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| **The Housing Board****Cambridgeshire | Peterborough | West Suffolk** 2 December 2022: 10.00 am to 12.00 noonHeld online via Microsoft TeamsMeetings will be recorded. These recordings will be kept, in the event any point of detail needs re-visiting whilst we are not producing full minutes. Please let us know at the beginning of the meeting of any objections to recording. |
| **Meeting notes** |
| **Present** | **Apologies** |
| * Dan Horn (DH), Fenland DC *chair*
* Azma Ahmad-Pearce (AAP), CPCA
* Sue Beecroft (SB), Housing Coordinator, Board
* Jon Collen (JC), Huntingdonshire DC
* Guy Fairbairn (GF), Cambs County
* Alex Francis (AF), Accent Group
* Iain Green (IG), Cambs County, Public Health
* David Greening, Cambridge City
* Ali Manji (AM), Cross Keys Homes
* Fliss Miller (FM), CPCA
 | * Karen Mayhew (KM), Homes for Cambridgeshire & Peterborough (H4C&P)
* Anna Palutek (AP), Cambs and Peterborough ICS
* Jess Pickman (JP), , Cambs and Peterborough ICS
* Helen Reed (HR), Cambridge City
* Pamela Scott (PS), Huntingdonshire DC
* Lisa Sparks (LS), Adult Social Care, Cambs County
* Heather Wood (HW), South Cambs DC
 | * Elaine Field, South Cambs DC
* Chris Hill, Cambs and Peterborough ICS, NHS
* Nigel Howlett, CHS Group
* Matthew Ryder, National Probation Service
* Cristina Turner, OPCC
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| **Previous Notes** |
| Previous meeting notes are available at <https://cambridgeshireinsight.org.uk/housingboard/> **Please note:** This documents includes brief notes of the latest meeting, and action points.Earlier meeting notes are found in previous action notes, but in the latest version only action notes of previous meetings are included. It may be helpful to refer to an older set of notes to see the context for the actions, but this approach helps us minimize the papers needed and keep an eye on previous actions and progress.So only on the meeting notes when an item is presented, are brief notes (not full minutes) of the discussion. Actions for each item follow which are numbered. These are then updated and progressed at the following meetings. Once actions are “done” they are removedKey to the table:* Bulleted points, brief notes, not full minutes. If more detail is needed, please contact elaine.field@scambs.gov.uk
* Numbered items = actions. When action is complete and reported back to the following meeting, it is removed from the table.
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|  | Items | Lead | To do | Doing | Done |
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|  | 2 December 2022 |  |  |  |  |
|  | Item 1: Draft Health and Wellbeing Housing Strategy (Iain Green with Fliss Miller) |  |  |  |  |
|  | * Housing Health and skills chapter presented at least meeting. Worked further on that with partners including Emmeline Watkins, Assistant Director for Public Health, Cambs County and Peterborough; SRO’s - Jo Lancaster, Hunts and Liz Watts, South Cambs (happy with structure and content). Back to this Board for views and comments. Then to be combined with other chapters of Health and Wellbeing Strategy and taken out for final consultation and approval at Health and Wellbeing Board.
* Reducing poverty through housing, skills and employment. Housing and skills are two elements in one chapter. State of need followed by evidence, actions to be added later. Need to decide the metrics and new ways of collecting data as we go forward. Long term strategy to be built on.
* Key worker housing and other projects included in separate workstreams are mentioned in strategy, to avoid duplication.
* FM discussed the skills element; generate employment, employability, that long term health conditions or disability are not barriers to employment (different strategies led by other partners on this). Affordable housing in the right places and connectivity are important. DH mentioned differences in percentages within Fenland and greater Cambridge areas, needs to be reflected in priorities and actions. Action planning stage mapping what's going well, what's going ok and trying to identify key areas for a collective effort across the system. Suggestion is to form task & finish groups.
* KM added, Housing Associations’ top objective is to increase housing supply, a barrier to be addressed is planning discharge of conditions. AAP agreed and DH asked if this is a local system problem or down to national requirements. IG to capture that, to discuss with Planning Policy Officers.
* JP is to run a housing need survey for health and care, hopefully will support health and wellbeing strategy (could reach out to County frameworks on this). JP happy to volunteer for task and finish group on action plan.
