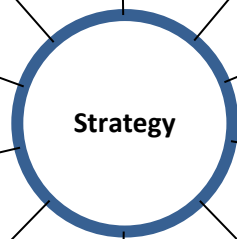
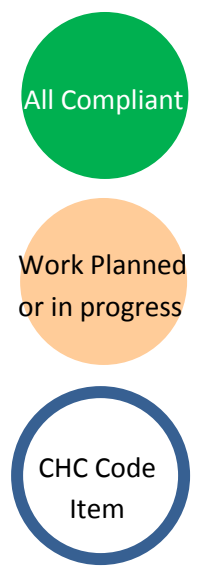
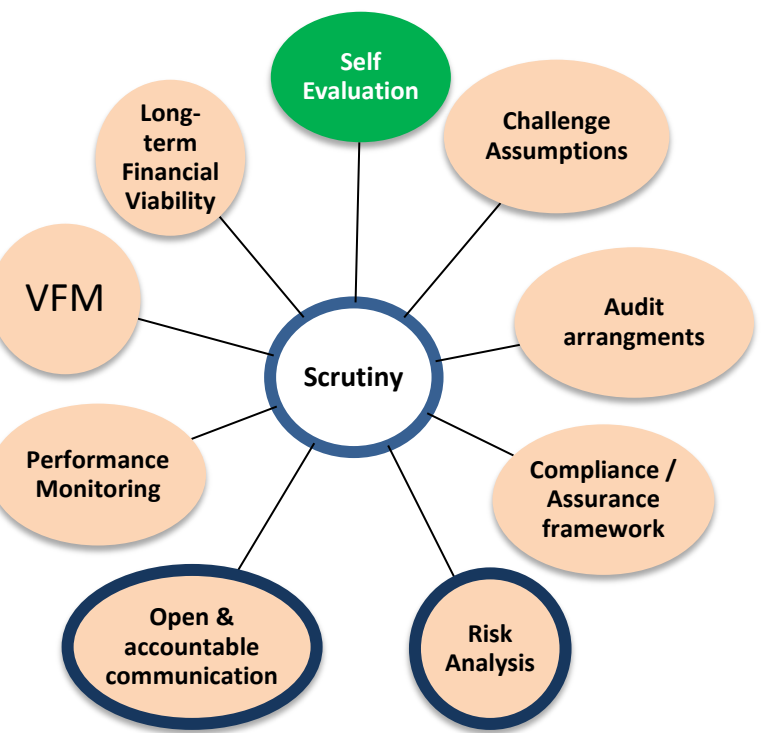
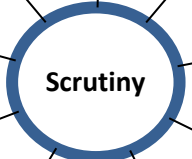
