

Income and expenditure account
Cyfrif incwm a gwariant

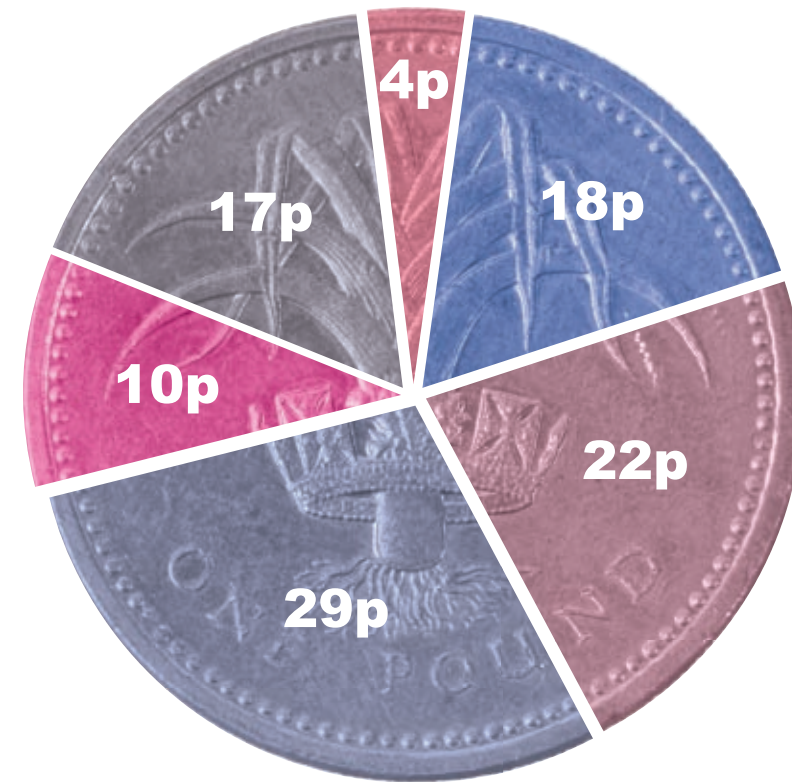
	2007 £'m	2006 £'m
Net rents and service charges Rhenti & costau gwasanaeth net	12.4	11.2
Repairs and maintenance Trwsio & cynnal a chadw	5.0	4.1
Management costs Costau rheoli	3.6	3.6
Service costs Costau gwasanaeth	1.2	1.1
Property revenue surplus Gwarged refeniw eiddo	2.6	2.4
Surplus on disposal of assets Gwarged wrth waredu asedau	0.7	0.2
Interest payable and similar charges Llog taladwy & codiannau tebyg	(2.7)	(1.8)
Interest receivable and similar income Llog derbyniadwy ac incwm tebyg	0.6	0.8
Surplus for the year Gwarged am y flwyddyn	0.1	-
	0.7	0.8

Balance sheet
Mantolen

	2007 £'m	2006 £'m
Housing properties Tai	160.3	154.7
Less : Social Housing Grant and other grants Llai: SHG a grantiau eraill	(118.2)	(114.6)
Other fixed assets Asedau sefydlog eraill	42.1	40.1
	1.6	1.7
Net current liabilities Rhwymedigaethau cyfredol net	43.7	41.8
Less : long term liabilities Llai: rhwymedigaethau hir dymor	(2.6)	(1.8)
	(27.0)	(26.6)
	14.1	13.4
Share capital and reserves Cyfalaf cyfran & cronfeydd	14.1	13.4

How each £ of rent was spent

Responsive repairs	18p
Planned Maintenance	22p
Management costs	29p
Services	10p
Borrowing	17p
Contribution to reserves	4p



Gwario pob £ o'r rhent

Gwaith trwsio ymatebol	18c
Cynnal a chadw cynlluniedig	22c
Costau rheoli	29c
Gwasanaethau	10c
Benthyciadau	17c
Cyfraniad at gronfeydd	4c

We are able to provide information in other formats including large print, audio tape or an alternative language.

