatively easily delivered change which will affirm to the community that their priorities are being heard – maybe dealing with anti-social behaviour incidents; estate repair; lighting in areas of crime concern; clean ups; and children’s play facilities.

*Communities First* areas have brought together new community based partnerships, and many housing bodies already sit at these tables (see below Cwmdeithas Tai Eryri and Rhondda Housing Association). Developing partnerships and supporting the social infrastructure at community level is critical work. Developing groups to become confident and with awareness of other social policy areas, able to articulate local needs and issues – this is capacity building.

Programme ‘*bending*’ is growing – meaning that key players are focusing their activities and budgets into *Communities First* areas. There are examples of more intense policing, better health delivery, working with tenants to secure reductions in youth annoyance and community safety gains within *Community First* wards. (Rhondda Cynon Taff County Borough Council, 2005). It may well be that these relationships with other service providers will enable joint project planning, joint funding and joint delivery to emerge.

A few housing organisations in Wales have undertaken the actual hosting of the financial accountability role as well as direct engagement with *Community First* partnerships:

### Cymdeithas Tai Eryri (CTE)

Cymdeithas Tai Eryri (CTE) based in North Wales is committed to encouraging disadvantaged and rural communities to take the lead in identifying local needs and solutions.

- CTE has established a Community Projects Team;
- the team specialize in community regeneration, capacity building, tenant participation, community land trusts and project management;
- Community Regeneration Partnerships have been established in four *Communities First* areas;
- CTE provides payroll functions, support in securing property, financial advice and book-keeping, paying for legal advice and advice on constitutions, linkage to local companies for specialist skill support;
- the association is active in developing community services, drop-in centres and community halls;
- CTE promotes courses for residents;



- CTE promotes environmental projects; and
- the association pulls in a variety of funds from different sources.

At the other end of the scale, in the more urban context CTE has handled major regeneration on the Cae Llwybr Estate in Caernarfon aimed at reducing turnover, crime, maintenance costs etc.. An action plan was devised with residents involving:

- new approaches to investment;
- better management arrangements;
- local lettings;
- an estate base for services, meeting and training; and
- estate re-design.

**For more information contact: Dewi Lloyd Evans on [dewi@taieryri.co.uk](mailto:dewi@taieryri.co.uk)**

## Rhondda Housing Association (RHA)

Rhondda Housing Association (RHA) is the grant recipient for *Communities First* in Treherbert, Rhondda. As well as the normal 'hosting' functions of grant recipient, RHA set up *Cymni*, an independent company to act as the driver for *Communities First* in the area. *Cymni* acts in several interrelated regeneration capacities:

- running seasonal markets for local businesses and entrepreneurs;
- carrying out local environmental projects such as dry stone walling using local volunteer residents, under supervision;
- regular river clean up events in the locality;
- operating a 'Summer Fun' programme for children and young people;
- organising local village forums to consult, discuss and debate local issues such as health services and facilities; and
- affecting local delivery of other services such as play, parks, litter etc.

**For more information contact: Rhys Burton on [Rhys@cymni.org.uk](mailto:Rhys@cymni.org.uk)**

By hosting the *Communities First* programme both organisations see added value to their overall activities in creating a long-term perspective on local sustainability.



In looking at their engagement with the *Communities First* Programme, organisations should:

- allow community development staff to engage with supporting the *Communities First* process;
- encourage the development of skills and learning for staff and tenants around community development (See Community Development Cymru website: [www.cdc.cymru.org/](http://www.cdc.cymru.org/));
- work with partners – i.e. joined up work with the police and tenants on community safety; basic skills sessions; healthy lifestyles projects etc;
- consider joint delivery of projects across *Communities First* area with other partners i.e. estate improvement works; project developments for youth facilities etc; and
- support tenants and residents who are engaging and investing in their local area.

For some organisations *Communities First* is developing more rationale in the local area and can be seen to be producing templates for the development of locality budgeting – joint delivery and shared outcomes in project evaluation. In England, neighbourhood renewal modeling is developing the concepts of Local Area Agreements and ‘outcome agreements’ i.e. shared targets for improving neighbourhoods (Local Government Association, 2006). In Wales, this process is being considered by the Welsh Assembly Government.

