**Draft KHG Private Sector Housing Sub Group 1 July 2022, Microsoft Teams Call**

DRAFT

**Present**: Julian Watts, Ashford and group chair; Marion Money, NRLA; Hazel Skinner T&MBC; Peter Littlewood, iHowz; Kerry Petts, Folkestone and Hythe; Lothifa Begum, Dartford; Richard Hopkins, Thanet; Ashley Jackson, Thanet; Lyn Wilkinson, Gravesham; Donna Crozier, Peabody; Tony Prime KCC; Nigel Bucklow, Maidstone; Dipna Pattni, GSE Net zero hub; Claire Pickering, Tunbridge Wells; Jason Wheble, T&MBC; Sarah Tickner Health Housing and Social Care sub group KHG; Lloyd Rees, Medway; Christine Kingham, Tunbridge Wells; Helen Miller, KHG;

**Apologies:** Clare Reynolds, Gravesham; Glyn Pritchard, Swale; Sue Oliver, Tunbridge Wells and vice chair; Amanda Martin, Dover;

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| Reference | Notes/Outcome | Who | Action/Decision |
| Kent Support and Assistance Service | Tony Prime, KCC commissioner for KSAS, shared a presentation on KSAS, KCC’s vehicle to provide short term welfare support. This will be circulated by email and TP has also given permission for it to be circulated to other KHG sub groups.  They started giving assistance to Ukrainians to provide something before Universal Credit begins.  Kent has £11.5M Household Support Grant, with some being sent to LHAs. KSAS has been give £1.5m of this for food and equipment for food and fuel and this will be called the Home Support Fund, food and energy, and must be spent by 30th Sept. They will issue £150 in energy and £150 in food vouchers. The eligibility criteria was listed in the presentation. They hope they will be further funding from October.  If they cannot help an applicant they aim to signpost to other organisations. They will also make safeguarding referrals as needed. | HM | Circulate TP’s presentation to PSH and other relevant sub groups |
| MEES (HW5) | Hazel Skinner shared a presentation on how Tonbridge and Malling BC ran their MEES project.  From 1st April 2020 landlords should not be let a home with an EPC of F or G without a registered a valid exemption.  T&MBC did stock modelling to identify privately rented homes and their EPC.  In 2020-21 T&MBC made a successful bid to BEIS and had a member of staff to work on this area. The data review identified potential non-compliant homes by cross referencing several data sets. They had intended HHSRS inspections to identified homes but COVID requirements made this difficult so had an information campaign to landlords and tenants.  They bid for funding again in 2021-22 and used this to focus on potentially non-compliant homes. Many landlords brought the homes up to standard and enforcement action was focused on the landlords who hadn’t been in contact. Some were served with compliance notices, other homes have been improved and some have registered an exemption.  Before the work it appeared that some landlords were not aware of the MEES requirements.  MM it seems better to do the works than to pay a fine. Do we know why landlords did not do the work? HS the landlords didn’t engage with any of the informal contacts made and working informally is their preferred option. MM welcomed the support given to landlords to comply.  J T&MBC MM and colleagues helped them reach landlords by running an event. He found that vast majority of landlords did choose to engage with them and want to sort any issues out. | HM | Circulate HS’s presentation |
| Becoming bid ready | JW explained that when government funding comes it can have a very short timescale. Funders tend to favour joint bids. It is hard for organisations to mobilise themselves to bid in time and harder yet when more than one organisation is involved. There is a money around, particularly for energy efficiency matters. It may be better to know what you’d want to do, if the money was available, than try to put a fit a project into a bid at short notice – but not really do the project you wanted to do. The KHG Board has asked each group was asked to identify the topics they’d want to run projects on, write a scope for them, and let the Board know the topic and any help needed around research.  KP many are taking up help from the Net Zero hub as many do not have the resources to be able to put bids together. It can be difficult to get all the LAs to do the same thing. This could make it difficult to bid across Kent.  JW perhaps we don’t work together as the whole county, perhaps as three or four, sub areas across the county.  JW would we want someone to take ownership of writing the bids?  KP the deadlines are too short and there isn’t time to agree parameters to and get a bid in.  KP do KHG have any funding for this? HM the Board has asked each sub group to identify a project, scope it out and identify any help them may need. When the sub groups has reported back the Board might be able to commission some help.  