* DG mentioned Cambridge City’s low income family tracker, provides information, and identifies people in households with low barriers to work. County Household Support Fund data can be put into this work too.
* The Board discussed shared data sets. Housing Board could help with the action plan, IG and colleagues could then bring in the clinical side so we work closely together on the actions and their progress.
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|  | Actions |  |  |  |  |
|  | Watch for next iteration of the strategy, and support consultation with wider partners once it has been shared | IG/All |  |  |  |
|  | Board members to be ready to support the action plan creation at next stage, as possible. JP volunteered already. IG to help with clinical links | All |  |  |  |
|  | IG to help Karen take up the housing association / planning delays concerns with planers (SB to support) | KM/IG/SB |  |  |  |
|  | Item 2: Homelessness Update (Jon Collen and Heather Wood) |  |  |  |  |
|  | JC discussed the 2021-22 Overview of Homelessness Across Peterborough, Cambridgeshire & West Suffolk:* Analysis of all quarterly returns of each local authority. Statistics for financial year2021/22.
* Covers a timeline of different duties have to consider households under, JC discussed the data and statistics at each stage. Looked at comparisons to the pre pandemic situation, not quite recovered to where we were pre pandemic in terms of early interventions at the prevention duty stage, same with the national figure. Previously provided assistance to rough sleepers under ‘Everyone In’. JC discussed reasons for homelessness, including domestic abuse.
* DH thanked the Homeless group for pulling that analysis together.
* IG mentioned the referral pathway, ICS can help with that if needed. JC mentioned a toolkit released last year which goes into some of the health fields but particularly around substance misuse and metal health, there are some generic health pathways that we want to establish with the main hospitals that operate across the sub region. It's a piece of work that's ongoing at the moment. IG suggested having a separate discussion on it.
* SB mentioned a breakdown of the duty to refer over the past year for the health and wellbeing strategy, improve that link between the whole health and care system into the duty to refers. SB will send spreadsheet to IG.
* DH mentioned loss of homes due to not affording mortgages as interest rates going up.
* Less voids available and issues processing those due to availability of materials was discussed.
* HW presented slides entitled ‘Behind the statistics’, find these here: <https://cambridgeshireinsight.org.uk/housingboard/>this provided a closer look at three key areas of work the teams have been working on:
* Rough sleeping. Updates from Cambridge City, Peterborough, Fenland, Hunts, East Cambs, South Cambs and West Suffolk.
* Domestic Abuse Housing Accreditation. All Cambridgeshire and Peterborough Local Authorities are currently working to improve their response to domestic abuse and seeking accreditation from DAHA.
* Accommodation for Ukrainian families. Updates from Cambridge City, Fenland, South Cambs. HW shared a YouTube video which highlighted the promotion to encourage new hosts to come forward: <https://youtu.be/nHEJ0CmsiFQ> JC discussed the Ukrainian refugee situation and forward forecasts, significant numbers of households (when the good will runs out) could become part of our caseloads if there are no other affordable solutions for those families. A real risk that we need to note as a sub-region. DH and JC discussed distributions of funds moving forward.
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|  | Actions |  |  |  |  |
|  | IG and JC to discuss referral pathways between health and homelessness | IG/JC | ✓ |  |  |
|  | SB to send duty to refer spreadsheet to IG. | SB |  |  | ✓ |
|  | Thanks to all for the hard work and action to keep monitoring these areas and comparing good practice and data over time | Homelessness group | ✓ |  |  |
|  | Item 3: Future accommodation needs for specialist housing (Lisa Sparks & Guy Fairburn) |  |  |  |  |
|  | Lisa presented the older peoples need for specialist housing assessment and complications around figures. The business intelligence team will put some wording on the website to summarise discussions and will share with all districts first. No change in older peoples figures, when next census data comes out it will be updated with other information from the care market, care homes closing, etc.* Strategic Housing Group had discussed learning disability looking at Peterborough as an example.
* GF discussed work around mental health, concentrating on nursing, residential and supported living elements. A challenge is mental health being a broad topic with many diagnosis, relating that to housing and which data to use. Trying to understand future need. Waiting for additional information when 2021 census is available. Have supported accommodation for mental health, much sits around Cambridge city area, looking for it to be more equitable across the County. Looked at extra care, challenge with those who are ageing and have a mental health issue. There is a block with providers accepting these people. Could link within ILS projects. Dementia, respite care, individual specialist accommodation (one 0ffs) was discussed, complexity of coming out of Covid around mental health conditions has increased. Been working proactively in individual placements with social landlords to purchase or and adapt individual properties. Learning disability, autism and mental health, becoming more prevalent and challenging. Rents for those properties can be high. When Census information received will come back with more tangible forecasts.
