**Present**: Neil Diddams, chair and WKHA; Mark Breathwick, vice chair and Medway; Leanne Donald-Whitney, GCHA; Elspeth Brown, TCH; Brian Horton, SELEP and KMSEP; Lee Gilbert, Dartford; Jason Amos, MHS; Dan Stone, Canterbury; Ollie Garsed, Rapport; Neil Sargent, GCHA; Lucy Breeze, Golding; Steve Stratford, Golding; Helen Miller, KHG; **Guests;** Bethany Pepper, KCC; Sarah Deakin, KCC; James Young, Thanet;

**Apologies:** Kerry Elliman, WKHA; Simon Lees; Ashford; Dipna Pattni, GSE Energy Hub; Owen Goymer, Clarion; Nicole Arthur, Gravesham;

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| Reference | Notes/Outcome | Who  | Action/Decision |
|  | We recorded this session as a resource for this group. | All | Contact HM to request a link to recording |
| Kent & Medway Energy & Low Emissions Strategy | Sarah Deakin, senior project officer, from KCC gave a presentation on K&MELES [Kent and Medway Energy and Low Emissions Strategy - Kent County Council](https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/environmental-policies/kent-and-medway-energy-and-low-emissions-strategy). This is the strategy for net zero for all Kent by 2050. KCC commissioned work that identified the baseline and the pathway to net zero. 56% of emissions come from buildings in Kent (all buildings – not just homes). We will need to make massive reductions in emissions from homes, and the strategy aims for 88% reductions based on 2017 levels and to offset the remainder. For homes this will increase moving from gas heating and cooking and making homes more energy efficiency.There are 10 priorities in ELES. There is a detailed action plan and KCC monitor progress to it with the annual report to be published summer 2022. Priority 5 is the Building Retrofit Programme, Develop Kent and Medway net zero retrofit plans and programmes for public sector domestic and businesses, with Kent Housing Group as the champion the majority of this priority, including; 5.3 Develop a comprehensive Kent and Medway Domestic Retrofit Plan (excluding social housing) that identifies the actions and financial mechanisms for all income levels, to reduce emissions (from electricity, heat and water) from all property types, with evidence-led targets and costs actions where possible;5.4 Secure funding and implement projects identified on the Domestic Retrofit Action Plan (excluding social housing)5.5 Develop costed action plans to deliver net zero social housing by 2030. Monitor and report progress.5.6 Support and facilitate Registered Providers to develop costed action plans to decarbonise their housing stock5.7 Implement projects to improve the energy efficiency of social housing, focusing on whole house retrofit to PAS 2035 standards and identifying joint projects that maximise economies of scale where possible5.8 Update and deliver the Kent Fuel Poverty Strategy (in association with 5.3); supporting vulnerable and fuel poor households to access affordable energy5.9 Support and reinforce private sector landlords to make improvements to rental properties. SD confirmed she has been in contact with N Thurston who is leading on this for Canterbury. KCC is aware that they have limited ability to support this priority and they have flagged this as a risk.BH This exposes the vacuum with no active KMSEP. BH asked BP from KCC to work with him on this. The private sector housing group and this AM group and may need to update the ToR for both groups once that discussion has been had.HM asked what KCC needs from this group for ELES. SD, we need to understand the governance more between KHG and the sub groups. BH, need to have KCC at this group regularly. KEEP exists and needs to join up with this group, though KEEP’s remit it is wider than social housing. PSH looks at private sector housing, both rented and owner occupied and KEEP has been reporting to that. We need to clarify which group will deliver which actions of the K&MELES. HM to invite Bethany to Asset Management and PSH. LB we need to work together to get best opportunities to apply for funding. We may need to collaborate within, and across subgroups, for that.  | BHHMHM | Liaise with BP to clarify governance between groups. Flag any changes needed to ToR for AM or PSH once governance agreed. Invite BP to AM and PSH KHG meetings |
| KCCs Building Standards | Sarah Deakin from KCC gave a presentation on their innovative new building standards for non-domestic buildings. KCC has a target of net zero by 2030 for their own estates. One action was to develop their own building standards to help them reach net zero by 2030. Their scope is corporate buildings where KCC pay the energy bills. They had research done to identify the works needed, to include PV on rooves, LED lighting, ensuring at least 80% of mileage is by electric vehicles, move 30% of gas heating to heat pumps, remove oil fired heating, plant 1 tree per employee and improve biodiversity net gain by 20%, etc. The current building regulations, and even the new building regulations due in 2025, do not require net zero. The Kent climate is likely to give hotter, drier summers; warmer, wetter winters; with more flooding and storms. West Kent will be particularly vulnerable to excess heat in summer. KCC looked at other standards that would help them identify what they wanted to achieve, to include health and wellbeing as well as net zero. Their new standard considers operational and embodied carbon, water use, transport, land use and biodiversity, health and wellbeing, sustainable communities and social value, sustainable life cycle costs, waste management (circular economy, etc.) and climate resilience (flood, overheating, etc.). They anticipate significant benefits from this including that the buildings will be more comfortable to work in, higher building values, lower maintenance and lower running costs. The standards will include a new build standard and a retrofit standard (EnerPHit). They know the upfront costs are large and paybacks are long. There are funding opportunities coming and worth taking those opportunities.  |  |  |
