South Wales Regional Network Meeting

Thursday 17th January 2019

City and County of Cardiff, Wilcox House, Cardiff

Apologies

Elizabeth Willington V2C

Anthony Rees V2C

Oliver Townsend Cymorth

Jason Wroe Newydd

Sarah Davies Coastal

Rachel Rees Tai Calon

Joanne Kirrane Melin

Mark Williams FHA

Cheryl Griffiths Carmarthenshire CC

Clare Way Tai Tarian

Chris Jones UW

Julie McCarthy MV Homes

Sarah Burt Newport City Homes

David Watkins RNIB

Caroline White Melin Homes

Sian Stephens Carmarthenshire

Hazel Davies Newydd

Janet Beauchamp Cardiff Met Uni

Mark Richards Bro Myrddin

Janet Bochel FHA

Attending

1. Visiting speaker Jack Moore, Respect my Stuff
2. Judith Jeeves V2C Secretary
3. Richard Sheahan Linc Cymru Chair
4. Rebecca Mollart erosh
5. Rena Karadogan Trivallis
6. Lauren Howells CCHA
7. Sian Kyte MV homes
8. Kerri Hunt Cynon Taff
9. Rebecca Iddon United Welsh
10. Leah Manna Haven Housing for Tai Tarian
11. Joe Frampton CHC Cymru
12. Alan Evans Newydd
13. Andrew Burns UW
14. Claire James Trivallis
15. Ryan Harris Coastal
16. Kelly Hall City and County of Cardiff
17. Buddug Lewis Tai Ceredigion
18. Angela Hiscox Caerphilly
19. Collette Williams Cynon Taf
20. Deborah Fellows Newport City Homes
21. Diane Thomas City and County of Swansea
22. Jemma Browning UW
23. Michele Brewer MV Homes
24. Eleri Jenkins Tai Ceredigion
25. Mandy Sharp Bro Myrddin
26. Pamela Wainwright Newydd
27. Chris Thomas Trivallis
28. Katrina Foster City and County of Cardiff
29. Martin Peat Hafod
30. Sandra Brown City and County of Swansea
31. Alice Smith Aelwyd
32. 32.Miriam Elmirghani Trivallis

RS welcomed everyone and thanked City and County of Cardiff for hosting the meeting.

Minutes of the last meeting 13/9/18

Diversity in Sheltered Housing – RM advised that she is taking this forward.

Fire safety – anyone who has information on FRAs please send to Angela Hiscox at Caerphilly. Same issues with differences between different fire officers. All except Aelwydd have Stay Put policy.

Updates

Welsh Govt Steering Group - remove from agenda as not currently meeting. Was set up when WG was setting a cap on rent levels but since policy change, no need to meet. Action: JJ

Erosh conference – RM advised that the conference went well and another one is planned for 2019.

Updates from members:

Linc Cymru – opened a new Extra Care Scheme in Ynysawdre, Bridgend recently. This includes a residential care unit run by the local authority. If anyone would like to visit contact Richard.

CCHA – having a lot of change. Senior Leader changes. Fire safety being looked at as part of a H&S review.

Aelwydd – 246 units of sheltered. Full evacuation plan introduced. A lot of alarm equipment is due for renewal. Question to all re alternatives to Chubb and Tunstall? Looking at IKO as an alternative. Reviewing service charges.

City and County of Swansea – has a Stay Put policy which was recently reviewed. Also reviewing OOH service as costs for alarm are very high.

Caerphilly – has had to write arson policies for each scheme. Caerphilly Fire Services don’t allow non-ambulant people to first floor and above, even if there is a lift, so there are a lot of voids. They have remodelled some schemes and decommissioned others. Their Extra Care is working differently and there are no staff on site now so redesignated as sheltered. Services are being renewed to bring up to WHQS. S/C review in progress.

Hafod – uses an external fire assessor and all happy with Stay Put policy.

Merthyr Valley Homes – Making Space is a Merthyr Valley and RCT hoarding space project. Sky Q upgrades will enable Alexa.

Tai Ceredigion – SP will no longer fund alarm service. Will probably be going to tender in next year for warden service. Question raised regarding whether anyone allows tenants to reset the fire panel. All confirmed that they do not.

Tai Tarian – full refurb of 13/15 schemes. Having problems with Sky Q as hadn’t included this in improvement works. Working with Fire and Rescue around safety. Making change from sheltered to ‘independent living.’

Bro Myrddin – reported that they were due to have our contract review meeting with SP on 31st Jan and that until the contract ends in 2020 they would be continuing to pay for the alarms and tenancy support. SP have indicated that when the contract finishes they will be reviewing the funding of alarms and it is expected to finish.