Please contact United Welsh for further assistance -
Tel: 0800 294 0195 or Email: tellmemore@uwha.co.uk

United Welsh

Tŷ Cennydd
Castle Street/Stryd y Castell
Caerphilly/Caerffili
CF83 1NZ
Tel/Ffôn: 0800 294 0195
Fax/Ffacs: 029 2085 8110

Walters Building

Clarence Road/Heol Clarence
Butetown
Cardiff/Caerdydd
CF10 5UU

Email/Ebost:

tellmore@uwha.co.uk

www.uwha.co.uk

Gallwn ddarparu gwybodaeth mewn amryw fformatau yn cynnwys print mawr, tîp sain neu ieithoedd eraill.

Cysylltwch â ni am fanylion pellach -
Ffôn: 0800 294 0195 neu
Ebost: tellmemore@uwha.co.uk

united
welsh

Raising standards

Summary of the Annual Report for the year ended 31 March 2007

Codi safonau

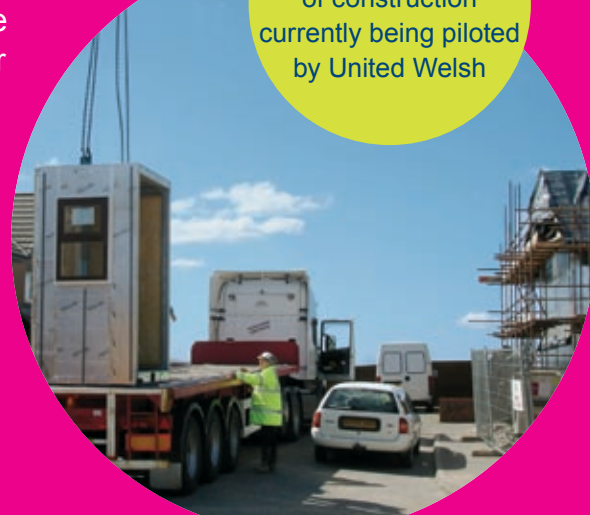
Crynodeb o Adroddiad Blynnyddol y flwyddyn yn diweddu 31 Mawrth 2007

Message from the Chair and Chief Executive

We are delighted to present this summary report outlining the work of United Welsh during the past year (ending 31 March 2007). As an organisation we are committed to keeping tenants and other interested parties informed about the work we do. Once again we have had a very successful year with many notable events and achievements. Our vision is to be the organisation of first choice and we believe great progress is being made towards this goal. The work of United Welsh is making a positive difference to many people's lives and we look forward to even higher achievement in the future. Should you have any comments or feedback on the information contained within this leaflet please let us know.

Peter Laing (Chair)
Anthony Whittaker
(Chief Executive)

Modular Build -
An innovative method
of construction
currently being piloted
by United Welsh



Neges y Cadeirydd a'r Prif Weithredwr

Mae'n bleser cyflwyno crynodeb o waith United Welsh yn ystod y flwyddyn ddiwethaf (hyd 31 Mawrth 2007). Fel corff, rydym wedi ymrwymo i hysbysu tenantiaid a phartion cysylltiedig o'n gwaith. Unwaith eto, rydym wedi cael blwyddyn lwyddiannus iawn, yn cynnwys llawer o ddigwyddiadau nodedig. Ein gweledigaeth yw bod y corff bydd pobl yn dewis gyntaf ac yn ein barn ni, rydym wedi cymryd camau mawr at y nod hwnnw. Bydd gwaith United Welsh yn gwneud gwahaniaeth positif i fywydau llawer o bobl ac rydym yn edrych ymlaen at lwyddiannau pellach yn y dyfodol. Cofiwch gysylltu â ni os am wneud sylwadau neu holi am gynnwys y daflen hon.



