



TAI CANOLBARTH CYMRU
MID-WALES HOUSING

Yn barod **amdani** Equal to the challenge



22 May 2020

HOUSING ASSOCIATION BOARDS CONFIRM MERGER

In a meeting on Tuesday, 19 May 2020, the Board Members of Mid-Wales Housing Association and Tai Ceredigion Cyf formally agreed to proceed with the final business case for a merger. This will be the first-ever merger of a traditional housing association and a stock transfer organisation in Wales.

The newly-merged association will have 220 members of staff and 4,000 homes spread across mid-Wales from the Welsh borders through Powys and Ceredigion, down to north Carmarthenshire and Pembrokeshire.

The boards of Mid-Wales Housing and Tai Ceredigion have been in discussions for over two years with the vision to build a strong organisation in the heart of Wales. In particular, the boards want to invest more in existing homes; build new homes and influence policy and investment at a regional level and believe that by combining resources and skills, a newly merged housing association will be more resilient and better placed to do this.

Karen Oliver, Chair of Tai Ceredigion and the Shadow Board, said: "The 40-year history of Mid-Wales Housing and the vision and ambition of Tai Ceredigion (who are celebrating ten years since stock transfer this year) will bring exciting new housing options in the region. It has been a difficult journey since the Coronavirus lockdown but the commitment of the board members and staff has proved a driving force to get to this exciting decision".

Peter Swanson, Chair of Mid-Wales Housing and Vice-Chair of the Shadow board, added "This is an amazing opportunity for everyone concerned and we will be working hard to ensure a seamless transition. Our priority is to provide the highest quality bilingual services and support for existing and new tenants and leaseholder residents."

Steve Jones, Chief Executive Designate, was appointed by the Shadow Board to lead the merger negotiations in the summer of 2019.: He said, "The Shadow Board has been working together for over two year,and as a team, we know we can build a stronger combined organisation. We will develop even more affordable homes and provide greater employment and training opportunities for our staff and tenants within the Mid and West Wales region.

Partnership working will bring exciting new opportunities for tenants, residents, employees and local businesses”.

Tenant and leaseholder consultation has been taking place within both associations and the Joint Tenant Panel made up of representatives from TaRF (Mid-Wales Housing’s Tenant and Resident Forum) and TCMG (Tai Ceredigion Monitoring Group) are fully in support of the merger. Further tenant and leaseholder consultation will be undertaken as the project moves to the integration phase, subject to shareholder and lender consents being sought and received.

Further announcements will be made as the associations reach the final milestones ahead of the merger which is scheduled to complete in the autumn of 2020.

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Note to Editor:

***Mid-Wales Housing** provides homes for people in need. The Association currently has over 1,700 homes in management throughout Mid-Wales. Visit mid-walesha.co.uk*

Tai Ceredigion is a not-for-profit housing association based in Ceredigion that works in close partnership with the council and other partners operating in the area to help meet the needs of county’s tenants, residents and leaseholders. It currently employs 143 members of staff. Visit taiceredigion.cymru

Tai Ceredigion has 2263 rented homes and 130 leasehold dwellings that were previously owned and maintained by Ceredigion County Council. These homes are maintained by an in house Medra Maintenance Team and have been brought up to the Welsh Housing Quality Standard.

1. Tai Ceredigion has charitable status, ensuring that more income can be ploughed back into improving tenants’ homes and running the housing service.
2. The transfer was approved by the majority of tenants that voted and unlocks a huge increase in available funds for planned maintenance, property improvements and in the longer term new-build homes for local people.
3. Tai Ceredigion consults with tenants and leaseholders on the delivery its improvement and development programme.