| Members questions and concerns | **Social Housing Decarbonisation Fund – learning from wave 1 and planning for wave 2**Gravesham and Folkestone and Hythe were successful in wave 1. Nicole Arthur has given apologies and we do not have a member from Folkestone and Hythe in the AM group. JY explained that Thanet are interested to submit a wave 2.1 bid for the SHDF. He has been in touch with Josh Arthur (Gravesham) and Roy Catling (Folkestone and Hythe) to ask how they did their successful bids in wave one. His is keen to work with LAs and RPs to share knowledge and learning on this. ND said that KE was interested in EnergieSprong and joint bids. LB, BEIS has only released the link of the lead authority for bids but no details on what the bid was. It is possible that the criteria may change.JA did a little research on the types of organisations who bid but it does look like some more details would be useful. He supported Enfield Borough Council with their bid and they secured funding for 80 homes with full fabric retrofit to cover EWI and the changes to rooves and windows needed, with no heating systems changed. **Good practice for electric vehicle charging** LB asked whether members are putting EV charging specifications into new buildings. Would people wish to collaborate on that? Also are people considering this for retrofitting and are partners getting requests from tenants. There are grants for this <https://www.gov.uk/government/collections/government-grants-for-low-emission-vehicles>NS does have some EV charging facility going into the Meopham development. LB highlighted that new building regulations require charging points for new builds. BH SEC framework does include options on EV charging. May be worth asking SEC to present here on that. Nick Fenton could perhaps visit to give a developers view on it. LB home charging is the direction the government going and charging is done overnight and so doesn’t put much of a pull on the grid. **Fire safety and future impact of Fire Safety Bill** ND asked how people are dealing with this matter.DA they have a safety and compliance officer. The building safety advice supplementary guidance notes has been withdrawn and the new government guidance is available at [www.gov.uk/government/publications/building-safety-advice-for-building-owners-including-fire-doors](http://www.gov.uk/government/publications/building-safety-advice-for-building-owners-including-fire-doors) This will inform the works needed going forward.**Damp Mould and Disrepair**ND asked if anyone had a damp and mould policy? MB, they are developing a policy on this. He is looking at how they can improved their record keeping so when they visit for one reason they do a quick check on others. ND they are working with Homelink and ACO to try to identify the types of homes likely to suffer from damp and mould and take a pre-emptive treatment – ND to share. SS they are looking at ACO and Switchy and would be interested to hear others views. He asked whether others are using smart tech to address damp and mould.OG highlighted smart fans that monitor how long they’ve been on for? No-one had. BH said there are some law companies are encouraging people to make no win no fee challenges on damp and mould. ND they’ve had claims, and other RPS have staff dedicated to managing disrepair. Having better data on their homes can help with planning works and support a defence. He feels some claims are about other issues, perhaps over-crowding or wanting to move. Legal fees can be £10-15K and that can be negotiated down but is still money that could be spent on works not fees. He feels the damp and mould policies may well help. JA said a national group has a useful link for prevention, policy and procedure.ND will check if there is a cap on fees for damp and mould cases.JA solicitors are paying £50 for referrals for those with housing repairs.DS Pre action protocol seems biased against RPs. They see the schedule of works/problems from tenants and they find getting their own schedule of works helps. Companies appear to making tenants pay legal costs if they withdraw the complaint. ND asked if the group could bring a group together of the building compliance officers together to share good practice. DS will share the JD and Annex 8A which he used to create the JD.  | NDJANS & LBNDJANDDSAll | Contact relevant people to seek information on SHDF bids and share with groupShare the research on bidsShare learning on EV charging infrastructureShare information on thisShare link on dampness prevention, policy & procedure.Check if there is a cap on fees for dampness and mould casesShare the JD and Annex 8a Ask your compliance officers if they would welcome liaising  |
| Update from Net Carbon Zero trial subgroup | KE is off sick. ND will give an update next time.  |  |  |
| Agree Amended ToR | Signed off but may need to reviewed when BH informs after governance sorted for KMSEP, etc.  | HM | Post on the website |
| Delivering the K&M Housing Strategy | ND shared the document showing the objectives relevant to this group. All in blue were agreed. IF3 – remove.HD6 – yes for this group. ND and MB will be asked to provide an update on these to KHG in early September 2022 and every 6 months.  | HM | Circulate the template showing the agreed objectives for this group. |
| AOB & topics for next time | NS Can we invite KFRS to speak about their view on new requirements. BH to help make that contact. HM to arrange.ND would like a talk about damp and mould. ND would like a Legal rep to speak about disrepair cases, Date of Next Meeting; 21st April 9.30 | **HM****ND****All** | Arrange KFRS speakerSee a speaker from an organisation addressing dampness and mould well. Identify speaker for this and send ND & HM details so can invite them |