Kent Housing Group Executive Board

DRAFT MINUTES – Wednesday 9th November 2016

Swale Room 2, Sessions House, Maidstone, Kent

**Attending**: Eileen Martin, Amicus Horizon Limited & Chair; Kevin Hetherington, TWBC and Kent Homechoice; Christy Holden & Melanie Anthony, KCC; John Littlemore, JPPB and Maidstone BC; Brian Horton, SELEP; Bob Porter, Thanet DC; Deborah White, WKHA; Satnam Kaur, TMBC and Vice Chair; Rebecca Smith, KHG;

**Visitors**: Bob Heapy (BHe), TCHG; Mark Lobban & Emma Hanson, KCC

**Apologies**: Peter Stringer, Golding Homes; Jill Pells, KHG; ; Sharon Williams, Ashford BC; Deborah White, WKHA

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| **ITEM** | **NOTES** | **ACTION** |
| **Introductions** | Introductions and apologies noted. |  |
| **VRTB Presentation** | BHe provided the EXB with an overview of the Voluntary Right to Buy. BHe has been a representative on the Sounding Board feeding into Government Ministers about the offer from housing associations regarding the VRTB.BHe advised to keep a watching brief on the VRTB in the Autumn Statement, there may be more detail about the new timeframe for this further to recent announcements regarding Brexit and this new programme.Summary Points to support the Presentation:* Portable discount to be contained within the sector and within a HA’s own stock.
* The suggested qualification period is 10 years, have to take into account ability to afford mortgage repayments, very few go through. L&Q in the pilot had over 2000 enquiries but only approximately 16 have gone through to purchase stage
* Government have suggested a three month notice period for implementation/go live, the Sounding Board are suggesting a six month notice period to resource the new programme
* Some issues about fraud, in the main welfare benefit fraud but also aware of potential mortgage fraud
* Need to understand and manage a complaints procedure alongside this programme
* No legal challenge against a decision as it’s a voluntary deal but open to challenge or review via the Housing Ombudsman
* Can use portability for new build homes, this allows old/existing stock to go back into circulation and let.
* HA’s can talk to LA’s about a waiver on s106 agreements but all conditions remain unless a waiver is agreed
* There are differing opinions about inclusion of supported and sheltered in the deal
* HIST/P2S is linked to the VRTB, will these tenants on higher incomes be encouraged to utilise the VRTB?
* TCHG envisage on 2% of the their stock will be impacted by the VRTB, business plan reviews have to reflect expected numbers

