



Tai Ceredigion Monitoring Group Annual Report - 2012-2013

During the last 12 months the Group has lost 2 members, Judith Cox, Aberystwyth and Dot Evans, Blaenannerch. Thanks to them both, especially Dot, who had been with us since the Group was first established. The Group have gained two new members, our first leaseholder, David Frith from Aberystwyth and we welcomed back Bill Irving, our past Treasurer.

Members have been busy over the last 12 months. In January they took part on Contractor Performance Panel, subsequently known as the Framework review. They were also part of the i2i assessment of our Direct Labour Organisation (DLO).

In February 2 potential Tenant Board members attended our meeting in Aberaeron. We approved Tai Ceredigion's Site Safety Health and Safety Booklet as well as reviewing our own Terms of Reference, Code of Conduct and Confidentiality documents. Also Louise Hill our secretary became a member of the Tenant Advisory Panel (TAP), where members and fellow tenants discuss tenant views and consider the key issues before presenting them to the Regulatory Board Wales for assessment.

In May we approved the Property Maintenance Policy. We also joined Tai Ceredigion's Welfare Reform Working group - which includes Tai Ceredigion staff, and representatives from the Council's Housing Benefit department and Credcer Credit Union, looking at ways to assist and support tenants when the new Reforms begin. We were involved with the Executive team and Board members in Tai Ceredigion's Self Assessment, where were joined by Nick Gerard, Senior Housing Regulator from the Welsh Government.

In June and July the Group responded to the Governments consultation on Social Housing Fraud and were also consulted on Tai Ceredigion's Fire Safety Policy for Sheltered Housing schemes. Some members also attended had 5 Tenant Inspector training sessions delivered by Steve Rafferty from Open Communities at Tai Ceredigion's Lampeter office.

In September members attended the Welsh Tenants Annual Conference at Llandrindod Wells.

October we heard that our Tenants Handbook, which the Group had worked on extensively with Tai Ceredigion staff, over a number of months, had won a Silver Award from the Chartered Institute for Public Relations. Stephen Cripps, new Chair of the Board also attended our meeting in October and outlined his vision for the company over the coming years.

In November we reviewed the Tenants Newsletter, putting forward suggestion and ideas for future copies, and also responded to the Welsh Governments Strategy for Older People, emphasising the pressure on tenants living in rural areas. Members also attended the Tenant Participation Advisory Service (TPAS) Annual Conference in Cardiff.

Throughout the year members have met up with tenants from other Housing Associations and Local Authority landlords at various meetings and events including the TPAS Tenant network meetings in Haverfordwest, Newcastle Emlyn and our own Tai Ceredigion Offices. We have also been on Scrutiny tours with the Executive team and Board, looking at how the Welsh Housing Quality Standard improvement works are progressing throughout the county.

We have recently held our Annual election of officers, and the following people have been elected:

Chair - Jim Scanlan
Vice Chair - Peter Deakin
Secretary - Louise Hill
Treasurer - Bill Irving

We are currently assessing Ceredigion County Council's consultation "Ceredigion for all" document, as well as continuing our monthly inspections of Void properties prior to being re-let. We are also attending monthly meetings with the Executive team to discuss future policies and any issues that have come to our attention.

Jim Scanlan, Chair, Tai Ceredigion Monitoring Group
20th February 2013