The Welsh Assembly Government guidance to local authorities, ‘*Preparing Community Strategies*’ (WAG, 2001d), has clear implications for housing bodies seeking to work in partnership at local level.

The guidance recommends that Community Strategies should be prepared jointly by local authorities and their partners, including local communities, and should:

- enhance the quality of life of local communities through action to improve their economic, social and environmental well-being;
- contribute to the achievement of sustainable development; and
- provide a mechanism to debate locally the needs, opportunities and aspirations of local communities and establish priorities.

Currently across Wales the typical strategic partnership table of each of the community strategy partnership oversees ‘thematic’ partnerships – these five or six tables bring together the wider agendas of the strategies and usually include:

- Children and Young People;
- Health Social Care and Well Being;
- Community Safety;
- Economic Regeneration; and
- Environment.



*Housing touches all the parts of most thematic partnership agendas. The reach of potential housing linkage, at strategic as well as at operational level, is vast, but conversely it doesn't have a table for focused consideration. Does the housing agenda deserve its own thematic partnership within the community strategy process?*



Capacity building is the term used to convey the process of acquiring information, skills, resources, and experience in order to be able to undertake community regeneration. As we have seen earlier on, there is a new paradigm emerging which places communities at the heart of many public policy and regeneration activities.

*“Raising the capacity of communities is about helping them develop the ability to participate in the regeneration of their communities, to lead some activities and to help influence the things that affect them. This can be by growing their skills, information and knowledge and confidence. People come with a wealth of experience, knowledge and skills that all need to be built upon and not ignored.”*

**(Communities First Support Network, 2003)**

For housing organisations, developing capacity themselves, and enabling the development of capacity inside their local communities represents some of the most critical work they undertake. It is no exaggeration to see certain housing bodies as key players working at the interface with disadvantaged communities in terms of the process of capacity building.

In his book *‘Strengthening Communities’*, (Skinner 2006), Steve Skinner quotes from *‘Firm Foundations’* (Home Office, 2004) and summarises the key components for support at local parish, village or neighbourhood level as:

- a hub;
- seed-corn funding;
- community workers;
- a forum or network; and
- learning opportunities.



*“We work in some of the most disadvantaged wards of Wales and our tenants are more marginalised than most within these wards. Such social exclusion can result in high void levels, increasing vandalism and low demand. The Community Development Strategy by focussing on quality of life and regeneration aims to remove the barriers to inclusion, protect the Association’s assets and create strong, vibrant communities.”*

**(Rhondda Housing Association, 2006)**

Capacity issues exist across all sectors in the complex housing arena; lack of capacity is not merely an issue at community level. There are also matters of culture to be overcome which require leadership, and commitment to real values and principles in order to engage effectively with communities.

*“Capacity building on the staff side means growing awareness and skills about how their services affect real lives. Many professional staff don’t have engagement skills. Community regeneration that brings communities truly on board means very careful implementation.”*

**J.Drysdale, Director Tenant Participation Advisory Service (TPAS) Cymru**

It is also important to grasp the local agenda. There is a need to increase our understanding of which ‘quality of life’ issues are uppermost in the minds of communities. It is important that housing becomes involved in evidence of need according to a wide definition – not just housing need. Increasingly we see that this ‘local knowledge’ is a key part of the local regeneration landscape.

The Wales Audit Office’s ‘Key Lines of Enquiry’s (KLOE’s)’ (Wales Audit Office, 2005) ask how the organisation works with its various communities, and uses the assessment criteria:

*‘Works with a wide base of other community organizations to ensure that services are tailored to local need. It can demonstrate that it has an understanding of different issues of relevance to diverse need and different local communities.’*

Again, in determining the quality of ambition, the KLOE’s asks whether the organization has:

*‘a good understanding of the local context in which it operates. Has a good understanding of the priorities of the local community and those of key partners/ stakeholders .....’*





Keeping community engagement running in parallel with developments in the local housing landscape is complex. Local communities, forums and partnership bodies as well as tenant and resident groups are not experienced or conversant with complex strategic development projects nor large-scale procurement or project management.

