**KENT HOUSING OPTIONS SUB GROUP (KHOG) MEETING**

**14 DECEMBER 2017**

**Held at Maidstone BC Office, Maidstone House, Maidstone**

**Present:** Marie Gerald, Acting Chair, Dartford BC; Deborah White, KHG Mentor and WKHA; Vicky Hodson, Kent Homechoice; Stuart Clifton, Maidstone BC; Elly Toye, Dover DC; Pam Millington, Dover DC; Sylvia Roberts, Ashford BC; Lyn Wilders, Gravesham BC; Jane Lang, TWells BC; Tracy Chambers, Medway; Mark Damiral, Shepway DC; Hannah Gaston, Maidstone BC; Andy Kefford, Sevenoaks DC; Gillian Aylett,T &M BC; Lora McCourt, Canterbury CC; Jill Pells, KHG

**Apologies:** Jane Smither, Chair and T & M BC;Lesley Clay, Kent JPPB; Marie Royle, Canterbury CC; Vicky May, Thanet DC;

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Reference** | **Notes/Outcome** | **Timescale** | **Lead person** | **Action/Decision** |
| **Action log from Meeting**  **2 November 2017** | Keep Rent in advance on the Agenda.  Policies – on Agenda.  Salaries and Team Structures – Medway and Shepway information not available but information circulated by SC.  MG – HRA presentation to CEs still to be circulated. | March meeting  ASAP | **JP**  **MG** | Circulate CEs presentation |
| **Homeless Reduction Act (SI) Consultation on Code of Guidance** | Consultation on Code of Guidance complete and LAs have also submitted their individual responses.  Duty to refer delayed until October 2018.  MG attending meeting at DCLG (Tuesday 19.12.2017) regarding supplementary guidance for 16/17 year olds.  Out of London Placements – HG updated on meeting she had with LBs and noted that 42% of placements are made in Kent – also that they claim to be sharing this information. Mark Meehan suggested a meeting – to be held on **6 February** at MBC. Serious lack (from MBC’s perception) of information on safeguarding children and complex families with complex needs – approx 100 placements in MBC area. Now special meeting with KCC on **4 January** and MG to attend to give LA position and update on likely implications of code of guidance. Would like case studies about placements from London by **19.12.2017**. MG has issues with lack of accommodation and change of demographic plus additional issues presented by families LBs are perceived to be “dumping” in Kent areas. TC to send bullet points to MG illustrating some of the problems Medway is having.  PRS - Croydon can incentivise up to £9,000 per property. Advertising in local press showing what they can offer landlords. Paramount Properties was contacted by Lewisham and were proposing to put a six person family in a one bed property. Paramount advised SC that they only work with one LB if stock is within that borough. Suggested that we consider inviting Paramount to a KHOG meeting to give an overview of their process to members to ensure that their process is consistent. Also to ask what their business expansion plans are to meet the need for TA and what their intentions are with LBs. | ASAP  6.02.2018  19.12.2018  For March meeting | **MG**  **All**  **All**  **JP** | To ask LC if she wants input  To note  Case studies to MG  Invite paramount to KHOG meeting |
| **On line Tenancy Training** | ET suggested revisiting on line tenancy training following a presentation at a recent Homechoice meeting. Is there an opportunity for KHG to do this? Golding Homes who currently provide tenancy training are looking at doing this on line. WKHA are also looking at this. DW has a feeling that NM Sub Group were also discussing this.  MG suggested contributing towards commissioning this to include training for private sector tenants. VH suggested putting a specification together. CCC got a quote of £43,500 from We Are Digital. *14.12.2018* *Email and quote attachments circulated to members.*  Medway did some work which showed that you cannot force people to do training although they do come in to offices to train and then get an accreditation.  DW suggested a conversation between Chairs of NM Sub Group and KHOG to develop a specification. VH happy to lead on progressing this conversation. KHG are looking for projects for Sub Groups to look at this. DW to do a short paper to next ExB on behalf of this Group asking them to support it and give guidance on Sub Group(s) taking this forward. | January 2018 | **VH**  **DW** | Liaise with Chairs  Paper to ExB |
| **Protocols (SI)** | Two protocols – 18Pus and Temporary accommodation protocols to be signed off.  Suggested rewording for TA Protocol:  “Out of hours placements should be notified to the relevant authority as soon as is practically possible, if it is intended that the placement will be continued past the next working day”.   As such if a client is placed on a Saturday night in another area, and on calling the client in on Monday morning the same placement continues, notification will be sent, but if the client is placed on a Saturday night and this is ended on Monday morning or the client is moved to T/A within the placing authority area, notification will not be given. Group has agreed this is acceptable. Signed off.  18plus Policy not signed off as further amendments have been received which MG needs to look at.  