

Tai Ceredigion Monitoring Group Annual Report – 2016- 2017

There have been many changes within the Group this year. Catherine Shaw and Peter Deakin, two of our founder members have moved on to Tai Ceredigion Board of management and we have also welcomed 5 new members, Christine Jones, Llanon, Ian Cox, Llandysul, Anita Clasby, Llanarth, Mair Jones and Maureen Williams, Lampeter. Our leaseholder representative, David Evans from Lampeter, has also moved on and we are currently in the process of advertising for a replacement. The Group were also very sad to hear the news that a former founder member, Margaret Washer from Rhydlewys, died in the summer. Her contribution cannot be underestimated and she will be sadly missed.

Over the past twelve months the Group have been involved in over 50 events, including our own meetings, telephone surveys, estate inspections and policy review meetings. Members have also attended Welfare Reform Group meetings and met with officers and Board members at Board meetings, where we discussed self-evaluation and Tai Ceredigion's strategic objectives.

Also during the year the Group made representation to the housing minister regarding the proposed takeover of Cantref, aiming to ensure their tenants were given as much information as possible, and given the chance to air their views. As we now know Wales and West were the preferred association and have now taken over.



In March members joined staff from Tai Ceredigion and people from other housing organisation at the "Homes for Wales" rally in Cardiff. This was a long but enjoyable day with everyone walking from the Senedd into the centre of Cardiff.

Three members also attended a "Consulting your tenant community" course at Trafford Hall, near Chester. It is hoped that we get the opportunity to go there again this year.

In June tenants met with staff to discuss the results of the STAR survey, which was held earlier in the year. The overall response from all tenants was 53% - which was an excellent and higher than forecast. The results from the survey were very positive with the majority of ratings at higher levels than the previous survey in 2013, but there is always room for improvement.

"The Big Day Out" was held again in July, with over 200 tenants from Tai Ceredigion and Cantref attending plus nearly 40 organisations from across the county. Members had the chance to chat to tenants about the work that the Group does and excellent feedback was received from both tenants and stand holders.

September was a busy month with members meeting Llŷr Edwards, Director of Property Service to discuss Welsh Housing Quality Standard verification inspections, they have been trialling these when carrying out voids inspections.

Members also attended the Welsh Tenants Conference in Llandrindod Wells and a Tenant Participation Advisory Service (TPAS) tenant network meeting in Lampeter. They were given the opportunity to learn about how many housing associations were using digital technology to offer more “online” services, and also meet tenants from across the area.

The Group also managed to raise £70.00 by holding a coffee morning at their meeting, not bad considering there are on 14 of us.

Our Tenant Conference was held in October with the theme of “Wellbeing and communities”. Although I was unable to attend I hear it was a very busy and interesting day, with nine speaker in total from organisations such as Mencap Ceredigion, HUTS and Ceredigion`s Women`s Institute. I am very grateful to Paul, our Vice Chair for acting as Chair on the day.



In December members were invited to a seminar in Cardiff by the Welsh Assembly to meet representatives from the Public Accounts Committee. This was as part of their inquiry into the Regulatory oversight of Housing Associations.



The Group have also made a written submission which has been included in their report. Officers of the Group also attended a Business planning meeting with staff and the Board of management and are pleased to say that Tai Ceredigion

Monitoring Group are now written into the new rules for Tai Ceredigion. In January the Group held its annual election and the following people were elected:

Chair: Jim Scanlan, Chair
Secretary: Mervyn Tucker

Vice Chair: Paul Clasby
Treasurer: Anne Hutchinson

I would like to take this opportunity to thank all past and present members for their hard work, contributions and support and I look forward to working with our members over the next 12 months.

Jim Scanlan, Chair, Tai Ceredigion Monitoring Group - 15th February 2017