**Kent Private Sector Housing Group Meeting Action Decision Log – 2nd March 2020, TMBC, Kings Hill**

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| **Present:** Kerry Petts, Chair & Folkestone & Hythe DC; Rebecca Smith, KHG; Hazel Skinner and Jason Wheble, TMBC; Glyn Pritchard, Swale BC; Robin Kennedy, Dover DC; Sarah Tickner, KHG; Marion Money, NLA; Peter Littlewood, IHowz; Rachel Evans, Dartford BC; Dipna Pattni, Gravesham BC & KEEP; Donna Crozier, Peabody HIA; Daniel Shaw, Sevenoaks DC; Paul Stephens, KCC; Francesca Bayliss, KMSEP and KCC; Claire Pickering, TWBC**Apologies:** Richard Stanford-Beale, KF&RS; Brian Horton, SELEP; Susan Hughes, Swale Staying Put; Richard Hopkins, Thanet DC; Carolyn McKenzie, KCC; James Cox, TWBC |
| **Date**  | **Reference** | **Notes** | **Action** | **Time Scale**  | **Lead Person** |
| 2.3.20 | Action Log Dec 2019 | **Self-Neglect and Hoarding Policy Discussion** – MH remains an issue with regards to Hoarding and the approach to managing Hoarding. GP advised that SBC have regular meetings with partners about Hoarding but regularly the issue is left with the Private Sector Housing Team. KP advised that in Folkestone and Hythe there is a Vulnerable Communities Group, discussing residents within the district, potential to have Hoarding cases discussed here, other districts are running similar groups. **Hospital Discharge Network** – Another event took place in Birmingham last week. DC attended for Peabody and sat with Jane Lord who is the National BCF Coordinator. Some emotive speakers from the general public, sharing their experiences. DC to share Jane Lord details with KP and LH about co-commissioning opportunities in Kent around hospital discharge.**Burden Payments from the Fire Safety Return** have been made, F&HDC are using their payment, as are Dartford BC to commission Peabody to undertake the work required.  | **DC to share email contact with KP & LH** | **ASAP** | **DC** |
| 2.3.20 | Written Updates Matters Arising | **KEEP** – DP advised that there are still signatories outstanding on the MOU for KEEP for SGM referrals, DP to share to those districts are outstanding, LA Flex needs to be in place on signatories. **KHG** – KP advised that she attended KHG and KHG Executive Board, aligning the KPSHG Action Plan and those of the Kent and Medway Housing Strategy. RS to share updated version **KMSEP** – focus of work is to establish future of Warm Homes Scheme when the framework ends in September 2020. Solar together Kent is also in exploration, allow community centres and other smaller buildings to have up to 50 panels, this launches on 24th March. KCC have direct mailings going to households and sharing information where possible, including KALC and district magazines as examples. Most marketing will commence with registration is open in March. MM suggested whether KCC can put in place checks that residents of PS landlords have their permission to install solar panels, FB to note and feedback.**Peabody** – all details are as per the update provided. Would like to encourage as many customers as possible to attend their Customer Event in June at the Chatham Dockyard, there are many elements to the day. It fits with Peabody’s current strategy to achieving Wellbeing, 5 Ways to Wellbeing. There will be a similar event in West Sussex. DC to share electronic copy of marketing when available.**Swale Staying Put** – GP advised that one of the officers in SSP is working solely on Hoarding, prices are increases across the service, having to balance between hospital discharge and clearance, allocating £5,000 budget per case. GP also advised that the procurement for their Schedule of Rates has been completed. | **DP to share MOU to appropriate Districts/Boroughs****FB to share details when available****DC to share digital marketing with colleagues** | **ASAP****As Avail****As Avail** | **DP****FB****DC** |
| 2.3.20 | Dec JMG Matters Arising | County-wide JMG held in December 2019 with a limited outcome and no agreement other than to consider a consistency across the county with regards to services offered by district and borough councils. East Kent JMG have discussed, the West Kent JMG is Wednesday this week. RK advised that he has been monitoring the BCF allocations across Kent, looking at collaborating funding to then draw upon to enable services to be provided more consistently. In the main EK authorities are spending their allocation so would have little to put into a pot. There is a new county-wide JMG meeting planned for June 2020. Anne Tidmarsh at KCC will be Chairing, RK advised that he can attend for EK JMG.There has not yet been spending figures yet received from 2017/18 from KCC with regards to the top slicing. There was a discussion about the potential for how to work more collaboratively and how to tackle this politically. It was agreed that a barrier locally is the political element, also measuring the savings to the NHS and the potential to commission a study around this. How can this group or colleagues can access NHS data around discharge from hospital and how co commissioning of services across Housing Health and Social Care could assist with savings and reducing delays to transfer. | **PS to confirm if there are conversations between social care and health around planning for BCF expenditure** | **ASAP** | **PS** |
| 2.3.20 | EK & WK BRE Bid Update | Kent Consortia on a BRE bid, contracts have been signed, DBC are following a similar approach to TMBC, with consideration of GDPR and sharing of data. RK advised that some initial feedback on the analysis is that within the PRS efficiency (EPC rating) has improved. The Kent Consortia lead, Julian Watts at Ashford, has to complete the return to the Rogue Landlord Fund about the impact of the BRE bid allocation.  |  |  |  |
| 2.3.20 | HHSC SG Overview | ST provided an overview of the HHSC SG. Has been in post since 1st October 2019 and in post for year. In the main the improved coordination and communication across housing health and social care is the focus of the group, with sharing and benchmarking through best practice. A focus on training including MEEC, Mental Health, Suicide Prevention also looking at the Esther Model, Healthy Communities and Smoke Free Homes – looking a pilot with a housing provider. Working closely with Kent Public Health around data. ST would be happy to meet with colleagues individually if they require more information or particular projects.Link to the K&M NHS STP – this work has been slow due to changes in the structure within the STP, but ST due to meet with colleagues in due course. Applying simple solutions to problems.  | **ST to share the circulation list and meeting details for 2020 via RS** | **ASAP** | **ST** |
