

VALUE FOR MONEY REPORT 2022



TAFF

What do we mean by value for money?



It is important that tenants, service users and other stakeholders can see we are spending money on the right things. We call this demonstrating value for money (VFM).

VFM is all about how we deliver our objectives whilst spending money economically (less), efficiently (well) and effectively (wisely). VFM is much more than a financial statement and demonstrating we are financially resilient. It is about understanding how and why we spend what we spend, and always looking for ways to achieve better value.

VFM is a specific standard within the regulatory framework. The Framework sets our Welsh Governments' expectations, requiring all Housing Associations to have a strategic approach to VFM which informs all its plans and activities.

This report aims to demonstrate to our stakeholders, including tenants, that we achieve VFM as we deliver our strategy and services.



Value for Money at Taff

To help us achieve VFM at Taff, we have agreed a number of principles that will shape and drive decision making.

Our Value for Money Principles

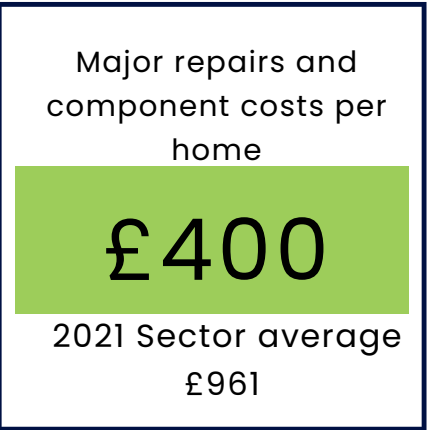
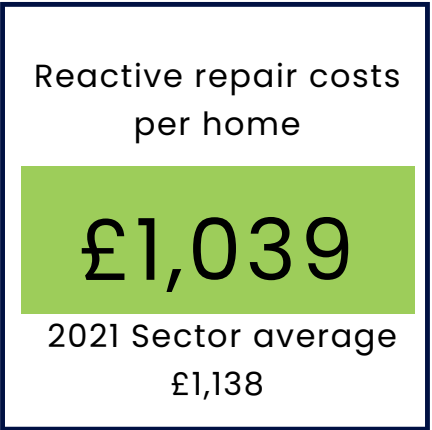
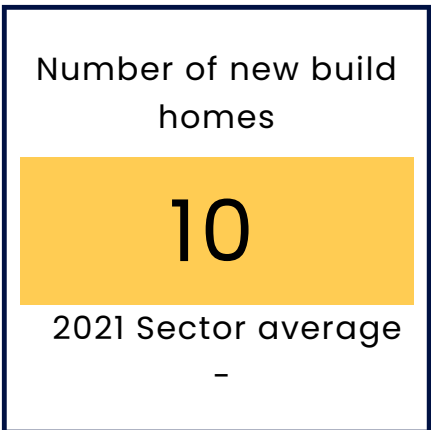
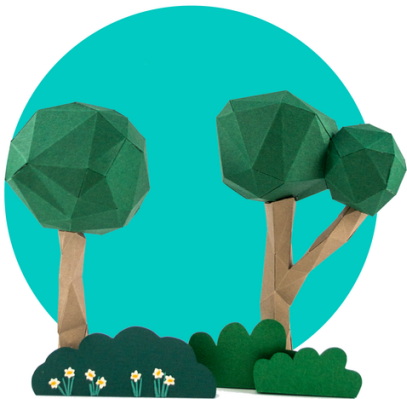
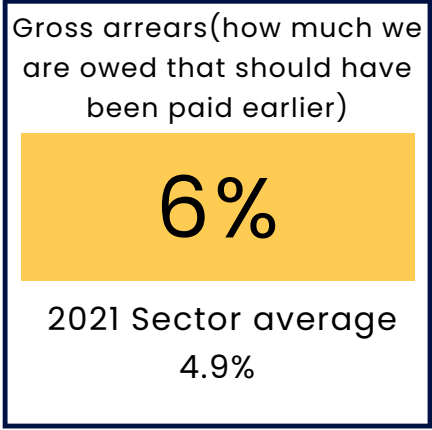
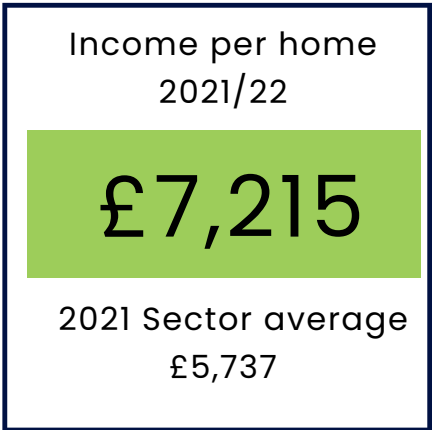
We listen to tenants and focus on what matters to them	We make the best use of our resources to achieve our objectives	When we buy any works, goods, or services we get the best deal possible in terms of quality, price, and community benefit	We balance both the social and business aspects of our work	We know how our costs compare to others
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Taff Housing Board are responsible for making sure the organisation delivers VFM. The following information is presented to Board to help them do this;

- Corporate Initiatives: these are the initiatives carried out to drive improved VFM
- Departmental analysis of VFM and effective and efficient services
- SWOT analysis by each department against the VFM principles
- Global Accounts VFM data 2020/21
- Analysis of how we spent our rent 2021/22



How our costs compare to other housing associations in Wales



We are members of Housemark. This helps us to understand how our costs and performance compare with others housing associations, this helps us to make better business decisions.

Examples of how we have delivered VFM in 2021/22

We have reviewed historic design requirements and removed elements that add additional unwarranted costs. For example, ensuring bin stores are accessible to the Council Collection Service, removing the need for a third party to move the bins out onto the highway and removing the requirement for colleague toilets within blocks where there is already provision within the vicinity.

We require contractors to include a community benefit payment and targeted training and recruitment opportunities for local people when they work for us. Most recently on two new development contracts we have secured community benefit payments of £27,000

We saved £100k when we procured new contracts to supply windows and doors

We are working with a new organisation to certify our electrical work allowing a more streamlined approach to quality checking alongside a cost saving.

We now undertake the fire alarm testing at Alexandra House in-house on a weekly basis, saving £55 per week on the previous arrangement

We secured a new £25M fixed long-term loan to help us achieve our ambitious development programme at an interest rate lower than planned saving us a significant amount of money over the lifetime of the loan.



How did we spent the rent we received in 2021/22

£1 of rent

