

Appendix 1

Description of the group

Twin Valley Homes (TVH) was formed to receive a whole stock transfer from Blackburn with Darwen BC, which took place in March 2001. The association owns 9000 general needs homes, over one third of which are flats and maisonettes.

The association has four unregistered subsidiaries. All are shown as dormant in the March 2004 audited accounts.

Core aims are:

- Providing quality services
- Modernising the housing stock
- Increasing tenant participation
- Securing a better future for the association's customers.

Blackburn with Darwen is an established residential urban area and is included within the East Lancashire Housing Market Renewal Pathfinder (Elevate), where 40% of the association's stock is located. It is one of the most deprived areas in the North West (Indices of Deprivation 2000). The association's client group is ethnically diverse; 78% of the Borough's population is white and over 19% is of Asian origin (2001 census).

Within the context of low demand, a planned stock reduction was identified at the time of registration to re-balance supply and demand over a five year period. The association is undertaking a five year investment programme which is progressing satisfactorily and the association is on target to meet the commitment given to tenants at transfer.

By 2008 projected property numbers are likely to reduce to 8000 as a result of stock demolitions and higher than originally anticipated right to buy sales. The association is keen to become involved in social housing development and has secured Social Housing Grant for 2004/5 and 2005/6. In addition it is seeking growth through other stock transfer opportunities.