

Cross Party Group on Housing

Wednesday 23rd May 2018, 13:00 – 14:00

Minute of the Meeting	
	<p>Members Present</p> <p>Andy Wightman, MSP; Ben McPherson, MSP; Lynda Johnstone and Susan Morris, TIS (Secretariat); Major Steven Turner, Salvation Army; Wayne Mackay, Electrical Safety First; Grant Carson, Glasgow Centre for Inclusive Living; Tammy Swift-Adams, Homes for Scotland; Gavin Dick, National Landlords Association; Helen Carlin, Rowan Alba Ltd; Hew Edgar, RICS; Fraser Gilmour, Housing Options Scotland; Alistair Hackland, RIACS; Susie Fitton, Inclusion Scotland; Ashley Campbell, CIH.</p>
	<p>In Attendance: Non-members/Guests</p> <p>Lorn Berkeley and Kenneth Fleming, SCLD (presenters); Helen Miller, EHRC (Presenter).</p>
1.	<p>Welcome and Apologies</p> <p>Andy Wightman, MSP opened the meeting and thanked everyone for attending.</p> <p>Lynda Johnstone, TIS noted apologies had been received from: Pete White, Positive Prison; Gordon Nelson, Federation of Master Buildings; Steven Young, Young Art Work; Janice Stevenson, LGBT Youth; Diane Marr, Cyrenians; Katy Dickson, Scottish Land & Estates; Freya Lees, North Star Consulting & Research; Susan Napier, Susan Napier Consulting Ltd; Craig Sanderson, Link HA; Steven Tolson, RICS; Lorna Scott, National Trust for Scotland; Grace Franklin, Clachan Co-Housing; Caroline Edgar, SAL.</p>
2.	<p>Minutes of Previous Meeting: 21st February 2018</p> <p>The minute was approved with no matters arising.</p>
3.	<p>Presentation</p> <p>Andy Wightman, MSP welcomed the speakers:</p>

Lorn Berkeley and Kenneth Fleming from the **Scottish Commission for Learning Disability and Helen Miller** from the **Equality and Human Rights Commission**.

Presentation one: Scottish Commission for Learning Disability (SCLD)

The SCLD Report – **Improving outcomes for people with learning disabilities: opportunities and challenges for housing** was circulated. An electronic copy had been circulated with the agenda for the meeting.

The presentation covered the key findings and recommendations from the report:

Context:

- Keys to Life – Scotland’s 10 year LD strategy - Thinking about approach to future services and extend the focus beyond Health and Social Care
- How people live is very important
- Housing policy for people with learning disabilities – historically people were deprived freedom and institutionalised
- Christie Report has led to policies around support for independent living
- Fairer Scotland – empowered to be active citizens
- Housing underpins how people contribute to communities and impact on health inequalities

Findings:

- IPSOS MORI – reviewed a wide range of available data.
- People with Learning disability are more likely to be in the Social Rented Sector
- Shift away from care homes to supported accommodation
- Some Local Authorities favour shared living (cost driven)
- What works – accessible design is important but need to focus on more than physical design
- Housing options – more person-centred: aimed at addressing all needs

		<ul style="list-style-type: none"> • Features that are important to the perceived happiness and ability to participate in local communities: <ul style="list-style-type: none"> ○ Family & Friends ○ Local Amenities ○ Safety • Lack of choice in the PRS and Owner Occupied sectors mean that people need to move away. • Less funding – impact on support packages • Welfare Reform – negative impact on people’s access to appropriate housing • Lack of information – constraint on degree of choice • Inappropriate and inaccessible advice • Not enough ‘joined up’ strategic thinking <p>Next steps:</p> <ul style="list-style-type: none"> • Influence on lhub home & place work streams HSCP Housing contribution statements • Engagement across different networks to avoid narrow Learning disability policy silo. • Housing in widest context – living as a ‘theme’ not just thinking <p>Presentation Two: Equality & Human Rights Commission (EHRC)</p> <p>A summary of Equality and Human Rights Commission – The Inquiry into Housing for Disabled People was circulated. An electronic copy had been circulated with the agenda for the meeting.</p> <p>The presentation covered the key findings and recommendations from the report:</p> <p>THE EHRC has the statutory power of enquiry – they made use of this power to look at housing for disabled people, requesting information from agencies – who must respond in a formal way.</p>
--	--	---