RH TDC just sends bids in and perhaps people think they are more complicated than they are. Facts and figures are essential in bids. He’d be happy to work with others on bids, perhaps sharing what TDC are doing. RH has found joint working can be struggle and probably need to decide who to work with on a bid by bid basis, on who wants to work together for that project. TDC energy projects are generally done by Eve and Ashley. TDC probably couldn’t contribute towards a Kent wide project financially.  There is the Shared Prosperity Fund open for bids end July to beginning of Sept 2022.  NB raised working with Gypsy sites. The government is inviting bids form LHAs with Gypsy sites for refurbishing sites.  NB An asset review could flag the areas where funding is needed and those should be opportunities to work up into a bid. This should be able to provide the facts and figures needed for a good quality bid. | HM | Share details of the Shared Prosperity Fund |
| Hospital Discharge Schemes (HW4) | There are schemes running across the county. Many are provided by Peabody and Swale and Maidstone run their own.  **Maidstone Borough Council**  NB shared his presentation on Maidstone BC’s Helping You Home scheme. It’s a holistic scheme addressing any needs to ensure timely hospital discharge. It includes Home Safety Checks, Handyperson service, waste management, and referrals to the wider MBC services including homelessness, community safety, benefits, wardens, etc.  MBC has a contract to provide support from a counsellor for 6-18 weeks for those who hoard as well as to clear areas of the home.  The hospital Integrated Discharge Team describe it as an invaluable service. NB recommends having a scheme like this and if your team does not have a service like this you’re welcome to make contact with their service to seek an informal chat.  **Peabody’s scheme**  DC said the schemes are probably quite similar. The service is funded by Better Care money and the NHS do not contribute. They cover Pembury, Maidstone (except for Maidstone residents), QEQM, Darenth Valley hospitals. They don’t cover the Kent and Canterbury hospital. They work with Careline 365 and have fit lifelines.  They provide a hoarding service in large parts of the county. The need for this seems to grow.  **Swale Borough Council**  Unfortunately GP from Swale couldn’t join the meeting as he was unwell. JH, their Staying Put Assistant provided these notes;  We have £7000 allocated for anything that needs doing, from home safety checks to Key safes, Grab rails, Banister Rail, Galvanised Rails, external steps, temporary ramping & clearances to help someone get back in to their home. We are fairly flexible as to what it can be used for.  It is used for clearance inside the home to address hoarding but also to allow the person to move around their home, or even space to for a Zimmer frame or hospital bed. It can clear a front garden if access is obstructed and prevents a person entering their home safely.  For Hospital discharges we mainly receive referrals from Hospital OTs or care navigators. On the rare occasion we receive HD cases from KCC. Referrals are made to [stayingputall@swale.gov.uk](mailto:stayingputall@swale.gov.uk). This funding is also used for our Hospital Prevention Scheme which covers the same type of work but obviously trying to prevent a hospital admission instead of supporting a hospital discharge.    We also have loans of up to £5000 for housing repairs for home owners with cat1 hazards, and an emergency grant of £1000 for urgent small repairs. We also do home safety checks after people go home and this helps pick up other issues. | HM | Circulate NBs presentation |
| Topics for KHG event | HM will send an email about this as running later |  |  |
| Sustainable Warmth (HW5 and perhaps HW9) | DP of GSE Net Zero Hub and shared a briefing.  Sustainable Warmth comprises LAD3 for low income households on mains gas and the Home Upgrade Grant for those off gas grid.  The GSE Net zero hub want to work with LA to deliver sustainable warmth. Dover and Dartford are working independently of the Hub.  There is funding for landlords so we can promote to landlords,  Schemes can mix tenure, so if mainly private sector can do the infill of social homes.  The government would like schemes to be area based rather than individual homes.  There seems to be a shortage of retrofit assessors. The hub has 1% funding to build capacity within LAs, including communications and retrofit assessment skills.  Warm works are the managing agent to do the assessment through to completion.  They will look develop the supply chain. | HM | Circulate DP’s briefing and highlight that contact details for the scheme may change if they have another route of delivery. |
| Topics for Dec 2022 | HM will send an email about this as running late |  |  |
| AOB | JW thanked the group for their participation.  Sue Olive is now our vice chair and will be the chair for 2023.  JW thanked AM and SW for sending an update from KEEP.  Please refer your colleagues great work [Kent Housing Group Excellence Award 2022 - Kent Housing Group](https://www.kenthousinggroup.org.uk/kent-housing-group-excellence-award/)  Next meeting 1st December 2022. | HM | Circulate update from KEEP |