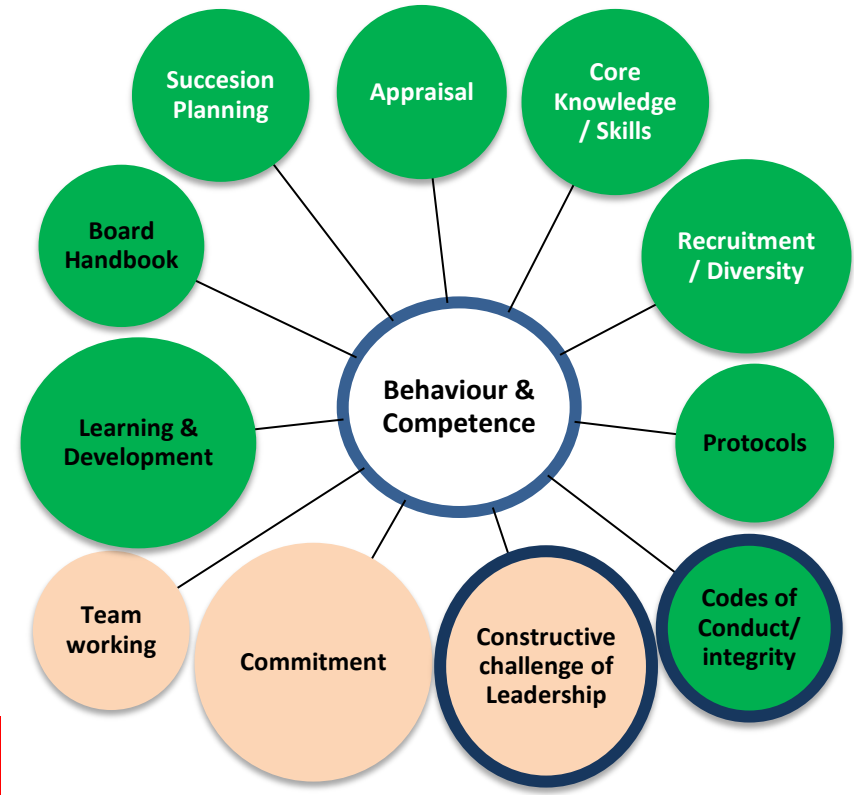
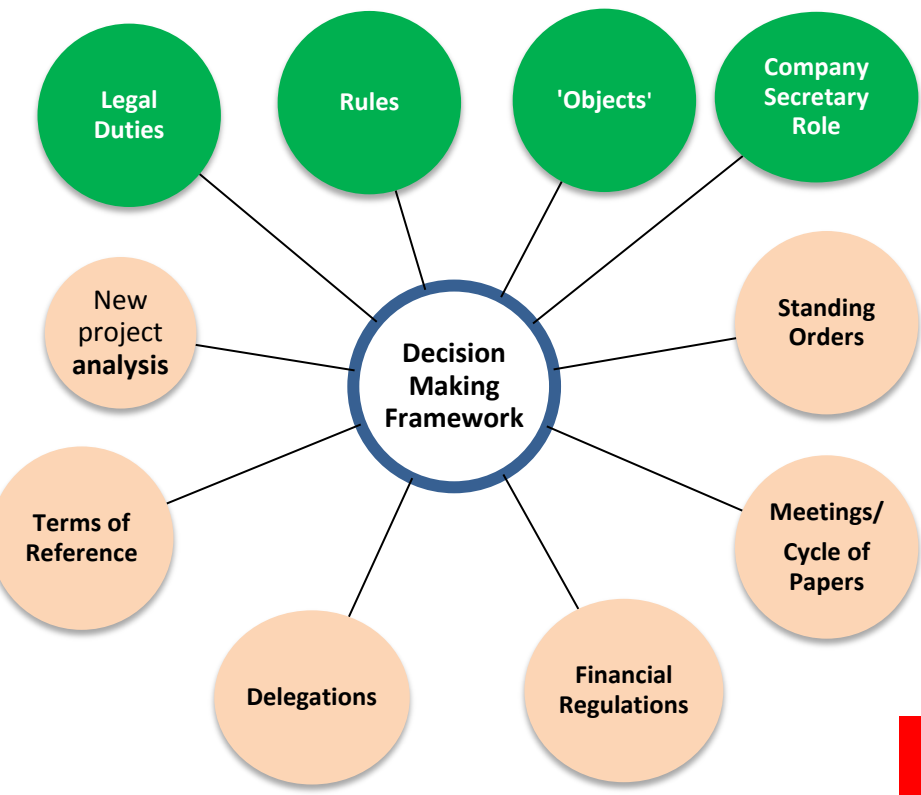
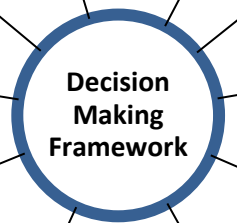




