**Draft KHG Asset Management Sub Group 18 May 2023, Microsoft Teams Call**

DRAFT

**Present**: Neil Diddams, chair and WKHA; David Green, Ashford; Dan Stone, Canterbury; Laura Day, WKHA; Joanne Mercer, Maidstone; Leanne Donald-Whitney, GCHA; Navin Down, MHS; Hayden Shuitemaker, Medway; Mia Davis, T&CH; Emma Mahy, IoTSG; Darryl Mingay, ETS; Jan Taranczuk; Helen Miller, KHG;

**Apologies:** Deborah Hearn, MHS;Ashley Jackson, Thanet; Owen Goymer, Clarion; Tope Falade, T&CH;Lucy Breeze, Golding Homes;Lee Gilbert, Dartford; Sally O’Sullivan, Thanet; Jay Amos, consultant; Leanne Donald-Whitney, GCHA; Lucy Breeze, Golding Homes; Ben McGowan, Moat;

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| Reference | Notes/Outcome | Who | Action/Decision |
| Matters Arising from March 2023 | ND to invite HACT to a meeting around carbon credits. Update, ND has not heard back yet.  LG share info on how Dartford is addressing repairs and monitoring. Lee not at meeting.  ND Give an update on the forming best practice guide on dampness and mould from Future Homes Consortium. Update this is a long term piece of work. |  |  |
| Dampness, mould & legionella | Emma Mahy, CEO from IoTSG, gave a presentation which will be circulated on dampness, mould and legionella prevention and detection.  Their systems can be installed in homes and help highlight issues like a tenant who have not moved and may need help.  The device doesn’t need Wi-Fi/internet connection or wiring and have no LED and no recording/video capability. The battery isolation tab is removed and the device can be stuck to a wall easily. The data is uploaded automatically and is analysed every 4 hours. It helps identify where issues could be starting, before concerns are reported. They send alerts to the landlords and categorise to help flag the highest risk. Data can go to residents too if desired. They can now report on very high temperatures in a home; so flagging excess heat which can cause health issues. They can flag risks of fuel poverty for homes that appear unheated.  Outcomes can include; highlighting residents in fuel poverty, homes with very high humidity, the chilling impacts of void homes on neighbouring homes etc. It can flag tenants who had not previously be identified as vulnerable.  They are doing monitoring pre and post SHDF works to evidence the benefits of works.  Legionella monitoring is done by the same monitoring box which is connected to the water pipes. Alerts can then be sent out so the system can be flushed through when needed. The monitoring can help reduce the number of site visits needed and target the right buildings. This helps save money, time and carbon emissions on legionella compliance. It can also be used to identify a scald risk for vulnerable clients.  The monitors have a dual SIM to allow it to connect to the lower power networks IoT with the best signal. The batteries last 3 years, minimum. The cost is £6-12 per month, depending on the volume bought. The costs are around £120 per year for data and device and then just data cost of around £30 per year.  Some taps are not run for two minutes but a compliant temperature test for legionella should be taken once run for two minutes. Emma agreed to come back to the group on this question. Emma can also invite the technical team to give a dashboard demo.  Most homes need 1 sensor, but occasionally there could be benefit in having 2 sensors. Alternatively they can be moved as they as not hard wired.  The data is on the dashboard and clients can access the dashboard. Alerts are automatically sent out.  Collective purchasing from several smaller organisations can be facilitated. | HM  EM | Circulate EM’s presentation  Put technical team in touch with DG |
| Fire doors inspections and risk data management | Darryl Mingay of ETS Health and Safety showed a presentation that will be circulated by email.  Fire Safety (England) Regulations 2022 changed the requirements as highlighted by the KF&RS presentation in January.  Access rates for inspecting fire doors can be variable. The legislation requires Best Endeavours, and landlords should record the efforts they make to access fire doors for inspection.  Uncontrolled risks are very common, including hinges, intumescent strips, etc. They record the risks and categorise works to moderate, substantial, intolerable to help identify where works should be focused.  They also identify standard costs based on the identified defect.  These inspections create a large about of data, particularly the photos. Some companies use bar codes for identifying doors, others using QR code. Locators could be useful if the phone has an accurate GPS system, but if there are floors above and below you’d need to check how good the locators are on multiple floor levels.  Fire doors in new homes may be imperfect even when installed and so these also need checking.  There may not insufficient skilled workforce to check and repair all the fire doors.  They will sometimes recommend repairs but the judgment must be made on whether it should be repaired or replaced. | HM | Circulate DM’s presentation |
| Roundtable discussions in Fire safety | Jan Taranczuk is vice chair of National Social Housing Fire Strategy Group for London and the South East.  He suggested organisations have an action based on Rule 43 of the letter to Southwark Council, that came out before Grenfell fire event. In March 2013 the Coroner advised landlords to consider signage in homes, to give advice when people move in on what do in in case of fire, and space for emergency vehicles near the building.  Some learning from Grenfell includes;   * Knowing the location of main gas supply valve as it should be accessible so gas can be turned off in case of fire. * Know where people will be evacuated to in case of fire * Have access to tenancy information for the buildings so can advise emergency services * An escalation process up to those in the landlord organisation who need to know of a serious fire * Knowing how the electrical supply enters the building   Most fires start in the kitchen, most deaths occur in the bedroom and lounge, with older people are more likely to die in a fire and struggle to get away from it. As the proportion of older people increases we may find deaths from fires increase. Only 2% of major fires 2011-19 occurred in high rise buildings. People are more likely to die in non high rise buildings.  Some support pendants worn by vulnerable people can be linked to the smoke alarm – but not know by all and may be worth checking.  Fire safety should be on each tenancy engagement meeting to encourage people to highlight their concerns.  Ashford BC do not have many homes with sprinklers. For testing existing system you must say you’ve tested all outlets but it’s rare to find all residents in at that time. Jan said he would find out and come back to David.  Leanne raised that some residents have refused to have a fire door installed and no further actions has been taken yet. Jan advised that the front door was probably a fire door initially and perhaps could be repaired to become a fire door. We do need persuade those tenants to accept the fire door.  Entrance doors not into a common part, so not protecting the means of escape in case of fire for that tenant or others, do not need to be fire doors.  It’s really important to ensure fire doors are installed during a refurbishment.  The best way to check whether third party accreditation for fire doors are valid could be to get another company to assess it. | HM | Circulate documents and contact details Jan provided |
| KHG KF&RS webinar | KHG KF&RS webinar on Fire safety in purpose built blocks of flats on 27th June. To book email [sharon.irvine@ashford.gov.uk](mailto:sharon.irvine@ashford.gov.uk) |  |  |
| AOB | Please nominate your teams great work for the KHG Excellence Awards. There is a category for asset management. The nomination form and categories are online [here](https://www.kenthousinggroup.org.uk/kent-housing-group-excellence-award-2023/) and we have to 30th May to nominate.  Please consider volunteering to be our vice chair  Please send any topics you’d like to cover in future meetings to HM  Dates of 2023 meetings; 3 July; 20 Sept; 2 Nov.  We’re having a damp and mould webinar on 15th Sept from 10-12 so please hold that time free until we can send the invitations out this summer. | All  All  All  All | Email HM with any suggestions for topics for future discussions. |