**Present**: Neil Diddams, chair and WKHA; Stephen Sharp, WKHA; Dipna Pattni, GSE Energy Hub; Brian Horton, SELEP and KHG Executive Board; Ollie Garsed, Rapport; Tope Falade, TCH; Lucy Breeze, Golding; Jason Amos, MHS; Mark Breathwick, Medway; Simon Binning, WKHA; Simon Lees, Ashford BC; Elspeth Brown, TCH; Helen Miller, KHG;

**Apologies:** Neil Sargent, GCHA; Kerry Elliman, WKHA; Tim Goss, Dover DC; Dan Stone, Canterbury CC; Nicole Arthur, Gravesham; Lee Gilbert, Dartford;

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| Reference | Notes/Outcome | Who  | Action/Decision |
| GSH Energy Hub’s role in supporting SHDF bids | Dipna Pattni from Greater South East Energy Hub gave a presentation on future funding and how asset managers can access it. Her presentation will be circulated by email.She covered the Social Housing Decarbonisation Fund, with phase 3 to begin in January 2022. It’s likely that Private Registered Providers will be able to apply directly this time, not only through their local authority. She highlighted the Social Housing Retrofit Accelerator [www.socialhousingretrofit.org.uk](http://www.socialhousingretrofit.org.uk) which provides technical support to help organisations to develop their SHDF bid. This service is free to use.She highlighted the services the Hub [Greater South East Energy Hub - Accelerating clean local energy projects](https://www.energyhub.org.uk/) can provide.The UK retrofit training network which may be useful to help build expertise in young staff.The Retrofit Academy [www.retrofitacademy.org](http://www.retrofitacademy.org/) is a good resource to help keep up to date and their contact details are on slide 9 of the presentation. DPs contact details are dipna.pattni@energyhub.org.uk The group discussed how to retrain staff to ensure they have the skill sets needed for the new technologies. DP advised that the retrofit Academy can help with this and also invited people to contact her and she can help people make the connections needed.DP main role is to deliver LAD2 which is allocated to LAs. BEIS are being asked to extend the deadlines by 3-6 months and DP would like to reach out to HA if they have stock being improved to discuss the support that if available.BH offered to introduce DP to the East Sussex group to support that work and asked DP to email him. |  |  |
| Procurement SEC new framework | David Smith of South East Consortium, (SEC), gave a presentation on how they help landlords on the decarbonisation challenge which, will be circulated by email. DS recommends participants look at the Energy White Paper, [Energy White Paper (publishing.service.gov.uk)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/945899/201216_BEIS_EWP_Command_Paper_Accessible.pdf) particularly chapter 4. He highlights the aim that as many homes as possible should have EPC of band C or better by 2035. He suggested that social landlords have a plan on what they need to do to *move toward* the net zero carbon and that this is embedded within your *normal* asset management plan. He suggested using funding initiatives when it supports your plan and if it does not then it may be better to wait until there is a better fit. Consider the route of no regrets and fabric first. There are links within the presentation to SEC projects and useful documents. SEC has a zero carbon framework. It includes a full support service including pre procurement checklist through to awards. Framework lots include design services and also for particular types of works. Ensure that you right any requirements (including around accreditation/certification) into any award you make.  |  |  |
| Wondrwall | Daniel Burton of Wondrwall gave a presentation which will be circulated.Wondrwall aims to prevent energy wastage in homes. It uses sensors to show how energy is used in homes and how homes are used. Information is sent to landlords via a dashboard to show how the building and energy is uses. They have researched how to heat homes without gas. Two options were identified; Electric underfloor heating and infrared heating panels. These can be intelligently controlled to heat the rooms used, whilst heating all areas enough to avoid condensation. For hot water they have an intelligent system that will heat the amount of water that you require. To move towards net zero they provide solar PV, invertor and battery, intelligently linked to see tomorrow’s weather forecast so can see whether the home will generate enough electricity or whether it should pull some down from the grid and the cheapest time to pull it from the grid. Case studies indicate this can reduce carbon emissions and energy costs to the tenant. They will launch a model to work with social housing to avoid upfront costs in 2022. They can include energy billing to tenants in this service. BH was keen that any scheme was done in a way that is transparent to the tenants. Infrared panels can be retrofitted and can be placed on the ceiling, so out of the way. They could be used to replace storage heaters. They require low levels of maintenance.BH thought these technologies seemed work considering as may be easier than the heat pumps.LB asked how does this work with people with less predictable lifestyles, like shift workers? DB, the system is very responsive so can fit this. LB asked can this be fitted whilst tenants are in occupation. Yes, it requires aa partial rewire, so tenants can in in situ whilst works are done.Occupants can set schedules for each room so can over ride the system if they wish to. Infrared technology appears to suit older people. Wondrwall is complex but isn’t complex for the tenant and the technology is behind the scenes.The technology can flag changes in tenant behaviour, for example no movement, not putting the lights on, so could flag that a vulnerable person would benefit from a welfare check. Tenants would need to be clear on where data goes to and also what the benefits to them are to collecting it. JA highlighted that infrared heaters not really recognised on SAP, yet JA likes it as a form of heating.  |  |  |
| Draft ToR | HM suggested that the proposed ToR include a reference to delivering the relevant objectives of the K&M Housing Strategy, and meeting 6 times a year.  | HM | Make changes agreed and circulate |
| AOB & topics for next time | BH KHG is seeking an RP member with asset management experience to join its Executive Board. Please contact BH if would like to understand what the ask is.LB sought advice and experience on electric combi boilers. MB Medway considered them but dismissed them due to costs to tenants. ND also looked at them but too expensive – but 6 years ago. JA they considered it but went for infrared. SL had to add a substation to ensure supply so worth identifying all associated costs with any measure. May need to consider what the local electricity grid can support via DNO. OG worth considering how easy for the tenant to use and control. JA worth considering repairs and maintenance so whole lifecycle of the tech. **Please share your ideas on what you would like to see on the agenda for next meeting with ND or HM.** | **All****All** | Consider volunteering and contact BH if interested.Share further thoughts on electric combi boilers with LB |