

## **Chief Executives SDG**

**20<sup>th</sup> June 2019**

### **1. Affordability and rent setting**

Clarissa Corbisiero summarised relevant findings from Herriot Watt review, Affordable Housing Review and CHC/Altair rent setting report.

All group members reiterated the commitment to affordability and working with tenants when setting rents at a local level. Associations will develop local rent policies to support this work. All agreed to highlight this commitment in any correspondence with welsh government and the Minister.

**Action:** CHC to send an update to members to support this activity.

The group agreed that it was important to put in place a support programme but to show early progress against these commitments. The group agreed that there was a strong link between this work and demonstrating that housing associations take VFM seriously. The group felt that it was important not to get distracted by attempting to agree one sector wide methodology.

Key challenges:

- Rent and new build – retaining a new build premium within an affordable envelope.
- Rent level variation in less deprived areas
- Challenges for those associations that operate over a wider geographical area.

Michelle Reid, Merthyr Valleys Homes and Ian Thomas, Trivallis provided an update on the activity taking place locally to consider affordability.

**Action:** CHC to work with colleagues from across SDGs to establish a task and finish group:

- Support the development of an affordability tool
- Engage with Welsh Government on data availability
- Consider collective approaches to defining household costs and affordability principles
- Share different modelling of different types of organisations

**Action:** CHC to circulate slides from Trivallis and Merthyr Valleys Homes.

### **2. WHQS**

Clarissa Corbisiero provided an update on progress towards meeting WHQS and the proportion of acceptable fails.

**Action:**

Data interpretation

- CHC should work with members to understand the acceptable fails data in more detail

- CHC should work with Welsh Government to develop some key questions or guidelines that could support a greater move towards consistency.

#### Influencing the future of WHQS

- CHC to engage with members on the fundamental principles of WHQS - what does a good standard house actually mean? What are the fundamentals of that – this is what should form the basis of WHQS.
- Use this discussion to inform our lobbying around the next phase of WHQS.

CHC to engage early with AMs to discuss progress.

### **3. Decarbonisation**

Chris Jofre, Chair of the decarbonisation advisory group, gave a presentation on the work of the group and emerging recommendations which will be contained within the forthcoming report.

Key discussion points included:

- Welcome recognition that the importance of a funded programme to meet the aspirations of the review had been recognised.
- Strong support for the overarching ambitions of the review.
- Colleagues highlighted the risks of tenure specific activity and pepper potting interventions.

### **4. Welsh Government update**

John Howells attended the group and highlighted a number of key areas of consideration for Welsh Government:

- Ministerial priorities
- Partnership working
- Supporting SMEs
- Health and Housing

### **5. Evictions**

Will Atkinson provided an update on the work of the task and finish group and housing management.

The group agreed the sector offer and ask to support successful tenancies and reform routes to repossession as developed by CHC in collaboration with the housing management SDG and a task and finish group.

The group highlighted the importance of trauma informed support and the links to housing support grant in preventing homelessness from occurring.

**Action:** CHC will discuss the offer and ask with the Housing Minister on 24<sup>th</sup> June 2019.

#### **AOB**

Simon Jones provided an update from the Finance SDG. The regulator is keen to see more accessible financial statements published on HA websites. The group sought further clarity on the issue. **Action:** CHC to follow up with the regulatory team and feedback.

Steve Jones updated the group on recent discussions with the new Welsh Language Commissioner. The group agreed that it would be helpful to invite the Commissioner to a future meeting. **Action:** CHC to extend an invite to the Commissioner to an appropriate meeting in the future.

Clarissa Corbisiero updated the group that work to develop the latest data report on sector senior salaries has begun and is due to complete in July. The group noted this update and asked for Board members to be alerted. **Action:** CHC to ensure that Board members are communicated with.