

NEWYDD HOUSING ASSOCIATION (1974) LIMITED

REPORT TO THE CARDIFF COUNCIL'S COMMUNITY & ADULTS SERVICES SCRUTINY COMMITTEE MEETING ON WEDNESDAY 5 JUNE 2019

PURPOSE OF PAPER

To outline the activity of Newydd Housing Association in the City & County of Cardiff as requested by email on 7 May.

BACKGROUND

Newydd Housing Association was established in 1974 and was based in central Cardiff until moving to newly built offices in Barry, Vale of Glamorgan in 1990. In 2004, Newydd moved to the Greenmeadow Springs business park in Tongwynlais, Cardiff.

PROPERTIES

Newydd currently owns 3,000 properties across South Wales, principally in the Vale of Glamorgan and Rhondda Cynon Taf, but also has properties in Powys and Neath Port Talbot. In Cardiff, Newydd has 45 properties of which 34 are social rented properties.

Ely

Newydd currently has 24 flats in Cae Samson in Ely of which sixteen are 1 bed 2 person flats, and eight are 2 bed 3 person flats. All properties are general needs.

Tongwynlais

Newydd currently has 10 properties in Ironbridge Road in Tongwynlais of which eight are 1 bed 2 person flats, and two are 2 bed 3 person flats. These properties are for general needs and have traditionally been allocated to older people, although there is no designated local lettings policy on the scheme.

Shared Ownership

Newydd has 11 shared ownership properties, of which 9 are in Thornhill, and the remaining 2 are in St Mellons. These properties are principally 2 bedroom houses with one 3 bed roomed house in Thornhill.

DEVELOPMENT

Under the current Welsh Government rules, Newydd is not currently "zoned" to develop in the Cardiff area and therefore cannot receive Social Housing Grant. Newydd can however develop non-grant funded properties and would be very willing to work with Cardiff Council on this. Should the situation with regards to zoning and social housing grant change, we would be

very interested in developing more properties in the Cardiff area and assisting Cardiff Council in addressing the need for social housing.

ALLOCATIONS & LETTINGS

Due to the comparatively small amount of stock that Newydd has in the Cardiff area, we have agreed with officers from Cardiff Council that all allocations would come from the common housing register. This process works well and we are very happy to continue this as we believe it benefits both parties and is best for the applicants on the waiting list.

One area for concern however is that since Cardiff does not operate a choice based lettings system (i.e. advertised properties which applicants can "bid" on), any nominations received by us for empty properties often result in a high number of refusals. Advertising the empty properties would result in an up to date list of interested applicants and minimise the length of time the property is empty.

CONCLUSION

Newydd Housing Association has limited stock in the Cardiff area and, at present, is unable to develop in Cardiff with social housing grant. The Association is very happy with how the partnership with Cardiff Council currently operates and is very happy to discuss future partnership working if required.