Nevertheless there is a clear need to engage communities at the strategic level i.e. on new build, new site development, improvement and estate renewal. To do this organisations need to improve their skills and techniques. This involves new education and development pathways.

Despite an historically disjointed picture in Wales, there are now symptoms of convergence between some of the major players and joined-up education and training for regeneration (Scorrer & McCarthy, 2003). Some of the key players are beginning to overcome the divide between community based regeneration and more strategic, infrastructure, capital-based regeneration. Housing bodies are uniquely placed to straddle this divide and enable this process.

## Regeneration Skills Collective

The Regeneration Skills Collective is a joint professional institution group for the promotion and development of integrated approaches to regeneration in Wales.

Sustainable Regeneration is top of the agenda for the professions involved in delivery of the built environment in Wales. They have joined forces to address common issues such as the training, recruitment and retention of people, exchange of best practice and finance and funding regimes.

Members include:

- Chartered Institute of Housing (CIH Cymru)
- Institution of Civil Engineers in Wales (ICE)
- Landscape Institute Wales (LIW)
- Royal Institution of Chartered Surveyors Wales (RICS)
- Royal Society of Architects in Wales (RSAW)
- The Royal Town Planning Institute (RTPI)

### The RSC's objectives are to:

- Secure cross professional delivery of high quality, integrated and sustainable regeneration
- Take positive action to fill the skills gaps necessary to deliver high quality regeneration in Wales
- Achieve Welsh solutions to the provision of skills training and enhancement and the exchange of best practice both within and outside Wales
- Engage with public, private and voluntary sector regeneration policy makers and practitioners in Wales

### To achieve these objectives, they have:

- An approved Memorandum of Understanding
- Engaged with leading public sector policy makers and decision takers to plan the skills and resources required for community and urban regeneration
- Drawn up an ambitious rolling five years' action plan
- Established a programme of high profile joint events

For more information: [www.cih.org/cymru/rsc](http://www.cih.org/cymru/rsc)



## Wales Higher Education Regeneration Network

Over the last few years another grouping formerly known as the Wales Higher Education Regeneration Network has met to press the Welsh Assembly Government to promote a more joined up approach to Community Development Learning.

**For more information contact: Communities First at the Welsh Assembly Government on: [communities.first@wales.gsi.gov.uk](mailto:communities.first@wales.gsi.gov.uk)**

*"Local communities should be involved from the very outset in the creative task of devising regeneration solutions..."*

**(Welsh Development Agency, 2006)**

Citizen involvement, community engagement and partnership working are parts of a new orthodoxy applied to most regeneration activity.



## ***What is involved in the creation of empowered communities and citizens?***



It is imperative that all housing providers try to ensure that their clients have some means of collective representation. Representational mechanisms are critical to ensure a democratic voice for all tenants and residents of an area. This is no easy task: It may well need dedicated staff and budgets, especially in areas where there has historically been high turnover and there is likely to be a low level of empowerment.

In areas of low pre-existing capacity there may be a need to offer more than support to one group or another. It may be that overall the housing agenda dictates the need for a more joined up 'development process', possibly implying the need for skilled community development workers. Whether or not housing organisations deem themselves to be the appropriate body to undertake this role, often they will need to support it financially as well as in other terms. Alongside this, regeneration requires a recognition that the development process is a long-term one. 'Virgin' estates with no social capital may take years to grow a real participatory base.

Community engagement is still a developing area. Performance measures are reported publicly, but there is scope to do so in more user-friendly ways. The measures themselves may need to include more information on citizens' and communities' views on the progress being achieved.

Support for community empowerment may take many forms:

- employing development workers;
- stabilizing turnover through tenant support processes;
- creating potential for personal investment in an area;
- enabling personal and group development and capacity building; and
- offering resources – a room or a building, a grant, a computer and a copier.

