**Draft KHG Asset Management Sub Group 16 January 2023, Microsoft Teams Call**

DRAFT

**Present**: Neil Diddams, chair and WKHA; Mark Breathwick, vice chair and Medway; Brian Horton, SELEP; Adam Spokes, Medway; Keith Rimmer and Janet Healey, Thermocill; Amir Keshmiri, University of Manchester; Bethany Pepper, KCC; , Jason Amos, consultant; Gill Butler, Folkestone and Hythe; Dan Stone, Canterbury; Stuart White, GCHA; James Young, Thanet; Matthew Williams, KCC; Lee Gilbert, Dartford; Helen Miller, KHG;

**Apologies:** Owen Goymer, Clarion; Nicole Arthur, Gravesham; Roy Catlin, Folkestone and Hythe; Lucy Breeze, Golding Homes; Ollie Garsed-Bennet, Rapport;

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| Reference | Notes/Outcome | Who  | Action/Decision |
| Matters Arising from Dec 2022 | Medway’s dampness and mould policy will be circulated now. | HM | Circulate with notes |
| Thermocill the passive energy saving device | Keith Rimmer and Amir Keshmiri gave a presentation. The product is designed to address condensation and mould around windows. Amir Keshmiri said the windows are the biggest source of heat loss so a focus for mould and condensation. Now we are more aware of the health impacts of living in homes with condensation. Thermocill acts as a passive air curtain. It stops warm air going out from the window from the radiator below. It requires no energy to run. The product is verified by the Energy Saving Trust. The animation is embedded in the presentation explaining the benefits and how it is installed. It’s designed to be easy to use and takes around 20 minutes per window to install. There are scientific evidence and reports on their [website](https://www.thermocill.com/) showing how the product works. The Energy Saving Trust document summarises them. The product saves 8% of the total space heating demand per year. Wigan has been installing the products in their homes. They are now also looking to install in libraries, care homes, etc. so anywhere with a radiator under a window. Thermocill also works with heat pumps where there are radiators under a window. They are working on Thermocill being accepted in the EPCs so can become a recommended work. They are working with OFGEM to get Thermocill accepted by ECO4. They provide information in the app, including how to install. There is no minimum cill depth. It becomes a cavity closer. There is a lip that prevents condensation running into the vent. Can work with single, double and triple glazing and can be installed in new building as well as retrofitting. The average cost per home is £300 for one home but at scale can drop to £190. They can make as much of the product as is needed.The product last 40 year plus. If the window is being replaced you can re-use it. WKHA are going to use Endotherm with all new installs. This product could be used with that. Thermocill is not on any frameworks yet. Keith suggested landlords could work together to buy, and Thermocill can send a trainer down and then asset managers could train their own staff to install. Thermocill are presenting to many housing associations. Neil said the Future Homes Consortium are focusing on dampness and mould. Perhaps a framework for purchase could be useful. JA is working on a Dynamic Purchasing System and it may be possible to get Thermocill on to that. Keith said Thermocill may evidence a pilot scheme in Kent but they do already have plenty of evidence. Neil to ask SEC if it could be brought onto their framework  | HMALLND | Circulate presentation with notesIf you would like to join a group purchase email NeilAsk SEC if Thermocill can be added to a framework |
| Update of strategic domestic retrofit group | Bethany Pepper, from KCC, explained there is a new [Strategic Domestic Retrofit sub group](https://www.kenthousinggroup.org.uk/subgroups/strategic-domestic-retrofit-group/) for KHG that focuses on retrofit on privately owners and owner occupiers and recognised some topics relevant for both the asset management group and SDR group. This new group reports to K&M Environment Group as well as KHG Board. The [K&M ELES](https://www.kent.gov.uk/__data/assets/pdf_file/0004/121954/Kent-and-Medway-Energy-and-Low-Emissions-Strategy-Implementation-Plan-2020-2023.pdf) requires an action plan for delivering the retrofit of the private sector and this group works to deliver that. The current situation is the group met 3 times last year and will meet 6 times this year. Practice is very fragmented across Kent and mainly focused on plans for the fuel poor. There are households who are able to pay to improve the energy efficiency of their home but need to understand what is needed and who to trust to install it. This could move away from being grant/funding driven area and look to create a longer term plan. The group will look at data modelling, building the installer market, and providing trusted advice and support. It will look at how MEES is being enforced in the private rented sector. A paper will be taken to the K&M Environment Group with an ask for resource to make the work happen. Brian explained that this group partly replaces KMSEP. Peter Dosad chairs this group and sits on K&M Environment Group too. Matthew Williams will be taking a lead on the Strategic Domestic Retrofit Group. |  |  |
| Standing Items | * Your questions and concerns
* Dampness Mould and Condensation
* Social Housing Decarbonisation fund – sharing ideas and good practice
* Disrepair
* Fire safety

No issues raised. |  |  |
| KHG events  | HM highlighted the free virtual KHG events this month;* Event on Addressing fuel poverty and the journey to net zero on 19th Jan
* Event on Autism – 24th Jan
* Event on Fire Safety (England) 2022 Regulations focusing on domestic premises with two or more units and a communal area 23rd Jan

Email HM to book your place. Every organisation has had an opportunity to book their places so now no limit to the number each organisation can book for each virtual event. | All | Email HM with which event, name and email address of delegates to book places |
| AOB  | Neil raised Retrofit Credits as he’d seen HACT give a presentation on this. If you fit carbon saving measures they sell the carbon saving, via social value. The amount is paid on a yearly basis. Over 21 years it can save around £7000 per home which can contribute towards retrofit costs. BP, this money can be used to deliver further retrofit. It’s an interesting product that could partially plug gap in costs around retrofit.JA some carbon credits care being talked about and great to hear it’s available via HACT and for social value, not just hedge funds.Neil to invite HACT to a meeting. Dates of 2023 meetings; 17 March; 18 May; 3 July; 20 Sept; 2 Nov.  | ND | Invite HACT to present at a meeting |