Taff Housing Association
Cymdeithas Tai Taf

Governance Snapshot 2018



Governance Self-Evaluation 2018

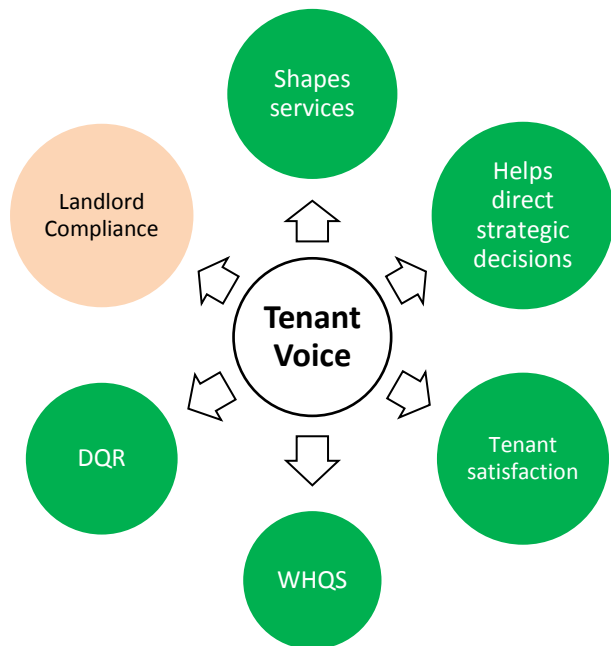
How was this done? One Board Member, Dianne Bevan, took formal and informal feedback from discussions over the year with Board Members. She presented a paper of her findings to Board and Executive Team in July, and together, they came up with the diagram overleaf.

We checked that we cover all aspects of the new CHC Code of Governance – the blue rings highlight these.

- Anything in green is up to date and compliant with Welsh Government Expectations.
- Anything in orange is work in progress or planned. Here are our comments on these items:

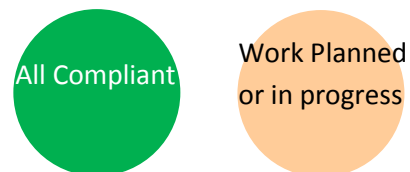
Routine governance documents to be revised and updated	By When?	Lead Person
Standing Orders	November 2018	Company Secretary
Financial Regulations	November 2018	Head of Finance
Delegated Authorities	November 2018	Head of Finance
Audit Committee Terms of Reference & cycle of reviews	November 2018	Company Secretary
New format for existing documents		
Risk Assurance Framework	Completed, but evolving as a working document	Executive Team
Performance Monitoring	These will flow from above – October 2018	Executive Team
New project analysis	Reviewed but not yet used in live situation	Executive Team
Behavioural Changes		
Challenge of officers and assumptions made	On-going – Board are identifying key areas of risk for further scrutiny/ 'deep dive' by Audit & Risk Committee	Board
Team working	On-going – finding enough time for informal as well as formal contact is a challenge	All (Board and ET)
Horizon scanning	On-going -As well as spotting issues and opportunities, analysing impact for Taff	ET
Improve Board attendance record	March 2019	Board
'No blame' culture to encourage learning from mistakes	Ongoing	All
Strategic Priorities		
Value for money	Framework agreed, workplan being developed involving Tenants and others	EDBF
Long Term Financial Viability	30 year plan in place and funding adequate for existing BP. Development Strategy aims to deliver more than 50 homes per year, so BP viability being tested and reviewed for stress points.	EDBF

Effective and appropriate tenant involvement and high quality and improving services

