



## Tai Ceredigion Monitoring Group Annual Report - 2011-2012

Peter Deakin stood down as Chair of the Group in October with Jim Scanlan being elected as his replacement. Peter has now become Vice Chair. Thanks go to Peter for all his hard work and commitment.

Three members left the Group, Eddie Brown who sadly passed away, Eleri Watson and Bill Irvine. Thanks to them all, especially Bill for his work as Treasurer. The Group gained four new members, Judith Cox, Mair Benjamin, Edith Lloyd and Mervyn Tucker.

### Members were involved in:

- Contractors selection and adjudication of contractors meetings at Lampeter early in the year, including interviewing prospective contractors, along with staff and members of the Board.
- A study visit to Bronafon Housing and RCT Homes.
- Tenant Network meetings in Haverfordwest, Newcastle Emlyn and Tai Ceredigion office.
- Welsh Tenant and Tenant Participation Advisory Service Tenant (TPAS) Conferences in Llandrindod Wells in September and November respectively.
- TPAS Participation Awards at Cardiff.
- Anti Social Behaviour Seminar and subsequent policy review meetings.
- Local Tenant Participation Strategy Masterclass event and review meetings.
- Welsh Housing Quality Standard Scrutiny bus tour in the North of the county, along with members of Tai Ceredigion Board of Management.

### Training - members have received the following training:

- Assessing your landlord performance
- Tenant Scrutiny
- Tenant Participation
- The role of tenants in Housing Regulation
- Tenant Inspection
- Burn out, or how not to do it
- Welsh Housing Quality Environmental Standards

Members also received in house Health and Safety training prior to carrying out Void inspections on properties due to be re-let.

### Policy and document review

The group have reviewed the following policies and documents:

- Offer document promises
- Tenant Handbook
- Asbestos policy
- Re-let Standard
- Gas service policy
- Asset management
- Business Plan
- Self Assessment
- Code of conduct for Maintenance Contractors
- Tenant Participation Strategy and Action Plan
- Anti Social Behaviour Policy

- Pre Qualification Questionnaires and Invitation to Tender process
- Tai Ceredigion Welsh Language scheme
- Health and Safety  
and many more to come!!

We have made submissions on behalf of Tai Ceredigion tenants on the following:

- New regulations for Social landlords
- Developing a modern framework for Housing Associations
- Resident led Self Assessment
- Leading the way in achieving resident driven accountability excellence
- Consultation on the Code of Guidance for Local Authorities on Allocation of accommodation for homeless
- Welsh Governments new document on suspension of the Right to Buy
- New Welfare Reform Act

Tai Ceredigion Executive Team were invited to the Monitoring Group meeting in December to give their Annual report

This year the Group also met with Nick Gerrard, Senior Regulation Manager, Welsh Government.

I would like to thank Steve Jones, Chief Executive and his staff for the way in which they have listened to our views and welcomed our comments when drafting company policies.

Finally I would like to pay my heartfelt thanks to the Group members for their devoted and hard work during the past year.

Jim Scanlan, Chair, Tai Ceredigion Monitoring Group  
7th February 2012