**Present**: Brian Horton, interim chair and SELEP; Brandon Lewis, Brian’s intern; Linda Hibbs, TMBC; Philippa Nancoo, SIG; Carol Cook, KCC; Steph Goad, Golding Homes; Marion Money, NRLA; Amy Cheswick, MHS Homes; Paul Koster, Dartford; Caroline Smith, KCC; Gill Butler and Jonathan Hicks, Folkestone and Hythe; Beth Becks, Dover and co-chair of Engagement sub group; Louise Taylor, Dover; Julie Johnson, KCC; Mark Breathwick, Medway; Lucinda Pedley, GCHA; Shona Johnstone, Homes England; Vicky Hodson, Kent Homechoice; Ashley Jackson, Thanet; Rachel Valerio, Riverside; Claire Jones, Interventions Alliance; Lin Perkins, Golding Homes and co-chair of Engagement sub group; Abigail Agba, Canterbury City Council; Shola Alao, Hyde Housing; Samuel Aligbe, Folkestone and Hythe; Charlotte Hudson, Swale; John Littlemore, Maidstone and KHG vice chair; Roy Millard, South East Strategic Partnership for Migration; Sophie Locke; T&CH; Mel Anthony, KCC; Sharon Irvine and Helen Miller, KHG;

**Apologies received before the meeting:** Ellen Schwartz, Kent Public Health; Sharon Williams, Ashford and KHG treasurer; Simon Thomas, KCPOG; Claire Maynard, KCC; Lisa Howell, KCC: Mike Barrett, Porchlight; Vitra Cummins, T&CH and chair of tenancy management sub group; Jane Miller Everest, KCC; Sian DaSilva. KCC; Nicola Bowen, Choice Support; Oliver Garsed-Bennet, Rapport; Sasha Harrison, Southern Housing; Toni Carter, Dartford and chair of KHOG; Vanessa Biddiss, Southern Housing;

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| **Reference** | Notes/Outcome | Who | Action/Decision |
| Matters arising from May 2023 | HM circulate LC presentation on the Domestic Abuse Reciprocal Agreement between social landlords – Done  CK, RV, LB to liaise with LC around their organisation signing the Domestic Abuse Reciprocal Agreement between social landlords  MBr to liaise with his team about Medway joining the Domestic Abuse Reciprocal Agreement between social landlords  LC to liaise with Jess Moohkerjee on the Domestic Abuse Reciprocal Agreement between social landlords  HM draft note from BH to all social landlords to encourage participation in this scheme. Drafted and sent to social landlord members in Kent  HM circulate CB’s presentation on MaPS – done  ES link with CB on mental health tool – HM did introductory email  CC and CJ liaise with CB on MaPS – HM did introductory email  HM circulate SG’s presentation on the Housing Forum – done  HM invite Marion Money to present to the KHG Board on challenges facing private sector landlords and any actions that can be taken – invitation accepted  ES Contact CP to understand the GIF work and how KPH can contribute  ES Liaise with Nick Fenton to speak at KH&DG  HM ask JL to send note of South East Asylum Governance Board – JL has sent an update that has been circulated  All social landlord members were asked to complete and return the benchmarking exercise survey. More have sent a return now. SI will work with data received to create the first report. Some organisations will be contacted to seek best practice examples and this will be done anonymously, unless they give permission to be named. |  |  |
| Home England’s 5 year strategic plan | Shona Johnstone, from Homes England, covered the [new strategic plan for 2023-28](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1159274/Homes-England-strategic-plan-2023-to-2028.pdf). It shows how the agency responses to the Levelling Up Paper and Bill. The changes are;  A move towards more regeneration  Creating high quality homes  Creating places people are happy to call home  An emphasis on social justice  This does cover Kent, not just the North.  Five strategic objectives are   1. Creating vibrant and successful places – housing led mixed use regeneration with focus on brownfields first 2. Building a housing and regeneration sector that works for everyone 3. Sustainable homes and places – making a positive impact on the environment 4. Promoting high quality homes in well-designed places – including garden communities 5. Facilitate the creation of homes that people need, right homes, right places, right tenure, right size   There are KPIs for each objective that include social and economic benefits.  There will be a brownfield and infrastructure fund to be launched this summer and spend it at pace, via continuous market engagement.  BH raised the ability to place grant on regeneration as long as some additionality and asked members how this change changes what your organisation may do.  Steph highlighted Golding Homes regeneration scheme in Maidstone and they hope that this change will be a game changer for them. SJ recommended SG speak to Becky Ashley on this.  The funding can help with housing that will not be fit for purpose going forward. The timelines are tight so please check carefully. You do need to show good value for money and how the plan meets with your local priorities and the HE priorities.  Julie Johnson from Kent Estate partnerships point of view it really helps having a 3 year plan and that helps with placing bids and working with partners.  Shona said the Governments [review](https://www.gov.uk/government/publications/homes-england-public-body-review-terms-of-reference/homes-england-public-body-review-terms-of-reference) for Homes England is standard. They will wish to engagement with internal and external stakeholders.  Samuel Aligbe asked if grant rates would be reviewed as well as part of the overall review to address viability challenges arising from interest rate increases, etc. SJ advised Sam to talk to Becky Ashley on this. |  |  |