Adeiladau
modwlar – peilot
o ddull adeiladu
arloesol

Peter Laing (Cadeirydd)
Anthony Whittaker
(Prif Weithredwr)

Further improvements have been made to the way services are delivered to our tenants. Resources have been focused in the key areas of:

Repairs

- To improve the quality of materials used in repairs
- To improve communication about repairs
- To get repairs right first time

Anti Social Behaviour

We have successfully closed 197 cases of anti social behaviour and have been involved in a number of preventative community projects.

Communication

United Welsh continues to look for more effective ways of communicating with tenants. We have introduced:

- A text message service for rent arrears and 'Select-a-Home'
- Mobile hearing loop systems for all offices
- Internet access for tenants in reception areas



United Welsh is well on the way to achieving the Welsh Housing Quality Standard

- We spent £2.8m on planned improvements to peoples homes
- We have implemented a contract worth over £3.0m to provide new kitchens
- We plan to spend a further £2.9m on planned improvements by 31 March 2008

We continue to develop a wide range of quality new homes that people can afford to rent or buy

United Welsh is committed to sustainable development. Every property built during the year contained at least two environmental measures. Some of these included solar-powered heating systems, timber frame construction using local sources and sun pipes.

In December 2006, landlord services delivered by United Welsh were the subject of an inspection by the Wales Audit Office under the regulatory regime introduced by the Welsh Assembly Government in 2005 – you can view the findings of this inspection on the Wales Audit Office website www.wao.gov.uk



If you would like to receive a full copy of the Annual Report for the year ended 31 March 2007, please contact **029 20 858118** or email mdavies@uwha.co.uk

We have been listening carefully to the views of tenants and taking action

Gwrando'n ofalus ar farn ein tenantiaid ac ymateb iddynt

Gwella dulliau darparu gwasanaethau i'n tenantiaid, gan dargedu adnoddau at y meysydd allweddol isod:

Gwaith trwsio

- Gwella ansawdd deunyddiau a ddefnyddir i wneud gwaith trwsio
- Gwella cyfathrebu am waith trwsio
- Gwneud gwaith trwsio'n iawn y tro cyntaf

Ymddygiad gwrthgymdeithasol

Taclo 197 achos o ymddygiad gwrthgymdeithasol yn llwyddiannus a chyfrannu at nifer o brojectau cymunedol i geisio atal ymddygiad o'r fath

Cyfathrebu

Bydd United Welsh yn parhau i edrych am ddulliau mwy effeithiol o gyfathrebu â thenantiaid. Cyflwynwyd:

- Gwasanaeth negeseuon testun 'Select-a-Home' ac i atgoffa pobl i dalu eu rhent
- Dolenni clyw symudol ym mhob swyddfa
- Cysylltiad rhyngwyd ar gyfer tenantiaid o fewn derbynfydd ein swyddfeydd

United Welsh yn cymryd camau sylweddol at gyrraedd safon ansawdd tai Cymru

- Gwario £2.8m ar raglen gynlluniedig i wella cartrefi pobl
- Contract gwerth dros £3.0m i adnewyddu ceginau newydd
- Cynllun i wario £2.9m pellach ar welliannau erbyn 31 Mawrth 2008



Datblygu cartrefi newydd o safon bydd pobl yn gallu fforddio rhentu neu brynu

Mae United Welsh wedi ymrwymo i ddatblygiad cynaladwy. Roedd pob cartref a adeiladwyd yn ystod y flwyddyn yn cynnwys o leiaf ddau fesur amgylcheddol. Roeddent yn cynnwys systemau gwresogi solar, fframweithiau coed o ffynonellau lleol a phibellau haul.

Ym mis Rhagfyr 2006, roedd gwasanaethau landlord United Welsh yn destun archwiliad gan Swyddfa Archwilio Cymru o dan y drefn reoleiddiol a gyflwynwyd gan Lywodraeth Cynulliad Cymru yn 2005 - mae canlyniadau'r archwiliad ar wefan Swyddfa Archwilio Cymru www.wao.gov.uk

Os am gopi o Adroddiad Blyneddol llawn am y flwyddyn yn diweddu 31 Mawrth 2007, cysylltwch â **029 20 858118** neu mdavies@uwha.co.uk