| 2.3.20 | KPSHG Action Plan | Tasked by KHG to continue looking at the BCF allocation and opportunities for co-commissioning and innovation. To look at the action plan for KPSHG when the KMHS is agreed and Action Plan to be agreed.KP attending free LGA Conference in London in 30th March, can feedback details as appropriate. LH and Peabody colleagues are also attending.Discussion about joint working around Hospital Discharge, DC advised that the experience with regards to Hospital Discharge is around sharing or access to data/information is a barrier, how to overcome or standardise the arrangements that meet the overall objectives to get a timely discharge from hospital and prevent readmission. JW suggested the route of a DPIA which could be a route to open a conversation about sharing data.DP advised that she recently attended a meeting with NHS representatives and Directors at GBC regarding issues around homelessness cases linked to hospital discharge. DP tasked with drafting a protocol, EK already have a protocol and procedure in place which DP has seen and is linked to Duty to Refer.KP shared the following ideas for the KPSHG – linking to Health and Wellbeing and Working for Safer Homes themes – a T&FG looking at how to streamline requests for support and general enforcement as growing numbers with limited capacity to undertake. Climate Emergency – some local authorities have raised this as an issue but what could be the role for KPSHG. Letting agents educated on Fire Safety and then encourage them to be an Ambassador around Fire Safety for Landlords. Including work on the outcomes from the Hackitt Review. David Votta is on the circulation list for KPSHG and would be the link to Letting Agents.Integration with the STP – use the HHSC SG to help with this. | **Agreed to look at KMHS Action Plan and KPSHG Action Plan to agree links and actions****Agreed to put on the action plan****Agreed to put on the action plan****Agreed to put on the action plan****To remain on the action plan** | **For June 2020** | **ALL** |
| 2.3.20 | NLA Update  | MM provided the group with an update over a number of issues.* The NLA and RLA are merging and producing joint information and feedback currently, including what their joint ask is of Government. 80,000 members between the two associations, 500,000 properties and 10% of the PRS through memberships merging. Representatives will remain the same, potential to have more representatives in the future.
* The effect of s24 Finance Interest Relief – illustrating through a case study on slide 2 the impact of s24. A lot of landlords moving away from standard AST to Air B&B as can be classed as business, impact on stock numbers but also on the standard of accommodation.
* LHA Rates are now linked to CPI – squeezing out those most vulnerable tenants who are reliant upon the LHA. The ask of Government by the NLA/RLA is to create a market where properties can be sold with tenants in situ, with suggestions about how to manage through taxation.
* Abolishing s21 – not yet known when this be put into practice. There will always be a market and need for the PRS, how to encourage landlords to remain in this market?
* Electrical Safety Checks are becoming compulsory from July 2020 for new tenancies, April 2021 for existing tenancies
* EPC (MEES) – the aspiration is for C rating by 2030 – how? Projections on spend to achieve the targets shared within the slides. Improvements to properties are not subject to tax relief for landlords.
* Tenant Fees Act is now in force, agents cant charge fees to tenants, but agents putting fees up for landlords = landlords moving away from using letting agents. Landlords may not be considering or addressing issues around managing a property outside of rental income.
* The Homes Fit for Human Habitation Act – should not impact on PRS landlords who are using HHSRS, but what is the impact if tenants are targeted by ‘no win no fee’ solicitors? What will be the impact for council owned stock?
* Concerns around Insurance Schemes and Zero Deposits are these of benefit to tenants? Rent 2 Rent – the grey area is concerns about potential enforcement which is taken against the owner and not the middle man in the equation – the company offering the scheme.
* English House Survey suggests that Category One Hazards have fallen by 31% in 2008 to 14% in 2018, more statistics in the slide.

*Questions/comments* – PL added about the unintended consequences around s21 as landlords don’t understand Ground 8 and therefore use a s21, especially around managing ASB. Also sometimes used when a landlord does let to a less desirable tenant (who may not pass checks etc). A landlord has the right to make a business decision about affordability of their properties but should not be discriminatory about marketing properties that those accessing benefits are not eligible for (No DSS). PL raised that training and accreditation of landlords in the PRS should be mandatory, this would be a positive way to improve standards and perception of the PRS. Should this be pushed back from Housing Colleagues working in the Sector?  | **RS to share slides with colleagues when signed off by NLA****MM to share report to Government if required** | **ASAP** | **RS** |
| 2.3.20 | RISE 2020 | Discussed at EK JMG, Staying Put and Peabody to both have stands at the event this year, this is taking place on the 15th September 2020. Foundations have offered to run the housing session but would like input from this group about what should be covered. DP, KP and RK have volunteered to be part of a small group to help support Foundations in respect of the topics to be covered.Higher Elevation will be the one sponsor this year and will have a lunch and provide a session. Jane Miller has shared some thoughts with DC about ideas for a programme.KP to share a date for T&FG meeting and will invite Dave Eldridge from Foundations. | **Another West Kent representative for the T&FG to make contact with KP****DC to share email with KP****KP to share date with colleagues** | **ASAP****ASAP****ASAP** | **ALL/****KP****DC****KP**  |
| 2.3.20 | AOB | DBC raised the PRS Enforcement Questionnaire (Delta return) and the short time to turn this around, deadline is 7th March 2020. This is voluntary to complete and return. |  |  |  |