* DH advised to mention in each geographical area what would be needed over a period of time and how we can help with that. Needs to make sure that whatever is decided, it is an RP tenancy. Ways of working regards moving people out of mental health hospitals in Peterborough was also discussed.
* Boosting frameworks for more providers which should support hospital discharge. Need to have that in the strategy action plan. IG can contact GF separately on that.
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|  | Actions |  |  |  |  |
|  | CSHG to continue to work with Lisa and Guy on both assessments as they progress. Keen to see extra wording around the older people’s assessment | LS/CSHG |  | ✓ |  |
|  | Want to work with Guy on the Cambridgeshire figures once available, following the Peterborough model  | GF/CSHG | ✓ |  |  |
|  | Item 4: Verbal update on County additional funding contribution to DFG works (Lisa Sparks) |  |  |  |  |
|  | Updated the Board on increased number or requests to contribute towards funding high cost adaptations:* No budget for this, currently work happening internally to get a paper through County governance for commitment to a funding pot for a more consistent approach. Worked well and come up with some solutions for individuals in the past in terms of finding accommodation, moving families around. Still have DFG upper limit of £30k.
* Will try to get funding arranged and a panel approach for requests to come into a central point and be assessed consistently and considered for funding, ensuring other options exhausted first; some conversations may be to move rather than adapt. Using housing and OT network to go through things including seeing how many cases blocked in the system. DFGs still be there for complex cases where there is a complete block, and no other solutions or resources within family to get that work done.
* Once movement in internal governance and funding, can bring back more details and draft process.
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|  | Actions |  |  |  |  |
|  | Add to future agenda once movement in internal governance and funding | LS/EF | ✓ |  |  |
|  | Item 5: Updates |  |  |  |  |
|  | * LS updated on putting award notice out for County wide floating support service.
* Providers have seen some of the short term homeless provision, seen reticence on moving on due to affordability in independent living. Puts pressure on support. There is concern if options are private rented accommodation rather than social housing when they move through the system.
* GF added regards move on that Home-Link is the typical route for moving on. However difficult to use this for some groups of people. Direct lets was discussed. HW mentioned Home-Link has the ability to do auto bids and also there are mechanisms to do direct lets, and support. JC recommended to have conversations with Lettings Teams within local authorities regard direct lets, first. Also, would be interested to hear of problems, so feedback from providers for floating support contact and anecdotal feelings, please share those in order that JC management team can help unblock any problems.
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|  | Actions |  |  |  |  |
|  | LS to send link on floating support contract to SB when ready, to circulate | LS/SB | ✓ |  |  |
|  | JC and GF to discuss problems with Home-Link to help unblock any problems. | JC/GF | ✓ |  |  |
|  | Item 6: AOB |  |  |  |  |
|  | * AAP updated that the CPCA presented a paper to Housing Committee on 19 October and presented a paper on Community led housing, and how they can help with funding. CPCA funding over £100k towards the setting up of projects in the combined authority area. Is an eligibility criteria, process and application form. Working with Eastern Community Homes. If any community led projects in the area please use them. Had successes so far helping projects in Great Shelford and Girton, local housing for local people. HR discussed government funding received a few years ago for this type of purpose, issue was accessing land for that kind of project. AAP had shared this link:[Combined Authority board approves £100,000 for Community Led Housing - Cambridgeshire & Peterborough Combined Authority (cambridgeshirepeterborough-ca.gov.uk)](https://cambridgeshirepeterborough-ca.gov.uk/news/combined-authority-board-approves-100000-for-community-led-housing/)
* SB updated on the budget for the work of the housing board which covers housing market assessment work, the home track subscription, hosting of page on Cambridgeshire insight and SB salary. Last year districts were asked to contribute c.£14k each for the year. SB discussed County Council payments and next year will be asking each district for c. £15k. Homes for Cambridgeshire and Peterborough SB can discuss with KM, but could ask for c.£7k incl. VAT.
