

Actions

Housing Management Strategic Delivery Group

4 June 2019

1. Aids and Adaptations

Robin Allred gave an update on Welsh Government steering group which is looking at work on aids and adaptations. He outlined that this work follows onto recommendations from the Wales Audit Office <https://www.audit.wales/system/files/publications/housing-adaptations-2018-english.pdf>

- The report identified that there was limited or lack of data on adaptations across Wales
- Fragmented funding streams with different outcomes
- Need for better knowledge and matching of housing stock
- Guidance on adaptations is to be issued
- The group also calls on the reduction of bureaucracy

Discussions

- Organisations are facing a number of challenges as Universal Credit is refusing to cover payable charges

Action: Advocate to DWP on approach to service charges through the Welfare SDG

2. Exploring our ways of working

- Group agreed to
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3. Identifying our priorities

- **TOR**
- **Developing a Work Plan**

The group identified a number of areas that they would like to cover over the course of the year.

- Future Strategy
- Digital transformation
- Switchover to I.P. e.g. alarms
- Hoarding practice issues

- Adopt a task and finish approach
- Lobby mental health conditions
- Tenant Engagement / Involvement
- Influence on decision making
- Tenancy Sustainability (evictions and rent)
- Homelessness/ Housing First
- Home Safety including communal
- Renting Homes (this could be split across different SDGs)

Action: Chair and vice chair to work together with Selina in pulling together a work plan for the group

4. No Fault Evictions update and discussion

Will Atkinson gave a presentation on on-going work to look at no fault evictions and how housing associations can work together to provide recommendations to Welsh Government on how to reduce no fault evictions.

Discussions

- Need to work with Cymorth Cymru and Welsh Women's Aid on this work to create alliances
- Explore how provisions within the Renting Homes Wales Act 2016 temporary exclusions in supported accommodation will impact on evictions into homelessness

5. Affordable Housing Review (presentation)

Andrew Myatt gave an overview of the findings of the affordable housing review.

Discussions:

- Rent policy and affordability will be a critical area of focus for the group

6. Exploring Affordability in social housing

Dan Hayes gave a presentation on Trivallis' approach to living rent.

Action: Share presentation with the group