Taking the right course; deciding your own local housing-related priorities in the field of community engagement is not simple; nor is it open to formulaic rules:

*"What this might come down to is simply the recognition that at community level it may well be as important to support a local primary school initiative as take a place on a strategic partnership! If it affects the lives of your tenants children it will pay back tenfold."*

**Nigel Draper, V2C: [nigel@V2C.co.uk](mailto:nigel@V2C.co.uk)**

For some housing bodies there are clear links from the interface they present to the community and the resourcing of the development process itself. A theoretical model might grow from a small estate presence to a complex service delivery and capacity building base, building up towards social enterprise development.



This type of concept is known as a Community Hub. A possible time line for such a model is shown below:

### First stage: Estate Base

- estate management office;
- Tenants Association base;
- estate warden base and store;
- maintenance gang drop in / storage;
- improvement team office base / site arch / site foreman / Clerk of Works;
- meeting space;
- private interview rooms;
- kitchen / refreshment facility; and
- information display point.

### Second Stage: Development

- community development worker base;
- coordination of project developments i.e. estate partnership meetings;
- youth support services / youth worker base;
- volunteering point i.e. for estate clean ups; and
- local Members surgery.

### Third Stage: Services

- police base;
- small library / internet facility;
- CAB sessions;
- Credit Union
- action team for jobs;
- small health initiatives / clinic point:
  - needle exchange;
  - sharps collection bin; and
  - safety equipment i.e. stairgates / fire guards / electricity point covers.
- health delivery i.e. Condom Card; and
- collection point for various services/ products i.e. refuse bags, recycling bag, poop scoop bags and composting bins.

### Fourth Stage: Training and Enterprise

Σ

- classes / training services;
- childcare resource / childcare training point;
- future projects i.e. food / vegetable outlet;
- community café;
- community hall / events venue (not youth);
- starting point for estate maintenance training and enterprise project.



## Section Four: Recommendations

### CIH Cymru recommends:

- That housing is recognised as being at the centre of regeneration and that this is reflected across Welsh Assembly Government policy and resource agendas.
- That housing becomes a key component in the development and delivery of Community Strategies and Local Development Plans in light of plan rationalisation
- That there is effective dissemination of good practice in housing-led regeneration, including the lessons learnt from the Heads of Valley Programme and other initiatives across Wales.
- That the Welsh Assembly Government works with Local Authorities to issue guidance on maximising social and economic regeneration as part of the Welsh Housing Quality Standard and new build investment programmes.
- That the work of the Regeneration Skills Collective is supported and promoted.
- That there is closer integration of renewal and regeneration schemes.
- That SHG resources to RSL's are increased to ensure that they are equipped to work towards national carbon emission targets for new and existing homes.
- That projects evidencing successful housing-led regeneration are mainstreamed and appropriately resourced to ensure their long term sustainability.
- That housing organisations make use of social and economic impact assessments to evidence the wider benefits that result from housing-led regeneration.
- That housing associations, local authorities community and business sectors engage in effective partnership working to:
  - Capture the potential of housing led investment, locally, regionally and nationally
  - Identify comprehensive skills and training strategies that identify needs in a short / medium / long term
  - Fund and deliver education, training and employment opportunities for community benefit
  - Engage schools and other education establishments
  - Promote and support SME's in local authority areas.
- That an appropriate local and regional procurement models are developed which:
  - are flexible to allow buy-in at appropriate times as local authorities are at various stages of achieving WHQS
  - encompass all aspects all aspects of procurement including supply of materials, installation, contractors, local labour, SME development and support.
- That national housing bodies through the Housing Forum Cymru, housing associations, local authorities and other partners join together to lobby and negotiate with government to raise the profile of housing-led regeneration.
- That the strategic housing function is recognised as the fundamental driver for housing-led regeneration and that it is sufficiently supported and resourced to carry out this role effectively<sup>[VH2]</sup>.