	<p>The inquiry covered:</p> <ul style="list-style-type: none">• Supply• Allocation• Adaptation• Planning & building standards• Public sector duty• Human rights duty• Big focus on independent living for disabled people• Heard a lot of stories of unsatisfactory conditions• Commissioned research• 30/32 Scottish Local Authorities responded to the survey• Stirling University – carried out a literature review and case studies <p>4 main themes emerged:</p> <p>(1) Experience</p> <ul style="list-style-type: none">• Challenge – England, Scotland & Wales different coverage because of policy & legal variations, but experiences of disabled people are the same.• Often stuck in hospital or living in unsuitable accommodation – young people in sheltered as e.g. <p>(2) Supply</p> <ul style="list-style-type: none">• Wheelchair housing not available widely• Need to think about how disabled people are considered in 50,000 houses target.• Horizon Housing – 80% increase in demand for wheelchair housing• 24% of housing organisations said they had good data on disabled people in their area.• 10,000 disabled people on Local Authority waiting lists – wide variation of ease of access• Policies generally quite weak on assessing needs and allocating adequately
--	--

	<p>(3) Adaptations</p> <ul style="list-style-type: none"> • Complex • Variation between sectors • Wastage is a big concern of providers • Managing stock well • Funding for adaptations – pot runs out. <p>(4) Supported Housing</p> <ul style="list-style-type: none"> • Planning & Building regulations <p>Next steps/recommendations:</p> <ul style="list-style-type: none"> • Need to ow local authorities use public sector equality duty to assess need • Not consistently using EQIA • SG to set a target for wheelchair housing • Review of adaptation legislation and policies • Accessible housing registers – should be monitored and reviewed • Want to work collaboratively with organisations interested in the issues <p>Discussion:</p> <p>Following both presentations, group members had the opportunity to discuss the content – the following points were recorded:</p> <ul style="list-style-type: none"> • 2 very interesting presentations – support both reports and hope the Scottish government will respond positively to the recommendations • It was confirmed that private sector housing providers had been involved in the EHRC research. • The 10% target for adapted properties is across all tenures (not just affordable housing) EHRC to meet with Housing Minister to discuss the figure. • Need for Governance from Scottish Government or developers go to Local Authorities who don't have targets in place.
--	---

		<ul style="list-style-type: none"> • ‘London Plan’ was cited as a good e.g. of where targets work. • Noted that the lack of affordable, suitable housing is a major barrier to people becoming active citizens - people are living in inappropriate housing and/or trapped in hospitals or discharged to care/nursing homes. • There was a suggestion that intolerable conditions are breaking disabled people’s human rights. • Agreement that a 10% target is badly needed – there’s a crisis brewing • Noted that the 2014 Act and the changes that are required to allocation policies as a result of this mean that many landlords are working on reviewing their policies – now is a good time to contact landlords to discuss linking CHRs and accessible housing registers as part of this work. • GCIL has developed a register – it is advanced and can link people to properties – but without SG to direct, it will be difficult to get providers/landlords to sign up. • There are massive differences in practice across the 32 Local Authorities – reflecting different economic issues and urban/rural issues. • The level of adaptations that are pulled out and wasted is very disappointing • CIH are currently preparing a practice guide for landlords implementing the 2014 Act – this is an opportunity to get involved and think about how these issues should be reflected in allocation policies. • No-one had submitted evidence about need to open up sect 75 requirements – members should consider doing this. • Getting supply right isn’t all that’s required – ensuring people have choices and access to information is essential to help people live good lives. <p>Andy Whiteman suggested that given that Local Authorities set individual targets to deliver 50,000 houses – there is clearly more work to be done to influence the type of properties being delivered. He proposed that this issue be picked up as an action by the group - to draft a letter to Kevin Stewart and think about driving the conversation deeper on behalf of the group.</p>
--	--	--

		Action: Andy Wightman to draft letter on behalf of the group.
4.	Applications for Membership of the Cross Party Group on Housing	National Trust for Scotland - approved
5.	AOCB	<p>Ashley advised that this year's National Housing Day has been confirmed as 19th September – which is the date of the next CPWG meeting. Suggested there is an opportunity to focus debate and discussion on this issue and as it is also the year of Young People there might be an opportunity to link the two – perhaps invite young people to take part in a debate or an event before or after the core meeting.</p> <p>Andy Wightman, MSP confirmed he was in favour of that as an idea and that he would work with CIH and TIS to consider the logistics and finalise the details before the next meeting.</p> <p>Action: TIS & CIH to Liaise with Andy Wightman to organise session</p> <p>Andy Wightman, MSP advised that members are requested to submit topics for discussion one week in advance of the next meeting to Jill Miller, TIS, email jmiller@tis.org.uk to allow the Convenor to allocate time within the meeting schedule.</p>
6.	Dates of Next Meetings	<ul style="list-style-type: none"> • 19 September 2018 • 12 December 2018 <p>All meetings will take place from 1-2pm. Venues to be confirmed.</p>