| Housing demands in key migration programmes | Roy Millard from South East Strategic Partnership for Migration. Each region has a partnership. All migration schemes have an impact at the local level on housing.  Asylum numbers are high and the profile is higher. Asylum for adults have a structure delivered through Clearspring Readyhomes for those with no other home and are destitute. The initial accommodation centres are full to capacity. Once these are full hotels are procured. There are around 700 people in this stream. There is a hope to deliver accommodation through the private sector and for all regions to take a fair share of those in need. Since April 2022 Clearspring do not need to seek LA permission to look for homes in their area. This could be individual homes or seek large scale accommodation like office to residential homes.  Unaccompanied Asylum seeking children, are a responsibility for Medway and KCC, and each upper tier LA across the country has a duty to support a number of these children. The numbers of children are high and increasing.  For the resettlement scheme from the ’safe and legal’ route, offered to those from Afghanistan, people were placed in hotels as not enough accommodation in the private rented sector. Bridging hotels are closing and people will go into the private rented sector by the end of August 2023. These families can present to LAs as homeless.  John Littlemore attends the governance Board that covers Kent and this provides strategic oversight. JL highlighted there is still a lack of a cumulative assessment tool and there is no communication when negotiations break down. HMOs are being acquired but then come out of the regulatory framework and LAs will press on this. JL will continue to forward notes round from those meetings.  Caroline Smith, KCC, has responsibility for UASC who become care leavers. KCC taking Home Office to Judicial Review as some other LAs are not taking their allocation of children via the transfer scheme. Currently some of these children are in hotels as cannot place them better at the speed they arrive. KCC works with Readyhomes to provide accommodation and it is hard to get young people (21-23 year olds) to move on. There is very little accommodation to move them into in the private rented or social rented sectors and this causes a bottleneck.  Roy Millard most LA are taking referrals from them, and generally within the timeframes required, in the south east and it may be slower in other areas.  Linda Hibbs TMBC, thanks to Roy and John for their work and asked whether the Home Office required Clearspring to be transparent on rent being paid? Roy is not aware of this resolved yet. JL committed to bringing this matter into Governance conversations.  Mark Breathwick, Medway, where does the funding go when LA discharge their homelessness duties for other LA does the funding move with them? We’d benefit from transparency from Home Office on this. JL aware of the issue and seeking responses on them.  JL to let us know when to bring this matter back to this meeting as well as his regular update. | All  JL | Contact JL with any issues for him to take to this governance board.  Continue with keeping the group informed on levels of rent, standards within HMOs, how funding follows the households, etc. |
| Kent Estates Partnership | Julie Johnson shared her presentation which will be circulated. Kent Estates came from One Public Estate programme beginning in 2016. They have been submitted bids as partnerships. They have bid for;   * Brownfield land release – addressing blockages * One Public Estate – feasibility and master planning * Shared Workspace – enabling partners to use each other’s office easier, booking a desk and having access to their systems at no cost * Project Pipeline - to look at how to develop projects going forward   It is a very small team and they aim to reach out as much they can. Please do get in touch.  Ashley Jackson, Thanet has submitted applications for brownfield sites. JJ these decisions should be announced soon and they will send the answers as soon as they receive them.  Medway has its own estates partnership and the Kent partnership works closely with them and the contact there is Rob Dennis.  They work closely with Kent Property colleagues. Julie can help put KHG members in contact with them. | HM | Circulate presentation on KEP |
| Learning from RSH mock inspection | Gill Butler and Jonathan Hicks from Folkestone and Hythe District Council showed a presentation that will be circulated. In October 2020 their stock came back from East Kent Housing. They needed to deal with any failings, lack of investment and put the tenants in the heart of what they do. They are making progress on retrofit and building new homes.  They referred themselves to the Regulator who offered a mock inspection to help test their framework and to benefit Folkestone and Hythe to give guidance. Initially the Regulator asked for basic information on plans, scrutiny and organisational data. The Regulator used their scoping framework showing their assessment criteria under the headings Service Outcome and Accountability. There was an element on interpretation on what they thought the Regulator wanted to see.  The Regulator interviewed a range of people at different levels including a tenant representative. The site visit included a tenant meeting and a sheltered scheme, to look at building and speak to staff and residents. The inspection process on site was 2-3 days for interviews and inspections. After the inspections they provided verbal feedback. There will probably be a written report and grading at the formal assessments.  