## Further Information

### Websites

Care & Repair Cymru	<a href="http://www.careandrepair.org.uk">www.careandrepair.org.uk</a>
CIH Cymru	<a href="http://www.cih.org/cymru">www.cih.org/cymru</a>
Community Development Cymru	<a href="http://www.cdc.cymru.org">www.cdc.cymru.org</a>
Community Enterprise Wales	<a href="http://www.communityenterprisewales.com">www.communityenterprisewales.com</a>
ConstructionSkills	<a href="http://www.constructionskills.net">www.constructionskills.net</a>
Cymdeithas Tai Eryri	<a href="http://www.taieryri.co.uk">www.taieryri.co.uk</a>
Cynon Valley Crime Prevention Association	<a href="http://www.cynonvalleycrimeprevention.co.uk">www.cynonvalleycrimeprevention.co.uk</a>
Department for Communities and Local Government	<a href="http://www.dclg.gov.uk">www.dclg.gov.uk</a>
Development Trusts Association	<a href="http://www.dta.org.uk">www.dta.org.uk</a>
Home Energy Efficiency Scheme in Wales (HEES WALES)	<a href="http://www.eagagroup.com/grants/hees/index.htm">www.eagagroup.com/grants/hees/index.htm</a>
Joseph Rowntree Foundation	<a href="http://www.jrf.org.uk">www.jrf.org.uk</a>
Linc Cymru	<a href="http://www.linc-cymru.co.uk">www.linc-cymru.co.uk</a>
National Audit Office	<a href="http://www.nao.org.uk">www.nao.org.uk</a>
New Economics Foundation	<a href="http://www.neweconomics.org/gen/">www.neweconomics.org/gen/</a>
Office for National Statistics	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>
Powell Dobson Urbanists	<a href="http://www.powelldobson.com">www.powelldobson.com</a>
Regeneration Skills Collective	<a href="http://www.cih.org/cymru/rsc">www.cih.org/cymru/rsc</a>
Rhondda Housing Association	<a href="http://www.rhondda.org">www.rhondda.org</a>
Royal Institution of Chartered Surveyors	<a href="http://www.rics.org/NewHome">http://www.rics.org/NewHome</a>
Social Economy Network	<a href="http://www.socialeconomynetwork.com">www.socialeconomynetwork.com</a>
Tenant Empowerment Grant (TEG) Programme	<a href="http://www.whq.org.uk/teg/index.php">www.whq.org.uk/teg/index.php</a>
Tenderwise	<a href="http://www.tenderwise.com">www.tenderwise.com</a>
The Coalfields Regeneration Trust	<a href="http://www.coalfields-regen.org.uk">www.coalfields-regen.org.uk</a>
The Scarman Trust	<a href="http://www.thescarmantrust.org">www.thescarmantrust.org</a>
Valleys to Coast Housing Association	<a href="http://www.v2c.org.uk">www.v2c.org.uk</a>
Wales Audit Office	<a href="http://www.wao.gov.uk">www.wao.gov.uk</a>
Wales Co-operative Centre	<a href="http://www.walescoop.com">www.walescoop.com</a>
Welsh Assembly Government	<a href="http://www.wales.gov.uk">www.wales.gov.uk</a>
Welsh Federation of Housing Associations	<a href="http://www.welshhousing.org.uk">www.welshhousing.org.uk</a>
Welsh Housing Quarterly	<a href="http://www.whq.org.uk">www.whq.org.uk</a>
Welsh Local Government Association	<a href="http://www.wlga.gov.uk">www.wlga.gov.uk</a>
Young Builders Trust	<a href="http://www.ybt.org.uk">www.ybt.org.uk</a>

### Publications

Castle, B	(2004)	Making Tenant Empowerment Work (unpublished report for TPAS and CIH)
CIH Cymru	(2005a)	Action on Housing in Wales
	(2005b)	Key Information 4: Taking the Lead.....Building a Stronger Strategic Role
	(2006)	Game On: Housing at the Centre



