

Social Firm Development Around The Housing Agenda

Key Points Arising From the Workshop

Tuesday 28th June 2005

Speaker: Arnold Phillips, Housing and Regeneration Advisor, Welsh Assembly Government

The workshop discussion centred on the impacts of, and opportunities created by the Housing Agenda; the Welsh Housing Quality Standard in Wales, and the broader Better Homes Agenda nationally. (N.B. These involve different timescales and approaches)

KEY POINTS ARISING:-

The housing agenda, and the resulting plans for housing stock transfer open up lots of opportunities, in training and employment. (In property management, maintenance, capital works, building, plumbing, decorating, and related manufacture sectors).

This is a window of opportunity ripe for exploitation by the Social Firms sector.

The Welsh Housing Quality Standard also touches on environment and community standards (10% of the budget for the WHQS is dedicated to environmental measures to compliment housing improvements).

The WHQS is likely to be delivered through stock transfer into Community Housing Mutuals (pending a process of tenant voting), and will be local and social economy based.

The WHQS has 'community benefit clauses' written into it so there will be big opportunities for well placed social enterprises.

Marion Summers from Newco talked about manufacturing opportunities e.g. components for kitchen units.

The Agendas both in Wales, and across the UK generate good supply chain opportunities, with some idea of the scale of future demand for products such as windows, sinks, baths etc.