



SDG NOTES

Virtual Chief Executives SDG

Date: 22 February 2023

Time: 11am-1pm

Venue: Online

In attendance

Organisation	Name	Job Title
Ateb Group	Nick Hampshire	Chief Executive
Bro Myrddin	Hilary Jones	Chief Executive
Caredig	Marcia Sinfield	Chief Executive
ClwydAlyn	Clare Budden	Chief Executive
Coastal	Debbie Green	Chief Executive
Cynon Taf Community Housing Group	Kath Palmer	Chief Executive
First Choice Housing Association	Adrian Burke	Chief Executive
Grwp Cynefin	Shan Lloyd Williams	Chief Executive
Hafan Cymru	Sharon Smith	Director of Operations North
Linc Cymru	Kevin Howell	Director of Service Excellence
Melin Homes	Paula Kennedy	Chief Executive
Merthyr Tydfil Housing Association	Karen Courts	Chief Executive
Merthyr Valleys Homes	Lorraine Oates	Deputy Chief Executive
Newport City Homes	Sonia Furzland	Executive Director of Operations
Newydd	Jason Wroe	Chief Executive
North Wales Housing Association	Helena Kirk	Chief Executive



Organisation	Name	Job Title
Taff Housing	Helen White	Chief Executive
Trivallis	Duncan Forbes	Chief Executive
Tai Calon Community Housing	Howard Toplis	Chief Executive
United Welsh	Richard Mann	Chief Executive
Valleys to Coast	Joanne Oak	Chief Executive
Apologies		
Aelwyd	Sharon Lee	Chief Executive
Bron Afon Community Housing	Alan Brunt	Chief Executive
Cardiff Community Housing Association	Hayley Selway	Chief Executive
Elim Housing	Paul Smith	Chief Executive
Linc Cymru	Scott Sanders	Chief Executive
Newport City Homes	Ceri Doyle	Chief Executive
RHA	Luke Takeuchi	Chief Executive

Summary

Expert Review Panel on homelessness legislation

Professor Suzanne Fitzpatrick Chair of the Expert Review panel gave a presentation setting out the work of the panel and emerging recommendations. The presentation can be found [here](#) and a background briefing on the work of the Expert Review Panel can be found [here](#).

Documentation on all the panel meetings held so far is available [here](#)

Key points from the discussion included:

- Unintended consequences - the importance of learning lessons from the reclassification of the sector and the Renting Homes Wales Act.
- Poor quality data - particularly on allocations.
- The challenge around the supply of homes as a key challenge.
- Risk of reclassification.
- Concerns of the perception of funders. Impact on the ability to attract funding and pricing.
- Tenancy sustainment and wider public service support is crucial.



Clarissa Corbisiero and Rhea Stevens provided an overview of CHC's planned influencing work on this issue. This fell under 5 themes:

- Ongoing engagement with HAs to inform and influence the work of the panel and support CHC's contribution to the Panel.
- Provide advice regarding the data collected via the Regulator's regular survey so that it more effectively captures the activity of housing associations.
- Work with Welsh Government and WLGA to co-commission rapid deep dive research into allocations practice and barriers.
- Commission legal advice on the implications of additional duties on housing associations as independent organisations.
- Explore experience in Scotland.

The SDG were content with the approach and made the following comments:

- **ACTION** - maintain ongoing engagement through the CHC Homelessness sub group and keep CEOs informed of the two key issues around allocations and evictions.
- **ACTION** - raise concerns that existing tenants are not being engaged and their views not reflected in the work of the panel with Crisis. Suggest to the panel that TPAS might be a helpful partner to take this forward.
- **ACTION** - CHC to speak to UK Finance to understand their views on the emerging recommendations and work of the panel.

Disrepair

Rhea Stevens gave an overview of CHC's work with members on disrepair, and an update on a recent discussion with external partners regarding the shared response to damp and mould.

CHC's focus is across 5 areas:

1. **Political relationships:** resources to support your conversations and relationships with local politicians, and keep you updated of any increased scrutiny in the Senedd or Westminster.
2. **Media relationships:** continue to actively monitor press coverage and issue comments when sector-wide issues arise. We will offer support to housing association communications teams and senior leaders when local need arises. The Comms and EA SDG keen to work together to share practice on tenant information and explore some collaborative work with TPAS
3. **Board assurance:** we know that assurance is a big priority for Housing Associations. We had a good conversation at the recent Chairs / Vice-Chairs SDG where we heard from Campbell Tickell on work they are observing boards do on these issues and the group shared their reflections. An idea that emerged from that session is to explore how lessons learned from



the experience of damp / mould can be applied to strengthen wider board assurance processes.

4. **Policy:** we know there is active consideration of these issues by Welsh Government and the Housing Regulator. We are maintaining close contact with our partners and seek opportunities to positively inform any proposal to strengthen policy and/or regulation.
5. **Partners:** We have reached out to our partners in the housing sector, including WLGA, CiH and TPAS Cymru, to understand their activity on damp and mould. We will actively look for opportunities to work in partnership and amplify efforts to meet these challenges. We will keep you updated on these discussions as they develop.

Key points from the discussion included:

- The SDG were content for CHC to explore support opportunities around assurance based on feedback from the Chairs and Vice Chairs SDG.
- Identified a potential data gap on no access to properties. This is important regarding preventative action and responding to instances of disrepair.
- Request for CHC to explore value in taking legal advice on whether settling a disrepair claim can lead to increased likelihood of a personal injury claim
- ACTION: Rhea will double check our data review to see if any evidence on no access is gathered, and also feed this potential data gap into wider partner mapping exercise.
- Action: CHC to explore PI claims issue and feedback to members

AOB

Colleagues were encouraged to complete a survey on CHC performance. The survey can be accessed [here](#) (Welsh version [here](#)). Feedback is welcomed by COP on Friday 10 March.

Next meeting (Virtual): Wednesday 10 May (2-4pm)