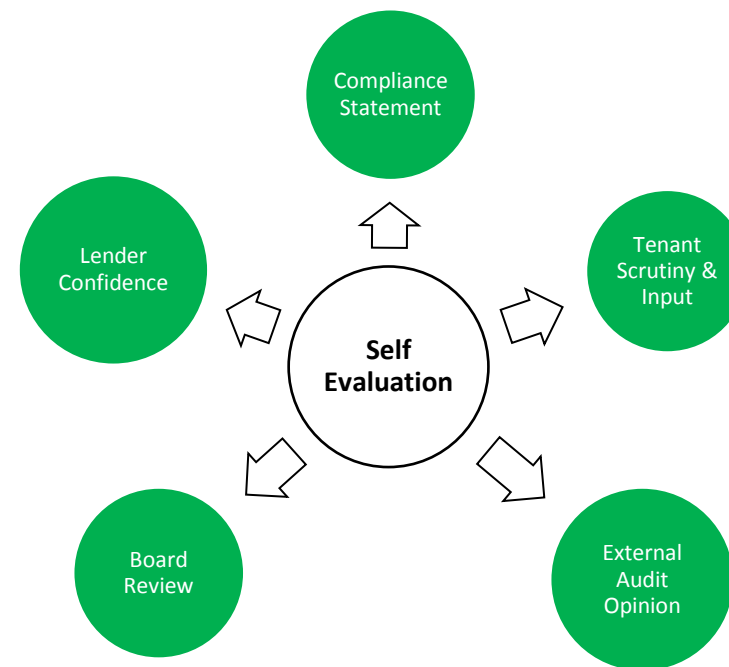


Taff Housing Association
Cymdeithas Tai Taf

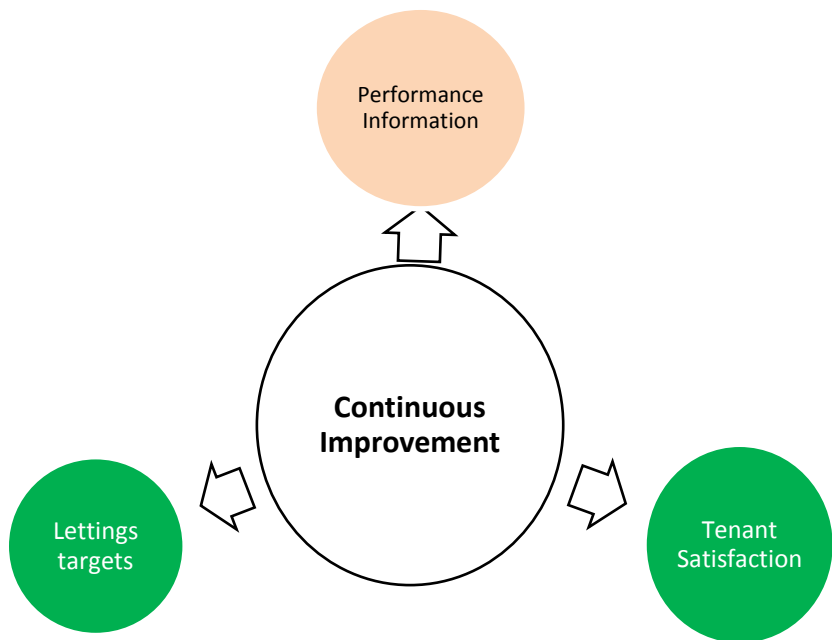
**Landlord Services
Snapshot 2018**



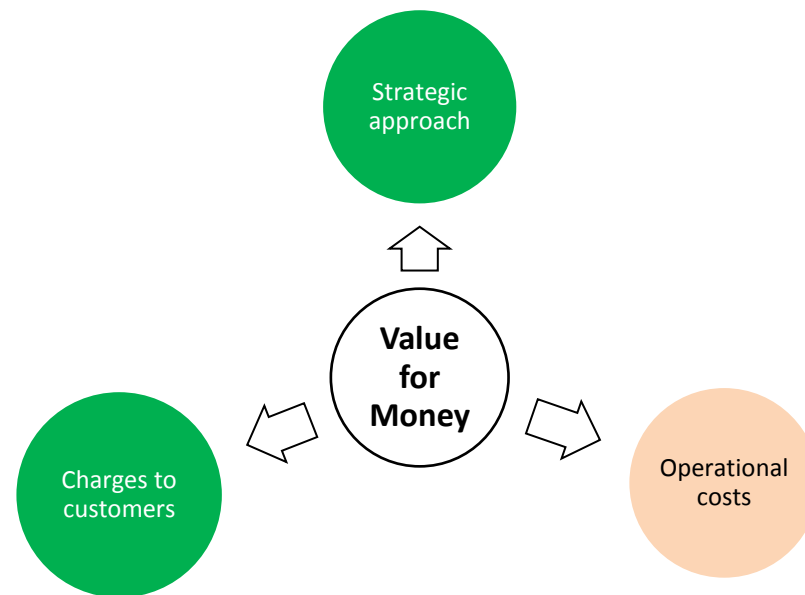
Clearly evidenced self-evaluation and statement of compliance



A track record of achieving positive outcomes, responding appropriately to new challenges and performance issues



Delivering value for money in all areas of the business



Landlord Services Self-Evaluation

How was this done? We regularly involve our tenants in service shaping sessions, and we carried out surveys and workshops to help us with this self-evaluation. We monitor compliance with a range of requirements, particularly Welsh Government Performance Standards, and measure satisfaction with our key services at the point of delivery. Our Teams have analysed the input from Tenants and our Performance information and created the diagrams overleaf.