Folkestone and Hythe thinks they will;  Prepare themselves for assessments and look at Regulator documents  Move through self-assessment towards self-regulation  It seems that the Regulator is looking towards co-regulation, that each organisation is self aware, knows the changes needed and to have plans in place for the improvements needed.  Gill highlighted the amount of work to prep for the mock inspection was very large to coordinate beforehand around data and setting up the right meetings.  BH thanked Gill and Jonathan for bring their learnings to the group.  Gill said the inspection had felt cooperative and that the Regulator wanted to work with social housing providers. They recognised the different challenges for housing associations and the local authorities that have stock. TSMs could get different responses for LAs where tenants could answer more widely on the thoughts on what their landlords do (may think bins, etc.) | HM | Circulate Presentation on F&H’s inspection |
| Open Forum | Sophie Locke from T&CH wanted to seek opinions across housing providers in Kent about linking those who are not in education, training or employment (NEET) with education colleagues to help them take up opportunities. This could be identify NEETs and connect them with employability services.  BH has suggested he will write to all KHG members to send the invitation to the right people in their organisations, so they can be invited to scope the work going on now and think about what could be done on this.  Caroline Smith is this NEET of all ages? This would be for people of all ages not access services.  Please contact BH if you’d like to attend the roundtable on 14th July on s106 and challenges for RPs, LAs and developers on that topic hosted by DHA. Main findings would be fed up to DLUHC and Homes England. | BH  All | Send the note  Contact BH for an invitation |
| Delivering the K&M Housing Strategy | Brian Horton explained work is progressing and sub groups are sending regular updates on their work which are available with the other papers for this meeting online. Moving forward the intention is to create a report in format that can be circulated to Chief Executives, Leaders, Board Members, etc. |  |  |
| SELEP | Brian Horton explained that the finance from Government have not been finalised yet. It is likely that the responsibilities for the work done by LEPs is to go to upper tier LAs. They are identifying some things which are better done at a regional level. |  |  |
| Corporate Parenting update | Caroline Smith, KCC have 1961 children in their care, 2045 care leavers, including those who are UASC. Their priorities are preparing for OFSTED requirements for accommodation for 16-17 year olds. This affects ReadyHomes shared accommodation as they will need to have an element of support in the contract for 16-17 years. (This matter has also been raised by Robin Cahill at KHOG)  They will be recontracting supported and shared accommodations. They will be seeking providers for the Reception Centres and safe care centre.  A paper is going to finance housing leaders on the future plans for care leavers accommodation and the age that is provided up to. This is currently provided to the age of 21 and they are looking at how to do that future.  Caroline will update on taking the Home Office to Judicial Review at the September meeting. If the decision goes against Kent it could be directed to take all the UASC coming from hotels and that is a big risk. If the National Transition Scheme worked better this risk would not arise.  Amy Cheswick from MHS highlighted that their Foyers also come under the OFSTED requirements for 16-17 year olds. | CS | Please update on the outcome of the Judicial Review at the November meeting, or via a note to circulate if preferred. |
| Commissioning Update | Mel Anthony from KCC commissioning adults services gave this brief update;  KCC is having a restructure and it should be completed by August.  Supported Living team has capacity issues – please flag issues with Mel  Integrated Equipment procurement will begin soon.  They are refreshing the Accommodation Strategy  The Safer scheme is out for competition.  The Home Improvement Agency will be recommissioned and the current contract has been rolled over.  LH said some LAs are looking at this as they may also have arrangements with HIA. She requested we find a way for these to align for mutual benefit of LAs and KCC. | MA | Arrange meeting with LH, JL, SM and other interested parties on reprocurement of Home Improvement Agencies. |
| Kent Homechoice | Vicky Hodson, Kent HomeChoice Partnership Manager, gave an update on implementing the Huume housing data system which went live on 1st July apart from Canterbury which will go live on Huume next week due to a last minute issue.  There have been some issues that are being worked on by frontline teams.  There is a duty to hold historic data. There were plans in place that this would go to each LAs for them to build data viewers but this is not possible for some. Instead each LA is being asked for their housing governance, information security and IT to sign for a new system within a week.  BH acknowledged the significant amount of additional work that Vicky has been done. JL asked thanks to be extended to Vicky and all the teams across Kent. JL ask Vicky to flag any issues to seek KHG help whenever needed for this vital service. | Every LA  VH | liaise with Vicky on historic data issue  Continue to flag any issues that KHG can support with |
| AOB | Date of next meeting 29th November  We have 50 excellent nominations for the KHG Awards. We will be contacting those shortlisted and those nominators who were not successful this year, by the end of this week. Please bear with us for another few days. |  |  |