



**Chief Executives SDG
Virtual Meeting**

Date: 10 May 2023

Time: 2pm-4pm

NOTES

Chair: Paula Kennedy

Vice Chair: Howard Toplis

CHC Lead: Clarissa Corbisiero

In attendance

Organisation	Name	Job Title
Aelwyd Housing	Sharon Lee	Chief Executive
Barcud	Steve Jones	Chief Executive
Bro Myrddin	Hilary Jones	Chief Executive
Cadwyn	David Hayhoe	Chief Executive
Cardiff Community Housing Association (CCHA)	Brian Pickett	Deputy Chief Executive
ClwydAlyn Housing	Clare Budden	Chief Executive
Coastal Housing Group	Simon Jones	Executive Director of Finance
Cynon Taf Community Housing Group	Kath Palmer	Chief Executive
First Choice Housing Association	Adrian Burke	Chief Executive
Grŵp Cynefin	Melville Evans	Interim Chief Executive
Hafod	Jas Bains	Chief Executive
Linc Cymru	Scott Sanders	Chief Executive
Melin Homes	Paula Kennedy	Chief Executive
Merthyr Tydfil Housing Association	Karen Courts	Chief Executive
Merthyr Valleys Homes	Michelle Reid	Chief Executive



Organisation	Name	Job Title
Monmouthshire Housing	John Keegan	Chief Executive
Newport City Homes	Ceri Doyle	Chief Executive
Newydd	Jason Wroe	Chief Executive
North Wales Housing	Helena Kirk	Chief Executive
North Wales Housing	Jayne Owen	Finance & Resources Director
RHA	Luke Takeuchi	Chief Executive
Taff Housing	Helen White	Chief Executive
Trivallis	Duncan Forbes	Chief Executive
Tai Tarian	Linda Whittaker	Chief Executive
United Welsh	Richard Mann	Chief Executive
Valleys to Coast	Joanne Oak	Chief Executive
Apologies		
Cardiff Community Housing Association	Hayley Selway	Chief Executive
Coastal Housing Group	Debbie Green	Chief Executive

Actions and decisions

Matters arising

Clarissa Corbisiero updated on the work that is taking place on preventing homelessness and the Expert Review Panel.

This included an update on the joint research commissioned by CHC, WLGA and Welsh Government into allocations. The research includes deep dives in five spotlight areas, a survey of LAs and HAs and a problem solving event. The Expert Review Panel will discuss allocations and evictions at their meetings in late June.

CHC will work with the homelessness working group to develop an offer on allocations and to build the evidence base on evictions and voids. CEOs will be kept updated by email on the progress of this work and provided with an opportunity to input into any offer.



Decarbonisation

Bryony Haynes provided an [update](#) on the latest developments on the draft WHQS and CHC's proposed influencing and connect strategy. Influencing work would be focused on financing and skills.

Colleagues discussed in groups the challenges and outcomes sought on the issue of skills. This included:

- Recruiting construction staff and surveyors is a challenge.
- A fundamental challenge is that we need more surveyors who have a holistic understanding of how properties work as a whole and how people live in them (i.e. implications of sealing a property). At present, the view is that we have people trained in individual components. It was also felt that we currently don't have a single tool to do this well.
- Defining the skills deficit is a challenge, as much of it depends on the scale and pace of decarbonisation measures as well as the specific technologies being adopted.
- Maintaining tech is a challenge, and we need better data and evidence on what works - a "which guide" to the best performing technologies type resource would be helpful. There has been no systematic learning from ORP1 and 2, or honest appraisal of what we might do differently in future.
- Lack of clarity on direction is a challenge when trying to set out a strategic approach on the skills that are required.
- Opportunity to do more as a sector to commission skills development. At present, it is felt that many HAs are competing for the same funding and people.
- A balance to be struck between saving tenants money on their energy bills now versus making sound investments in good quality solutions that offer tenants value for money over the longer term i.e. battery life cycle costs. HAs need to be confident that investment decisions are the right ones, which then drives skills requirements.
- A good outcome would include flexibility in Welsh Government's objectives: Is the aim of the whole stock assessments and target energy pathways to determine how to get to EPC A? If so, there might be unintended consequences for getting to EPC A compared to e.g. EPC B for certain properties.
- Grid capacity is a concern - who pays for that? We need an approach from the Welsh Government.
- New WHQS approach is welcome but it is more complex - we need to make sure that we retain the benefits of momentum and scale within the energy pathway approach.
- Skill sets to obtain EPC data is a crucial immediate need.
- Surveying, installation and classification are key skills. Any training needs to be focussed on a whole house and not just individual components.

ACTION: CHC to reflect comments in the work plan.



Rent

Rhea Stevens gave a presentation setting out the draft influencing strategy on affordability.

The presentation is available [here](#).

The group discussed the following:

- The rent envelope approach doesn't work currently. Other checks and balances could include regulation. Need to demonstrate how a rent envelope approach can drive poor decision making.
- JRF model cannot be adopted as it currently is - need to build understanding of the limitations of the current approach.
- Concern about the ability to develop a consistent approach and unintended consequences given important local differences. There needs to be flexibility in the approach within any model to avoid unintended consequences.
- Planning and certainty is key.
- Recognition that it would be helpful to create a platform for change and constructive proposals for alternative approaches.
- Recognition that trust is at the heart of this and our offer needs to build trust in decision making.

ACTION: CHC to reflect on feedback, seek further views for those unable to join the conversation and circulate an updated version of the strategy.

AOB

Rhea Stevens provided an update on the Renting Homes (Wales) Act and concerns related to implementation. We are working with the Welsh Government to provide written clarity on the rent increase provisions within the Act and will be in touch with this information soon.

Clarissa Corbisiero provided an update on the first joint meeting with the Welsh Government, Housing Leadership Cymru and housing associations, taking place on 13 May.