Chris Wadham Associates	(2005)	An Opportunity Waiting to Happen – Building Communities and Neighbourhoods
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Support Network	(2004)	We Want Our Say. A Good Practice Guide to Participative Community Appraisal in Wales
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Hedges, D	(2006)	Development Consortia – the story so far....and what is to come. WHQ Issue 62. March 2006
HM Treasury	(2004a)	Barker Review of Housing Supply
	(2004b)	The Lyons Review
Home Office	(2004)	Firm Foundations
Housing Corporation	(2006)	Housing Corporation Operating Cost Index
Local Government Association	(2006)	Closer to People & Places: A New Vision for Local Government
Rhondda Cynon Taff CBC	(2005)	Partnership Achievements – Communities First Report 2003-05
Rhondda Housing Association	(2006)	Training and Development Strategy
Scorrer, J & McCarthy, R	(2003)	Learning for Community Development
Skinner, S	(2006)	Strengthening Communities
Smith, B & Adamson, D	(2006)	A Longitudinal Study of the Impacts of Large (unpublished research proposal Scale Voluntary Stock Transfer presented to V2C
Wales Audit Office	(2005)	Housing Key Lines of Enquiry
Welsh Assembly Government	(2001a)	A Winning Wales; Wales
	(2001b)	Better Homes for Wales: A National Housing Strategy for Wales
	(2001c)	Wales: A Learning Country
	(2001d)	Preparing Community Strategies: Guidance to Local Authorities
	(2003)	Wales: A Better Country
	(2004a)	Making the Connections: Delivering Better Services for Wales
	(2004b)	People, Places, Futures: The Wales Spatial Plan
	(2004c)	Starting To Live Differently: The Sustainable Development Scheme of the National Assembly for Wales
	(2005a)	Social Enterprise Strategy for Wales
	(2005b)	SJR Committee Report 2005. SJRRR 4/05. November 2005
	(2005c)	Wales: A Vibrant Economy (WAVE)
	(2005d)	Welsh Housing Quality Standard & Social Housing Renewal. Cost Model Research
	(2006a)	Affordable Housing Toolkit
	(2006b)	Beyond Boundaries: Citizen-centred Local Services for Wales
	(2006c)	Improving the Supply & Quality of Affordable Housing. SJR (2) 03-06 Paper 3
	(2006d)	Turning Heads: A Strategy for the Heads of the Valleys 2020
Welsh Development Agency	(2005)	Heads – We Win... 'A Strategic Framework for the Heads of the Valleys
	(2006)	Creating Sustainable Places



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The Chartered Institute of Housing is the professional organisation for people who work in housing. Its purpose is to maximise the contribution housing professionals make to the wellbeing of communities. The Chartered Institute has over 19,500 members across the UK and the Asian Pacific working in a range of organisations - including housing associations, local authorities, arms length management organisations, the private sector and educational institutions.

In Wales, the organisation aims to provide a professional and impartial voice for housing, to emphasise the particular context of housing in Wales and to work with organisations to identify housing solutions.

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This CIH Cymru *Key Information* briefing is the seventh in a series which explores issues faced by housing professionals today. The previous *Key Information* briefings are available from the CIH Cymru. Future planned briefings include:

#### No 8: Equalities

We would like your input on topics for future briefings. If you have any suggestions, please contact Victoria Hiscocks, Policy & Public Affairs Officer, CIH Cymru on 029 2076 5760, or email [victoria.hiscocks@cih.org](mailto:victoria.hiscocks@cih.org)

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Gwalia Housing Group  
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Melin Homes Ltd  
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Merthyr Tydfil Housing Association  
Mid Wales Housing Association  
Monmouthshire County Council  
Newport City Council  
North Wales Housing Association  
Pembrokeshire Housing Association  
Pontypridd & District Housing Association  
Powys County Council  
Rhondda Housing Association  
Swansea City and County  
Taff Housing Association  
Tai Pawb  
Torfaen County Borough Council  
United Welsh Housing Association  
Vale of Glamorgan Council  
Valleys to Coast Housing Ltd  
Wales & West Housing Association Ltd  
Wrexham County Borough Council