**Draft KHG Asset Management Sub Group 21 October 2022, Microsoft Teams Call**

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**Present**: Neil Diddams, chair and WKHA; Mark Breathwick, vice chair and Medway; Adam Spokes, Medway; Jason Amos, Consultant; Steve Stratford, Goldings; Lee Gilbert, Dartford; Josh Arthur , Gravesham; Dan Stone, Canterbury; David Green, Ashford; Matt Vosper, Secure Parking and Storage; Louise Burford, Kent Fire and Rescue Service; Ollie Garsed-Bennet, Rapport; Helen Miller, KHG;

**Apologies:** Lucy Breeze, Golding Homes;Ashley Jackson, Thanet;Bethany Pepper, KCC; Dipna Pattni, GSE Net Zero Hub; Brian Horton, SELEP; Owen Goymer, Clarion; Nicole Arthur, Gravesham; Ross Wooding, Canterbury;

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| Reference | Notes/Outcome | Who | Action/Decision |
| Matters arising from Sept 2022 meeting | HM Circulate connecting Social Housing resources from KCC – done  Contact BP if would like to be part of LGA programme to support retrofit programmes – All |  |  |
| Primary Authority Partnerships (SH2) | Louise Burford from KFRS showed her presentation on the primary authority partnership which will be shared by email.  Louise confirmed that local authorities, housing associations and other organisations can apply for this. Housing associations, particularly smaller ones, can collaborate in forming a partnership. Please discuss your ideas with Louise at an early stage.  Steve Stratford asked about the fees and the steps to become a Primary Authority Partner. Louise explained the fees are based on a cost recovery basis so not able to put a figure on it now. The stages are KFRS provide information, then time for internal conversations in your organisation, then if a decision is made to engage there would be a review of fire safety in the organisation.  Louise gave permission for her details to passed to all members and she looks forward to hearing from you. | All | Contact Louise Burford with any questions on PAPs |
| Garages – the hidden asset | Matt Vosper shared a presentation that will be circulated. They are a dedicated garage outsourcing service that works with social housing. They aim to increase the commercial element of organisations garages. Garages are not governed by rent levies.  Matt ran through case studies to show how garages can be refurbished, with better lighting, reduced ASB, and reduced complaints, removing any asbestos, etc. so the occupancy and income is increased. They provide a handyperson service to do small repairs, weeding and dealing with any litter. They advertise the garages to all, not only social housing tenants.  They have an OJEU compliant framework and if you’d like to make contact please do contact Matt to find out what they can offer you. His contact details are within his presentation.  The garages cannot be used for flammable liquids or to run a business but many are not used to store cars. Many are used to storing household items. They’ve turned into storage places.  The landlord is charged a set management fee per garage per year which is charged whether the garage is let or not. There are KPIs for each contract. They look to maximise income and marketing lettings. They offer a full management service so tenants go to the service with all queries.  Lee G Dartford has found the process of working with the organisation a positive experience. The customers are getting a better service. They have flagged development opportunities and places for container storage. It is flagging where there is high demand and where charges could be raised. It has freed up time at Dartford for core functions. | All | Contact Matt Vosper with any queries |
| Standing items | Your questions and concerns;  **Social Housing Decarbonisation fund – sharing ideas and good practice (HW5)**  Steve S Golding are preparing a bid for 100-150 units and that is going to the Exec team. It is for heating for off gas homes, addressing homes with lowest EPC and also some poorly insulated homes with wall hung tiles.  Josh A Gravesham are looking to bid to tackle two off gas tower blocks to include heating and fabric measures. They also intend to tackle low hanging fruit of lofts and cavity insulation. They think the application form for wave 2 is more detailed that for wave 1 and takes longer to complete.  JA is also working with a number landlords on submitting bids. He’s also working on the Greener Futures Partnership working with landlords across the country for a large consortium bid, perhaps in the region of 5500 homes.  ND would welcome feedback on these bids at a later meeting.  **Dampness, mould and disrepair (SH3)**  Steve S – they’ve bought in more resource to tackle this and have a case management programme with home sensors and would like to know what others are using for this? WKHA are using ACOs on trial in some TA that had dampness and mould. ND is on a Future Homes consortium which has a dampness and mould group, with a first meeting in November, and they hope to create a policy that can be shared. At the Nat Fed asset management meeting one speaker suggested damp and mould is more important than gas and Legionella as the health risks from those are so well controlled that they are now low so they think they will now focus more on a dampness and mould. ACO helps with not blaming the resident for dampness and helps landlords work with the resident. When we accept that tenants will be in fully occupied homes, and that clothes will be dried inside in rainy weather, etc. we can give advice on behaviours but also take practical measures like changing extractor fans to be linked to a humidistat rather than the light, so more targeted at addressing dampness.  JA can we pool solutions for the dampness and mould issues? There are many solutions but probably takes a multi staged approached. Any funding for PAS2035 needs the ventilation strategy built into the home plan.  Switchy can be cheaper if using collective buying.  WKHA use ACO as using them for smoke and CO detectors and so not needing multiple apps.  Adam S said Medway have noticed that claims from solicitors are less on disrepair and more on statutory nuisance. Now Medway are asking tenants to raise issues with dampness and mould with them so they can address them. They are looking at sensors to go into homes with financially vulnerable tenants who are less likely to heat adequately.  ND agreed asking tenants to come to landlords with issues on dampness and mould, so tenants go to landlords seeking solutions rather straight to solicitors, puts the landlord on the front foot as shows they are seeking responses from tenant on whether they have issues. They started this a couple of months ago and are happy to discuss with members.  **What are people expecting the rent cap to be and how are they modelling?**  WKHA were expecting 5% cap but now wondering if there will be a rent freeze? What are you modelling for?  Lee G Dartford froze rents last year and are likely to do that for 2023-24  JA other landlords are also anticipating a rent freeze.  Medway has reviewed all the options and how that will impact on the business plan for Medway. It will be tough if there is a rent freeze.  Steve S Golding were modelling on 5% and are now looking at other scenarios including a rent freeze.  ND please share any thoughts on this and also how they are engaging with tenants on what they value more.  AS to send info to HM on the Medway approach to dampness and mould and HM to circulate to the group | HM  AS | Put SHDF on agenda for early 2023  Email HM with how Medway is tackling dampness and mould to share with group |
| AOB | Date of next meeting; 15th December.  Mark B raised the draft K&M Housing Strategy Implementation plan and how the objectives from the [strategy](https://www.kenthousinggroup.org.uk/protocols/kent-medway-housing-strategy-2020-2025-a-place-people-want-to-call-home/) for this group are listed on each agenda. Delivery of the strategy is monitored quarterly before each KHG. Mark will look at the action plan and send it across to Neil D for comments and then send to HM.  This session was recorded as a few members were unable to attend and requested this. If you’d like this to be shared with you via SharePoint please email HM. | MB and ND  All | Liaise on delivering the K&M Housing Strategy and send plan to HM  Email HM if you’d like the recording of this session shared with you via SharePoint |