It was advised that fire risk assessments were carried out by an external assessor. They have two sheltered schemes, one has a stay put policy as it is an external scheme the other, tenants have to evacuate due to it being an internal building.

Trivallis - Changes in Viewing process. They now show a video featuring tenants that sheltered tenants see on the web. s/c VFM review. Reported that UC in their area do not like the term ‘intensive housing management.’ Trivallis are looking at what to call it. First injunction issued in sheltered. Behavioural issues, criminal arrest due to a trashed property. No other option than to issue NSP.

Chris Trivallis – couldn’t hear. RNIB? SP contract awarded to Trivallis, Hafod and Llamau between them.

United Welsh – Review of service looking at assets and action plan. Tenant engagement. Social isolation project. Comic Relief funding to provide service. Intergenerational work, choir, childminding has been running 7 months.

Fire safety training now being conducted by external company. They questioned the need for PEEPs and suggested change to PFRAs. Discussion amongst group that many still use PEEPs and that they can be used in conjunction with PFRAs.

Melin – refurb of 3rd sheltered scheme. Support for alarms ending from SP.

Erosh – RM feedback that she is really pleased with the membership of our network and how popular it is. She quoted that other groups in England were far less well attended. She reported a good feeling for 2019 and the status of erosh. She is looking at what difference of conditions there are in sheltered housing and what reforms are required. Coastal have taken on the Sensitive Contractors Training as a half day course. This is the start of contact with Kier. There is a new website, making it easier to use and more interactive. She is preparing a Digital Switchover guide with funding from Telecare Services Association and Almshouses to be launched end of January. LGBT guide to be written with partners. Please send any info for consideration to RM to be included. Resident engagement another hot topic. RM to look for sponsorship for the Quality Standards Framework. Wants to offer membership to providers rather than tenants. 1k from Riverside towards LGBT guide. Who else could contribute either cash or in kind to which projects?

UC update – Joe Frampton – As opposed to HB which is paid weekly, UC is paid to the tenants monthly. But because 365 days doesn’t fall neatly into 52 weeks, it means that every 5 years or so, 53 rent weeks fall into one year. Under HB, this isn’t an issue. But under current regulations, the tenants wouldn’t be paid for this week. This is an acute issue as it happens this year, but will be recur every 6 weeks or so unless it’s rectified. Discussions are ongoing with DWP to alter the regulations in order to cover the 53rd week.

DWP are cancelling the proposed extension of the 2 child limit on UC and Child Tax Credits to families with third or subsequent children born before April 2017 (which this policy was first introduced).

They have delayed attempting to pass the regulations necessary to start managed migration of UC, where the movement of claimants of legacy benefits will be moved to UC. They still aim to have all claimants onto UC by December 2023, as was their original plan. DWP have signalled their intention to undertake a trial, transferring 10,000 legacy claimants onto UC from July 2019. The learning of this trial would be used to inform the wider migration to follow. There could be further delay, particularly if the trial uncovers significant issues, but we are still working on the assumption that 100,000 working age legacy benefit claimants will be migrated each year on 2021, 2022, 2023.

Currently for couples, if either is over the state pension age, then they can apply for pension credit which would rule them ineligible for UC. As of May, they must both be over state pension age to apply for pension credit.

RS – People under pensionable age with end up on UC and there will be affordability concerns. Exempt accommodation has no problems. What is classed as Exempt? Blaenau Gwent consider all SH as General Needs! There may be exemptions on an individual basis with them. Something about others not looking at change in definition of Exemption? Advise to contact LA directly about exemptions. RS can provide examples of what he knows about different LAs.

Jack Moore from Respect my Stuff Jack gave an excellent presentation on Hoarding. This has been emailed out to members.

Jack is looking to set up a hoarding service in South Wales and is looking out for partners.

Presentation attached.

AOB

It was decided to put Fire Safety on the agenda as a standing item.

Support Services will be on the next agenda as a discussion item.

The erosh AGM will take place on 16 May in Pontypridd at Trivallis.

**Dates of meetings for 2019/20**

Thursday 4 April United Welsh, Beddau Way, Caerphilly, CF83 2AX

Thursday 4 July Tai Ceredigion Uned 4, Parc Busness Pont Steffan, Llanbedr Pont Steffan, SA48 7HH Unit 4, Station Terrace, Lampeter, Ceredigion, SA48 7HH

Thursday 3 October Linc Cymru Maesyffynnon Extra Care scheme, Aberdare, RCT

Thursday 16 January 2020 Trivallis, Ty Pennant, Mill Street, Pontypridd CF37 2SW.

Minutes JJ (+ RK)