Thanks noted to BHe for attending and sharing the feedback from his role on the Sounding Board/NHF. | **RS to share Presentation on KHG website with draft Minutes****RS to share VRTB Info from other HA’s in Kent** |
| **Minutes & Matters Arising** | Minutes agreed for accuracy, the following matters arising were noted:Page 2 – RS and EM to pick up action about amending the KHG Budget SLA.Page 6 – RS to re issue the suggested themes from the KMHS.Page 7 – RS to circulate information request to KHG members regarding actions for Pay to Stay. | **RS to action and share with EM for signature****RS to include with minutes on the KHG website****RS to action and feedback** |
| **KHG Budget** | The KHG Budget Sheet was circulated in advance of the meeting.RS to meet with Sharon to discuss the movement of money from Kent Savers to the Ashford BC account. It was agreed that the subscriptions amount should remain at £3500. It was agreed that this information would be circulated to the wider membership for information. There is one merger of HA’s going through currently which may impact upon the subscription levels. If going forward subscriptions are likely to drop due to merger then looking at subscription rates by stock number. | **RS to email the main KHG representative about the annual subscription****RS to also check with ABC the amount of subscriptions collected for the current year** |
| **KMHS Update and SELEP Update** | BH provided the following update: SELEP Update:BH updated that there is movement on the Housing Business Ready Programme in Kent. BP advised that Thanet DC have submitted their final business case regarding Coastal Funding. The funding will be allocated three ways and KCC have agreed to be the Accountable Body for this funding. The funding is not specifically time limited currently.The SELEP have agreed to make a contribution to HIFI on a piece of work around infrastructure and utilities and will commence before the year end and BH can feedback on this when there is traction.The LEP Board is considering working arrangements and the Housing Working Group that was previously chaired by Graham Brown, that this group will grow and KHG will be invited to be represented on this Group. Tracey Kerly is keen to retain her position and present KHG on this group. The KHG EXB agreed this position going forward.There will also be a refresh of the Strategic Economic Plan and the Housing Working Group will be the reference group for the housing elements of this work. There is a direct link between this and the refresh of the K& MHS.KMHS Refresh:BH and RS have liaised with Kerry Parr and will continue to work with KHG on this and update numbers from the original evidence base. There will be more work on this in the new year. Elements of work streams from KHG, such as the Affordability Workshop will feed into the refresh, and there will be an implementation plan to support the refresh of the strategy. There will need to be liaison with KCC now that Ross Gill has left KCC and the links to KMEB.There will also be contribution from the KHG sub groups. | **BH to liaise with TK to confirm this position** |
| **Accommodation Strategy Update** | CH advised that there was a Transformation Assessment of older person’s accommodation over the summer and a conclusion from this assessment supports the view that Extra Care (ECH) accommodation is one of the best housing and support options for older people, there is now extra evidence to support this and this will feed into further implementation of the Accommodation Strategy. Capacity remains an issue in terms of provision of ECH; there will be a concerted push for additional ECH units. Where there have been ECH schemes through previous rounds of PFI there has been success for clients with learning disabilities too, not just older people and this mix of supported and ECH should be considered for any additional units brought forward. There also needs to be some additional work undertaken on the commissioning of services when looking at mixed schemes.There are 19 ECH schemes in Kent and 900 units operating, there are 601 units in active development. For Learning Disability (LD) there is a push for more supported accommodation and KCC are working within provider forums to map this. One issue for LD developments is procurement and the impact on nomination agreements if KCC approach providers direct. There is a launch of a framework contract for nomination agreements for all client groups, to indicate how they want to work with KCC and then evidence the need and liaise with appropriate developers. CH to send RS the link to the framework to share with KHG colleagues. <https://www.kentbusinessportal.org.uk/procontract/supplier.nsf/frm_opportunity?openForm&opp_id=OPP-HIS-AF9L-8B4G6U&contract_id=CONTRACT-ADBA-9LZX8N&org_id=ORG-KENT-8YKEYH&from>Mental Health (MH) data has been forecast, there is transformation work on this and will it will follow the same approach taken with LD, with the aim to move away from residential accommodation to supported accommodation. The next focus is Physical Disability, CH is going to work closely with colleagues around PD and be supportive of housing strategies locally, CH will also take into account the work undertaken by KHG and partners on the PD/SD Protocol. The timeframe for completion of this is now early 2017.BP commented on the challenges of viability with regards to revenue and ECH. CH advised that the design principles in the Accommodation Strategy are flexible but KCC are now looking at all models to assist that could assist positively with the viability issues. CH can talk and share with housing strategic teams about these different models. EM and DW have been meeting with CH and colleagues about the impact of Government changes with regards to supported housing development and these discussions will continue going forward. | **See link in the notes** |
| **Housing Related Support & Homelessness** | ML and EH attended the meeting and provided an update, below is the summary points. ML and EH made a commitment to attend as many KHG EXB meetings as required.1. The council is currently considering its budget for 17/182. For housing related support (formerly Supporting People) a financial profile has been put forward that will see the council prioritise services that will:-• Support for 16/17 year olds, care leavers and children in care in line with the council’s corporate parenting duties• Prevent the need for care home admissions and/or support discharge from other institutions hospital, prisons etc.• Prevent pressure on other budgets e.g. homelessness in vulnerable people and domestic abuse3. In its approach the council seeks to eradicate duplication of provision, within the local authority and of its partners, consider the total resource available and work collaboratively in the co-design of in any revised service provision.4. In sheltered housing the council wants to ensure that people receiving support are doing so in relation to their need rather than where they live.5. The council aspires to ensure that funding for support is targeted at 16/17 years old and care leavers. Further, the council will work together with partners to develop an evidence-based integrated strategy for vulnerable homeless people who are over 18 that will deliver significant savings.6. The council will ensure that offenders with eligible needs have those needs met appropriately in relevant services.Comments/Next Steps:It was agreed that ML and EH would attend the January meeting of the KHG EXB and that sufficient time would be allocated on the agenda to work through the discussions regarding expenditure of current support services for the client groups discussed at the meeting, expected spend and