

MELIN ANNUAL REPORT 2012

WHAT WE'VE BEEN UP TO
OVER THE LAST 5 YEARS



MELIN HOMES

ABOUT US

- Melin is a not-for-profit social landlord
- We have over 3,500 properties
- We provide quality homes and services across Blaenau Gwent, Monmouthshire, Newport, Powys and Torfaen
- We have a fresh and dynamic outlook and work hard to make a positive difference in the communities where we operate

OUR VISION

- To be an excellent landlord
- To be a major provider of new homes
- To be a partner of choice
- To create opportunities for residents and communities
- To be a vibrant place to work

OUR VALUES ARE...THAT OUR WORK BE UNDERPINNED BY

- Equality and diversity
- Accessibility
- Innovation
- Partnership
- Communities and people, not just bricks and mortar
- Being responsive to change and flexible in approach
- Being an excellent employer

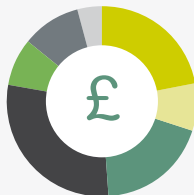
FINANCES 2011/2012

Summary of our income and expenditure	2012	2011
	£'000	£'000
Money received	16,324	16,219
Less:		
Money spent	14,605	14,549
Transfers to reserves	(62)	(651)
Surplus for the year	1,657	1,019

Summary balance sheet	2012	2011
	£m	£m
Fixed Assets	175	157
Current Assets (cash & debtors)	(1)	7
	174	164
Monies received from WG	109	100
Monies owed by the Association	53	53
Reserves	12	11
	174	164

How each pound we received was spent

	2012	2011
Management costs	25p	22p
Care and Repair	7p	8p
Responsive repairs	14p	19p
Planned maintenance	24p	27p
Service costs	7p	8p
Borrowings	15p	12p
Depreciation	8p	4p



Financial Indicators

Gearing Ratio: 39.86% | Interest Cover: 2.49%

INVESTED

£65.3

MILLION IN THE PROVISION OF NEW HOMES



£18.1

MILLION IN MAINTENANCE



BUILT

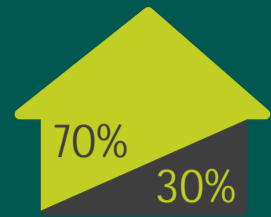


791

NEW HOMES



SOLD



SHARED HOME OWNERSHIP SALES HAVE TOTALLED £15.6 MILLION

SAVED

melin PUT

£2.6 MILLION BACK INTO THE LOCAL ECONOMY



melin leasing HAS MADE SAVINGS OF £800,000 FOR THE PUBLIC PURSE



£137k

OFF GETTING VOIDS BACK INTO USE



SAVED RESIDENTS

£510,000

IN FUEL COSTS

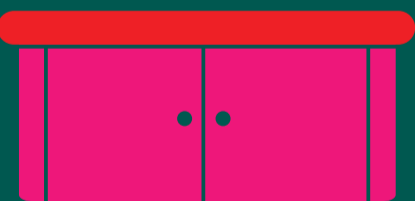
6 TONNES

OF CO2 EMISSIONS

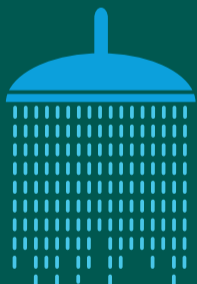
INSTALLED

839 (2 MILES)

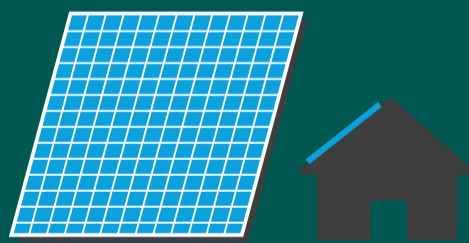
KITCHEN WORKTOPS



431 BATHROOMS



503 SOLAR PANELS



275 FREE PC'S



ACHIEVED

2012 AWARDS



CREATED

NEW SERVICES



COMING UP

- **OUR BIGGEST SCHEME EVER**, CAE NANT IN THE HEART OF CWMBRAN (£11.1MILLION, 111 HOMES)
- **PRENTIS** – SHARED APPRENTICE SCHEME
- **ARBED2 ERDF** – £27MILLION GREEN SCHEME FROM BRIDGE TO BEACH
- **PROJECT Q** – BOOSTING THE QUALITY OF SERVICES
- **WELFARE REFORM** – REDUCE THE IMPACT OF CHANGES TO WELFARE BENEFIT SYSTEM.

SOLD

MELIN ALSO HELPED UNIVERSITY GRADUATE NERYS EVANS, 24, BUY HER OWN HOME.

SHE SAID: "THE PROCESS WAS REALLY EASY AND EVERYONE AT MELIN WAS REALLY HELPFUL. I WOULD DEFINITELY RECOMMEND SHARED OWNERSHIP TO ANYONE STRUGGLING TO GET ONTO THE PROPERTY LADDER AND HAVE ALREADY TOLD ALL MY FRIENDS TO GET ON THE LIST."



FOLD OUT TO SEE

ALL THE GREAT STUFF

WE'VE BEEN UP TO OVER THE LAST 5 YEARS

BACK

INVESTED

MRS PENNINGTON "YOU KNOW THE SONG THANK HEAVEN FOR LITTLE GIRLS, IT SHOULD BE THANK HEAVEN FOR MELIN HOMES."



BUILT

BILL PURFORD "I LOVE LIVING IN LAVENDER GARDENS – THE PLACE GIVES ME SAFETY AND SECURITY 24 HOURS A DAY, AND THE STAFF ARE CARING AND HELPFUL. IT'S LIKE LIVING IN MY OWN HOME."



INSTALLED



AMANDA PRICE SAID: "THIS IS MY FIRST COMPUTER AND IT'S HELPED ME REGAIN MY INDEPENDENCE."

SAVED

LAURA COSTEMA IS THRILLED WITH HER SOLAR PANELS. SHE SAID: "IF I DO THE WASHING AND COOKING DURING THE DAY WHEN THE PANELS ARE PRODUCING THE MOST ENERGY, I HARDLY USE ANY OF THE MONEY ON MY METER."



CONTACT

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