Reconnection Policy – willingness to accept as long as they can be reconnected. What would KCC’s involvement be? DW said that from the MH perspective and discussions she has had with Emma Hanson at KCC and Sub Group of KHG looking at how housing could potentially support their hub model – go into residential/hospital/scheme and then use the hub to do outreach so that when discharged via private sector if there is a relapse they can continue to get support from the hub. Could then settle in that area or return to their original area. LMcC has a case where a client has to leave her area but will return, although KCC would not commit to support her when she returns as case will be closed. MG feels that we cannot agree to this without knowing the outcomes of commissioning. Review the reconnection policy now or delay until next October? Suggesting having initial meeting early next year to include Mel Anthony and scope out what we are all thinking. General feeling is that most people will wish to remain in the area in which they have settled although this could depend on the support they are receiving. SC suggested that it should be a Reconnection and Move On Policy as KCC need to be involved in the next steps to move young people on.  JS to lead on a meeting early in the new year to scope this to feed into KHOG meeting in March 2018.  Supported Housing Funding – deadline is 23 January for formal supported housing consultation including Extra Care. MBC are responding to this consultation and will share with Group. HG had a discussion with DCLG for funding to go back to the Districts and Boroughs rather than Kent. T&M BC will also be responding. Need to make a case to DCLG that funding should go to Boroughs and Districts who will strategically work together with KCC – need to do a joint response. HG suggested doing an initial response (Kent wide) to show that we can work together on specific issues and solidarity with partners.  WKHA will also be responding to the consultation – short term and longer term supported housing requires a response. HG to lead on this to get a meeting together.  MG has not been to any homeless commissioning groups – JL has and has some concerns that young people with no statutory duty will fall through the net because there are insufficient places for them. SC emailed Mel A regarding Code of Guidance section on hostels and supported housing specifying that young persons and families should not be accommodated next to other homeless persons. Deadline tomorrow for key questions and suggestions for better working practices – could suggests joint working for homeless prevention/floating support as there is duplication. Medway has brought floating support in house – MG feels this is a better way of working, embedding this service in homelessness teams. MG highlighted that KSAS application does not give an option outside of commissioned services. MG needs to raise this with KCC.  Reciprocals – MG has had an issue with MBC regarding this. Dartford BC does a lot of reciprocals (even with Bexley!). Issues around if person is homeless and whether or not authority is stock holding. SC – more difficult when a HA has their own allocations policy which might be more stringent than LA policy. Also issues around which Band LAs place applicants in. Need to revisit this policy especially due to provisions of Homeless Reduction Act. Needs to be progressed by Kent Homechoice to include HAs. VH to progress. | ASAP  Early 2018  ASAP  ASAP  ASAP  ASAP | **MG**  **JS**  **HG**  **HG**  **MG**  **VH** | TA protocol agreed to be signed off.  Consider KCC amendments  Set up meeting.  Share response  Arrange meeting  Raise with KCC  Lead on revision of Policy |
| **Recent Case Law (SI)** | Dacorum v Bucknall – Failure to move out of TA if duty, accepted this is a “dwelling” which necessitates obtaining a court order. Not clear in Code of Guidance.  MBC have had cases relating to this including an Ombudsman case.  Review regulations – please send comments to MG. |  | **All** | For information |
| **Training opportunities (SI)** | TWells – 9th January Andy Gale for anyone that requires training – Cheap and includes lunch. | ASAP | **ALL** | Contact JL |
| **AOB** | Universal Credit pot of money – announced in Autumn Budget (£20M for those requiring access to PRS) – no information on how to apply, etc. Probably a London SE pot of money to access accommodation and sustain tenancies. Looking for Groups and voluntary sector to apply for the funding. Keep an eye on this.  Survey on Twitter on Frontline for people that work with homelessness – undertaken by St Martin in the Fields Charity to identify how to support front line workers – MG to forward.  ToR to be reviewed? ExB also looking at this.  Pathways to Independence – previously funded by SP and asking for support.  Shepway is changing their SWEP policy as have” tourists” – will introduce policy to work with Porchlight so that only help people rough sleeping in Shepway.  GA – is anyone looking at KCC changes to G& T commissioning – deadline next week?? |  | **ALL**  **MG**  **JP**  **ALL**  **ALL** | To note  Forward link  March meeting  To note  Contact GA |
| **Next Meeting** | Full Meeting, **15 March 2018** at 10 am (MBC) |  |  |  |