savings going forward and confirming timelines and next steps and the overall provision of services with Housing colleagues input.Additional Points Raised:EH raised the current £40 million Homelessness Prevention Programme and the opportunity to bid against three strands (£20m Trailblazers Funding, £10m Rough Sleeping Grant Funding, £10m Rough Sleeping Social Impact Bond Funding). The closing date for all applications is 28th November. KCC is keen to place a Kent bid. There are some local discussions in Kent about bidding and ultimately it was agreed that these should be based on the best chance of securing funding. JL advised that Maidstone is not going to be part of a County wide bid. TMBC, TWBC and Sevenoaks DC are looking to collate a west Kent bid; there is no detail on this West Kent bid yet. EH would like to have a round table discussion the options for a joint bid. BH advised that if Kent decides to go with more localised bidding that KCC need to work and engage or provide narrative about support from KCC for each the bids and highlighting the joint working in Kent. KHG, via RS, to send an email about the bid and identify who is bidding and for what element of the funding, to ensure there is understanding about the wider support and engagement from across all partners, including KCC. There is a need to consider whether there are there discussions locally about joint bids and who is involved. Need to have a short deadline on response and RS to engage with Marie Gerald (KHOG Chair) on how to take this forward. KCC are particularly interested in the Social Impact Bond model. KCC colleagues are meeting at 3.30 on Monday 14th November – colleagues can join MA and EH if they want to have individual conversations about bidding. | **RS to liaise with ML and EH about the date and venue****RS to correspond with KHOG colleagues about what each D/B is planning** |
| **Commissioning Body Update** | There were no additional items to discuss following ML and EH joining the meeting to discuss Housing Related Support & Homelessness. |  |
| **KHG Events Past** | Build to Rent Event in September was successful. There is follow up work from the Damien Green visit due to take place later this week. The Custom Build Session last month was a wider than Kent event, with colleagues from East Sussex and Essex attending. The Affordability Workshop took place yesterday (8th November), there are going to be work streams from this event and details will be shared in due course, including continued dialogue between the local authorities and registered providers. It was agreed it would be useful to have more discussion about those who can’t afford any housing options on offer, what happens to these applicants? EM suggested also working through some case studies and looking at scenarios to resolve housing solutions between LA’s and RP’s.RS advised that Ashford BC (SW) is liaising with Golding Homes and other providers about the Asset Management Briefing, its likely to be later this year or in the New Year. | **EM and RS to take stock of outcomes from Affordability Event and feedback progress and next steps in due course** |
| **KHG Events Future** | Planning Protocol launch on Friday 11th November with good scheduled attendance, a joint meeting of KHG, KDG and KPOG.EM shared an email with colleagues about the KHG Seminar to have another Health and Housing Seminar. Andy Scott-Clark is going to contact a colleague about attending and speaking. It was agreed that a formal invitation would be send to Gavin Barwell and Sajid Javid via David Godfrey at KCC to attend and speak at the event.KHG Awards 2017 – the Events group can pick this up going forward and decide upon the venue and final arrangements. | **EM to draft and share with BH for sign off via David Godfrey at KCC** |
| **KHG EXB Membership** | EM relayed to the Board the issue about membership of the KHG EXB and implementing the ToR requirements with regards to membership and timescale of representation the Board. EM suggested that rather than those longest serving members stepping down from the Board at one time to stagger the stepping down and avoid a potential loss of continuity, knowledge and experience in the current climate. This was agreed. There will be a new HA Vice Chair elected in January 2017. It was agreed to continue to elect the Vice Chair in January 2017 and then plan accordingly for any change in representation for HA and LA representatives who have been longer serving members. There will be a note for members about the plan for this over the next one, two and three years.BH suggested two additional co-opted members to the KHG EXB, to include the KDG Chair and KPOG Chair. It was agreed that rather than inviting them to become co-opted members there should be an open invitation for those Chairs to attend as and when appropriate, the PM to share the agenda with these Chairs.There was a discussion about the work streams and for both KHG and JPPB and the value of potentially joining the two groups. There has to be a discussion and understanding of the financial risks associated with a joint approach. It was agreed to have this on the agenda for January KHG EXB, for members to give some additional thought to the suggestion of a joint approach and the benefits and any negative impacts. It was agreed that KHG EXB January may not be the right place to have this discussion with Mark Lobban attending and to have a separate meeting set up. | **RS to draft and share with EM & SK in advance of the January KHG meeting****RS to note and contact Nick Fenton and Simon Thomas****EM/SK and RS to set up and share details** |
| **KHG Marketing & Communication** | EM raised this agenda item and for the group to consider whether there a need for a more formal communications position to help raise the profile and respond to the communication requests. KDG use a company called Maxim for their communications and it was agreed that EM would speak with Nick Fenton about this and the costs associated with using this consultancy. | **EM to contact NF and feedback costing to EXB**  |
| **Any Other Business** | Kent Integrated Health Improvement Tender – Autumn 2016 – this is the ‘One You’ national campaign and they are looking to get KHG endorsement for their bid. It was agreed that individual LA’s could endorse if they felt it appropriate.The CIH have approached KHG about their training programme and attending KHG in January 2017. It was agreed to offer them a slot and ask them to share their presentation in advance.BP offered to attend the UASC Monthly Meetings for KHG, RS to establish the meeting dates and share with BP for him to confirm his attendance.CH advised that KCC have been approached by another organisation that are keen to invest money into supported housing. EM is meeting with this organisation, Fair Homes towards the end of November and will possibly consider a presentation to KHG in January 2017. CH will continue to share information about other providers as and when they contact her if they are not members of KHG.EH raised that on the 25th November there is a market engagement event, looking at Housing related supported for MH. EH to share details with RS.RS shared that Debra Exall has been approached by the LGA and sharing costing data about the impact of the Homelessness Reduction Bill. It was agreed to share what has already been collated by Kent colleagues.  | **RS to feedback to Anne Ford****RS to confirm attendance and add to January agenda****RS to confirm with Health contact & provide BP with dates** **EH to share details with RS for circulation via the website****RS to contact JL about more info to share back with LGA** |

***Thank you to Kent County Council for hosting and providing refreshments***