* DH thanked Lee Price (West Suffolk) for his support and work at Board and in the sub region, wishing him all the best.
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|  | Actions |  |  |  |  |
|  | Community led housing: further information from jenna.brame@cambsacre.org.uk from Eastern Community Homes. | All | ✓ |  |  |
|  | SB to circulate note on 2023/24 budget request for sub-regional service | SB | ✓ |  |  |
|  | 4 November 2022 |  |  |  |  |
|  | Item 1: Update on CAS3 accommodation (Matthew Ryder) |  |  |  |  |
| 1.
 | MR to share the CAS3 accommodation slides with Housing Board (fine to share with HA providers, but not in public domain). | MR | ✓ |  |  |
|  | Look at reasons for rejection from CAS3, and what happened to people thereafter, could we have done more, other support? Partner agencies look at this but worth investigating, there is a Criminal Justice Board group who look at this already, housing reps attend. | Housing reps on CJ board? | ✓ |  |  |
|  | MR to share a greater breakdown of the 3 tiers and what they entail with Housing Board, to help with understanding and to ascertain the support funded, and any gaps which Housing Board could help with and support moving forward. Also, some analysis of the 165 cases and transient cases, what happens, then could look at lessons learned, linkage and continuity of care. | MR | ✓ |  |  |
|  | Item 2: ICS accommodation project (Chris Hill) |  |  |  |  |
|  | CH can come back to Housing Board when Integrated Care Strategy housing strategy is ready.  | Chris Hill | ✓ |  |  |
|  | IG will send around a draft health and wellbeing housing strategy document, for comment, before next meeting or Januarys depending on progress | IG | ✓ |  |  |
|  | Item 4: Update on rent arrears / financial hardship reporting |  |  |  |  |
|  | Carry out IG’s lines of enquiry, keep discussion on next agenda, and decide what we will do before collecting data, and determining methodology. | KM, SB, IG | ✓ |  |  |
|  | 7 October 2022 |  |  |  |  |
|  | Item 1 Presentation on 24/7 living and Macquarie Capital offer on local Passive Housing & Development funding solution |  |  |  |  |
|  | Alex F will take idea back to colleagues who are looking for MMC at Accent | AF |  | ✓ |  |
|  | Karen M will pass the idea on to H4C&P | KM |  | ✓ |  |
|  | All to share with relevant groups, all welcome to invite Christine and Richard to come and speak with them | All |  | ✓ |  |
|  | Item 2 Emerging public health strategy, leading on the housing theme: involving the Housing Board (Jo Lancaster & Liz Watts) |  |  |  |  |
|  | Investigate the ICB and what comes next within ICS | SB |  | ✓ |  |
|  | Item 4 Co Production Inquiry: “Ensure everyone has access to support when accommodated – not just in the first few weeks, not just at the outset” (Tom Tallon)  |  |  |  |  |
|  | JC to provide Tom with private rented landlord link (Keith Taylor?). Cambridge City has a forum, link person is Claire Adelizzi (see meeting chat). Sarah Gove mentioned FDC landlord forum. | TT, JC. SG |  | ✓ |  |
|  | 10 June 2022 |  |  |  |  |
|  | Item 4: AOB: rent in advance (HW) |  |  |  |  |
|  | Add to Rent in advance Home-Link Management Board agenda, issue of affordability of properties, and cost to live generally. | HW |  | ✓ |  |
|  | 4 March 2022 |  |  |  |  |
|  | Item 1: Update on local and national strategic work around substance misuse (Joe Keegan) |  |  |  |  |
|  | JK could come back to Housing Board later to update, but to advise of any barriers or issues in the meantime. | JK | ✓ |  |  |
|  | 4 February 2022 |  |  |  |  |
|  | Item 1: Homes for Wellbeing: Tuberculosis needs assessment |  |  |  |  |
|  | NH and KM will ascertain any good practice in handling TB from RPs, KM will target larger RP’s.  | NH/KM | ✓ |  |  |
|  | Item 2: Suicide Prevention Strategy Joe Davies (Suicide Prevention Manager for Cambridgeshire and Peterborough) |  |  |  |  |
|  | Housing Board to put forward someone to sit on that Suicide Prevention Group | All | ✓ |  |  |
|  | Add suicide prevention info to the Housing, MH and SA toolkit once strategy developed further / agreed. | SB |  | ✓ |  |