- Anything in green is up to date and compliant with Welsh Government Expectations.
- Anything in orange is work in progress or planned. Here are our comments on these items:

Main area	By When?	Lead Person
Tenant Voice		
Landlord compliance – this is the ‘Big 5’ – Legionella, Asbestos, Gas, Electrical and Fire Safety	We have done a lot of work on Fire Safety and all homes have appropriate evacuation advice. We are introducing a new Electrical Safety Policy in September 2018. All other Policies are up to date	EDPP
Self Evaluation		
All compliant		
Continuous Improvement		
Performance Information	We have a set of Business Critical Indicators in place. We plan to change these to link PIs with our Risk Framework. The Board will decide which PI’s it wants to see in relation to particular risks, operational plans and Business Plan Delivery. To be in place by December 2018	Board/ ET
Value For Money		
Operational costs – we need better information on the cost of individual services, especially in maintenance	This is part of the VFM Framework – a draft action plan is being presented to September Board	EBBF/EDPP

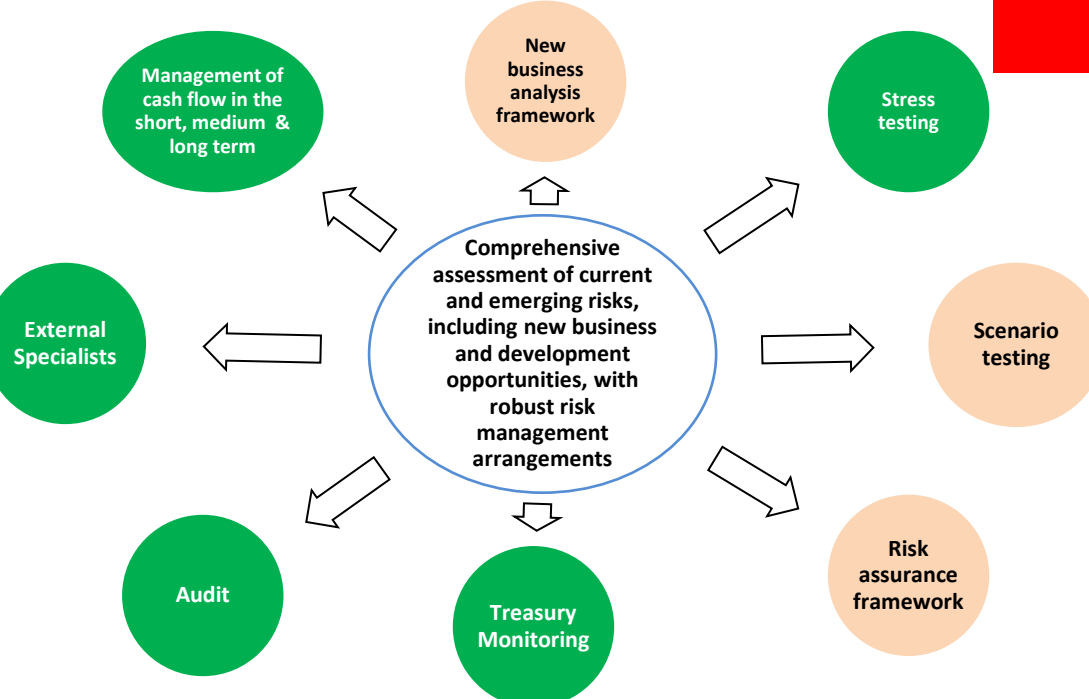
Finance Snapshot

2018

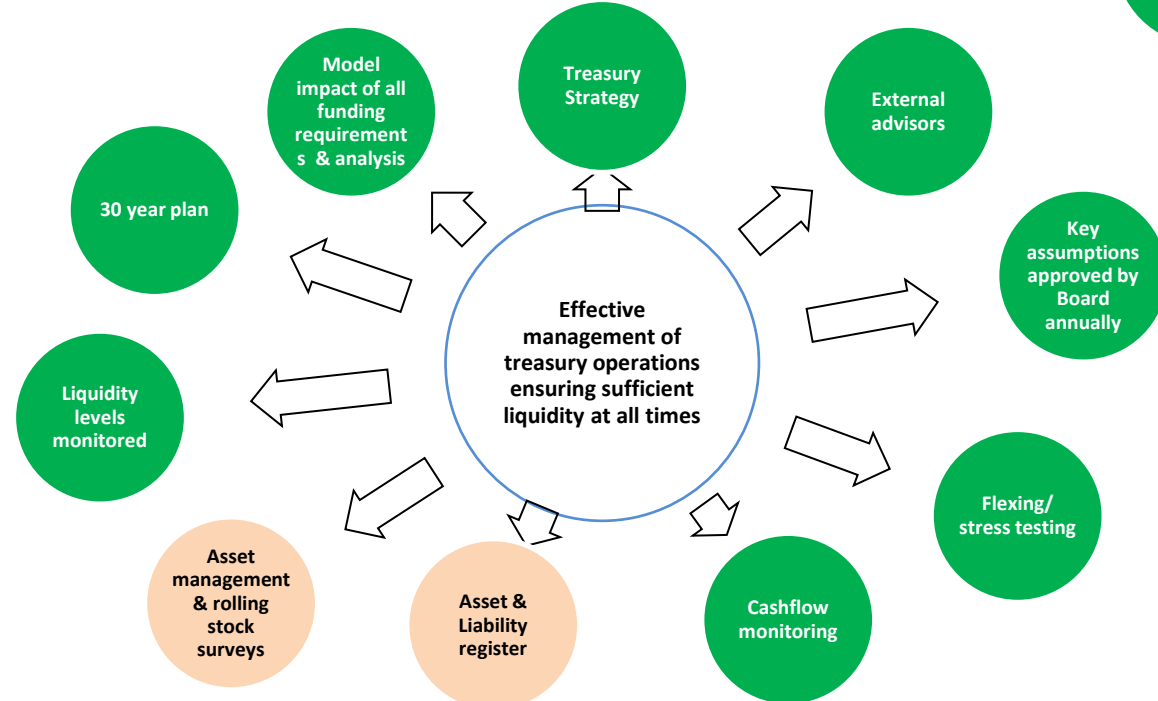


Taff Housing Association
Cymdeithas Tai Taf

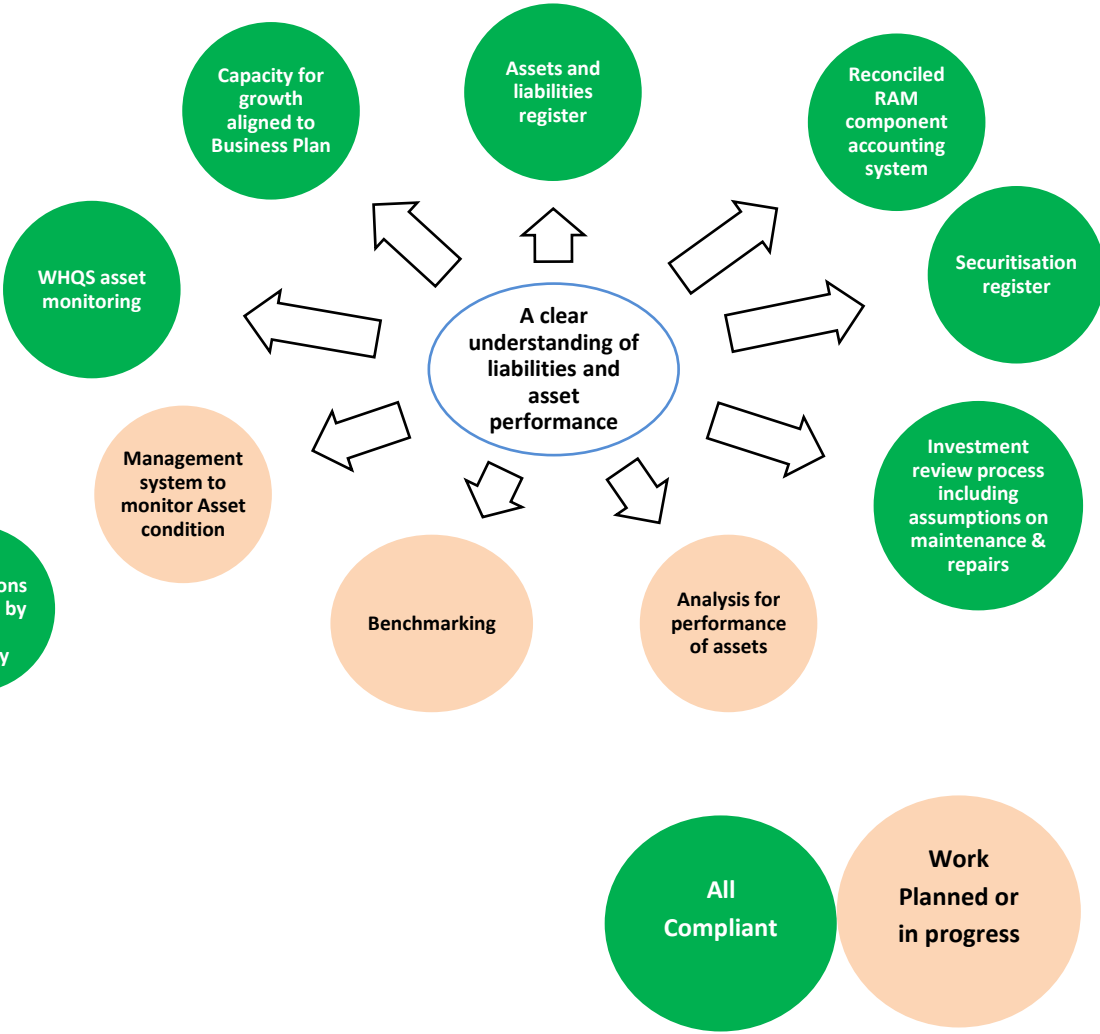
Risk Management



Treasury Management



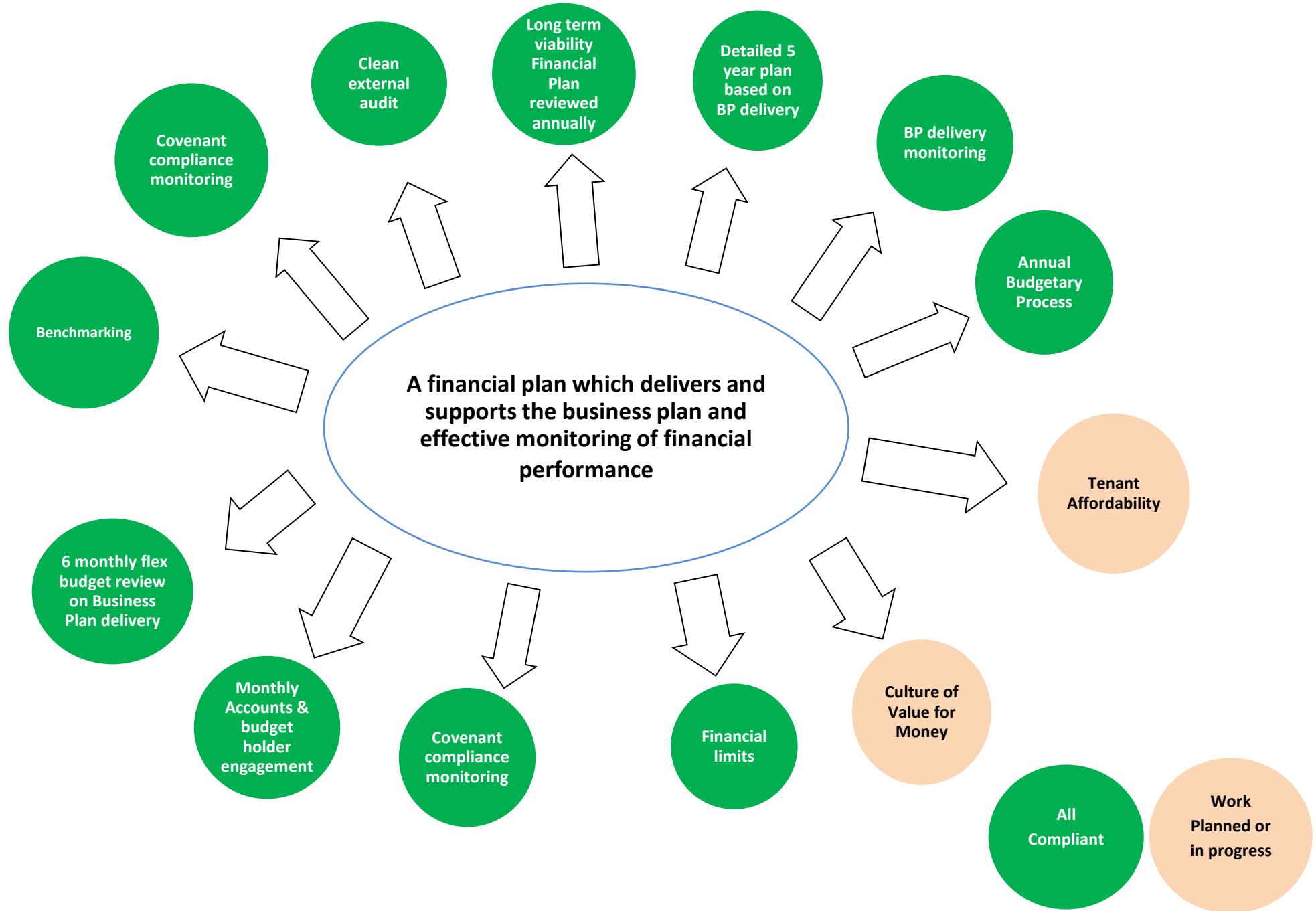
Asset & Liabilities



Finance Snapshot

2018 continued...

Financial Plans



Finance Self-Evaluation 2018

How was this done? The Executive Team and Board members keep the health of the organisation's finances under constant review, with many monitoring documents and testing sessions throughout the year.

