

# What works in improving local services

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# Background

- Social housing is provided in the Valleys by one local authority (Caerphilly) and 13 housing associations.
- We house approximately 60% of low income households and nearly 70% of low income working age households
- 75-80% of our tenants are on housing benefit

# Background

We don't just provide housing. We also:

- Have a major presence in the most deprived communities and ensure we are well connected with those communities
- Have strong ongoing relationships with many households which public agencies find hard to engage
- Involve local communities in decisions which affect them

# Background

- Create and provide jobs directly or through procurement
- Employ a direct labour force to provide key services so that we can ensure good terms and conditions and good quality work
- Use local contractors so that money spent is reinvested in the communities in which we work

# Background

- Increase skills either directly or through procurement
- Support individuals to be able and ready to work including providing literacy and numeracy support and help with self esteem and confidence
- Provide training, placements and apprenticeships for young people

# Background

- Provide low level and intensive support to families, older people, young people and vulnerable adults
- Support women experiencing domestic abuse

# Background

- Regenerate redundant sites and redundant commercial buildings and bring empty homes back into use
- Provide public open space, community halls, playgrounds and other public facilities and manage them

# Two key Housing challenges

- Evidence of a trend of reducing demand for homes in the heads of the valleys supported by:
  - property values
  - market rentals
  - allocations of social housing
- High proportion of owner occupiers with homes that need significant investment which they cant afford



# What housing sector can offer

- Connections with people and places particularly people on the lowest incomes and those with few skills facilitating targeting
- Experience of keeping money invested within the locality
- Innovation and creativity to find solutions and a can do approach
- Experience in aligning spend and objectives into a coherent integrated programme to improve quality of life

# What will help meet the challenges

- Connectivity; phone signal, broadband, public transport and parking
- Integration of Welsh Government anti poverty programmes and alignment between these and EU programmes, FE courses, apprenticeships etc
- A new housing product for owner occupiers to staircase to shared ownership thereby releasing capital

# What will help meet the challenges

- Coordinated and focused plan for meeting the needs of employers for land, labour, transport, connectivity etc so that we can then market the benefits of basing themselves in the Valleys
- Improved literacy, numeracy and ict skills from school leavers
- An innovative approach to child care perhaps through a cooperative

# What will help meet the challenges

- New approach to public sector procurement; small can be beautiful
- Tapping the potential for the foundational economy
- Senior level focus on the jobs and skills agenda within local authorities and a team of movers and shakers to make things happen