

# Communities, Equality and Local Government Committee

## Inquiry into the provision of affordable housing in Wales

### Response from GENuS Consortium

GENuS is a Consortium of housing and support organisations with a focus on adding real value to the communities in Blaenau Gwent, Caerphilly, Monmouthshire, Newport, Powys and Torfaen. The GENuS Consortium of Housing Associations comprises, Melin Homes, Monmouthshire Housing, Newport Housing Trust, Seren Group and Tai Calon.

- GENuS owns and manages nearly 20,000 homes
- Employs 2,000 people
- Supports another 2,800 local jobs
- Invests more than £1.5 million a week in local communities

GENuS endorses the comments made in the response from Community Housing Cymru.

The particular focus of the GENuS response is:-

- **Whether the Welsh Government, Local Authorities and RSLs are effectively utilising their powers to increase both the supply of, and access to affordable, housing.**
- **Whether there is sufficient collaboration working between Local Authorities, RSLs, financial institutions and homebuilders.**

GENuS operates in South East Wales and from the outset has collaborated with its Local Authority partners, encouraging active participation in the strategic planning of GENuS, and with a focus on regional working.

Senior staff from Local Authorities and GENuS comprise the Joint Strategic Group of the Consortium which sets the strategic direction and encourages partnership and regional working. The operational staff of these organisations comprise the Joint Operational Group which ensures delivery.

**Since 2005 the Consortium has built over:-**

- 1,000 new homes
- Bought a further 100 properties for rent
- Built more than 120 homes without using any public money
- Spent £175 million on creating new affordable housing

- Secured loan facilities of £75 million
- Invested almost £50 million in bringing homes up the Welsh Housing Quality Standards
- Saved more than £2.5 million in efficiency which has been invested straight back into our communities
- We have given work experience to more than 100 people
- Created a further 50 through the Future Jobs Fund
- Support 2,800 jobs through partners or suppliers
- Sponsoring 30 apprenticeships with local business with more in the pipeline
- We are close to target of reducing CO2 emissions by 10,000 tonnes through improved heating and installation in our housing stock
- As a result of this investment our tenants will save £1 million a year
- In the short term GENUs will invest a further £105 million in affordable housing
- Build 1,200 new homes
- Spend in excess of a £100 million on delivering the Welsh Housing Quality Standard

GENuS and its Local Authority partners are working closely with the Aneurin Bevan Health Board and sponsoring a conference which will be attended by both the Housing and Health Ministers. The outcome will be an agreement as to the priorities that housing and health organisations will collaborate to deliver.

**We believe that the success of the GENUs Consortium is underpinned by the Welsh Government, Local Authorities and RSLs effectively using their powers to increase both the supply of and access to affordable housing. The collaborative working that exists between the GENUs RSLs, its Local Authority partners, financial institutions and home builders has delivered real results that could not have been delivered as effectively in any other way. Our document; GENUs Making an Impact, shaping the future [GENuS....making an impact, shaping the future | Seren Site](#) sets out the social, economic and environmental impact of GENUs and the considerable benefits we have delivered for our communities.**

We would urge the Inquiry to recognise the work of the GENUs Consortium and its Local Authority partners, and encourage the use of this model elsewhere in Wales.

<b>Darrell Bolton</b>	<b>Seren Group</b>
<b>Mark Gardner</b>	<b>Melin Homes</b>
<b>Phil Toms</b>	<b>Newport Housing Trust</b>
<b>John Keegan</b>	<b>Monmouthshire Housing</b>
<b>Jen Barfoot</b>	<b>Tai Calon</b>