The diagrams overleaf show all the measures we have in place to ensure we meet the Welsh Government's Performance Standards. The Board has reviewed the status of all these items

- Anything in green is up to date and compliant with Welsh Government Expectations.
- Anything in orange is work in progress or planned. Here are our comments on these items:

Main area	By When?	Lead Person
Risk		
New Business Analysis Framework	Already in place but has not yet been used in a 'live' situation	Executive Team
Risk Assurance Framework	Already developed. Focus on impact evaluation and risk appetite. Full implementation December 2018	Board, supported by Executive Team
Scenario testing	October 2018 – workshop planned to test multiple scenarios combined	EDBF
Financial Plan Delivery		
Affordability for Tenants	Part of VFM plan – starting August 2018	EDBF/EDPP
Culture of VFM	Part of VFM plan - started	Executive Team
Treasury Management		
Asset Management & Rolling Stock Surveys	Stock condition surveys being undertaken through 2018/19. Independent SCS commencing in August 2018.	EDPP
Asset & Liability Register	Completed March 2017 – additional information being added to extend its value as a database. Continuous improvement	EDBF
Asset Management		
Management system to monitor asset condition	Asset Officer in place. Stock condition surveys being undertaken through 2018/19. Independent SCS commencing in August 2018.	EDPP
Benchmarking	Work included in VFM Framework	EDBF/EDPP
Analysis for performance of assets	Asset Management Strategy to be in place by the end of financial year	EDPP