**Draft KHG Asset Management Sub Group 2 November 2023, Microsoft Teams Call**

DRAFT

**Present**: Neil Diddams, chair and WKHA; Mia David new chair and T&CH; Ola Akintelure and Navin Down, MHS Homes; Adam Spokes, Medway; Joanne Hiscock, Moat; Jason Amos, consultant; Georgina Weaver, WKHA; Helen Miller, KHG;

**Apologies:** Sally O’Sullivan and Ashley Jackson, Thanet DC; Dan Stone and Alexis Jobson, Canterbury; Dipna Pattni, GSE NZH; Lee Gilbert, Dartford;

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| Reference | Notes/Outcome | Who | Action/Decision |
| Matters arising from Sept 2023 | Helen circulate MT’s presentation on flooding - done  LB share Golding Homes EV charging point request form for circulation – done  All email HM, ND or MD with topics for November |  |  |
| chair and seeking vice chair | Neil welcomed Mia who will be taking over as chair as Neil steps down.  We are seeking a volunteer for vice chair.  Helen thanked Neil for chairing the meeting so well and getting the group going. | All | Please volunteer to be our vice chair |
| Learning from using Thermocill at WKHA | Neil Diddams explained what thermocill is a product that insulates the window cill and reveal and helps prevent cold so dampness and mould around windows.  The feedback from the 10 residents at WKHA who have it installed says it has really reduced the condensation when they heat the room. It doesn’t help if there is no heating. WKHA will monitor the homes where it has been installed to see how it goes and whether it does help the room heat up quicker. The homes were chosen either by residents volunteering or where visits highlighted damp and mould problems. Some residents are physically less able to wipe condensation down. ND will circulate photos when available.  The product does not get SHDF funding yet. It may in time. It’s with the BRE for decisions. They are collecting data on installations.  WKHA’s Fuel Efficiency Officer gives people advice and heat vouchers if struggling to heat their home.  JH have begun using e-vouchers |  |  |
| [Social Housing Decarbonisation Grant](https://www.gov.uk/government/publications/social-housing-decarbonisation-fund-wave-22) – will your organisation use it | AS Medway got just over £1m in wave 2 for 190+ homes. The reporting burden is high and time scales can be tight. Residents do not always give access for retrofit assessments. The resident engagement officer is aiming to help with this. The costs around design and assessment can outweigh the cost of the more simple works. They have a contract with Mears.  JH said they’ve had very few no accesses to do the assessments. They haven’t begun to do the works yet. They also find the reporting requirements onerous. Their risk rating has been increased due to a slight delay in getting assessments done. They now have to have fortnightly meetings.  AS thinks some simple works will be cheaper to do outside the bid and reduce the assessment and admin costs.  JA said other RPs are also looking to do some simple works outside the bids. To get the funding the installer must be PAS2030 for each measure. These contractors often charge more. It may well be worth doing the simple measures outside SHDF. It would be interesting to see analysis of which measures are more cost effective in the SHDF and which done independently.  JH they have ASHP, PV, EDI so they have no simple measures going into the SHDF. They decided to pay for simple measures themselves and not use SHDF for loft insulation top up, etc. They are recording lessons learned through the SHDF process. Their main contractors are United Living and Breyer. They are also aiming to use SMEs in Kent and are also using frameworks and direct awards to find a range of providers. They have a team of four to support the work including an in house retrofit coordinator and own RLO as well as contractors RLO.  JA tenants often like the measures except ventilation and that can reduce willingness for installations. Some now do the ventilation measures first.  JA offered to share a framework that he is involved with and this is open to SMEs.  ND they will apply for SHDF 2.2. They did not have time to apply on 2.1 due to fuzzy guidance. They have a contractor in place. They are taking the PAS approach to all assessments so they’ve got the data ready for any future waves of SHDF funding. That allows the data, not funding, to lead the process. They are concerned that the timelines are tight and the reporting needs are significant. This can be built into your A&A.  ND was invited to speak to those working in current bids to get any learning. | HM | Circulate JAs email about Pretium |
| Dampness and mould – what’s happening this autumn? | Following their presentation on damp and mould in homes at an Integrated Care Partnership event Maidstone Borough Council’s Environmental Health service is exploring whether other professionals can make referrals to ReferKent when they see dampness and mould in homes. [ReferKent - for organisations who support Kent residents - Kent County Council](https://www.kent.gov.uk/leisure-and-community/cost-of-living-support/professional-referrals/referkent) takes you to a description of the service. Scroll down a little to see a 1.25min video that explains how it works.  ND said all landlords would want to be made aware of dampness and mould in their homes.  JH had 191 cases of D&M reported since 1st Sept, some coming through before the cold weather began. Less serious cases are also being reported showing an increased awareness of dampness and mould. They gave away 44 easy to read [hygrometers](https://www.tester.co.uk/eti-810-130-therma-hygrometer?gclid=EAIaIQobChMIkvSilcylggMVS9HtCh1vmAcMEAQYBCABEgLKs_D_BwE) to tenants showing an interest in dampness in their home. They are doing online drop in sessions in December and January where people can ask for advice. In areas where they have a lot of homes they will do in person drop ins.  WKHA did a survey of homes where people had not been in touch, and the archetypes appeared vulnerable to D&M. The surveys showed a lot did need works for dampness and mould. They also asked the people why they hadn’t contacted and it was “didn’t like to bother you, don’t like people in my home, etc.”. They will roll this approach out to more homes.  JH they are doing stock conditions surveys.  WKHA sometime use dehumidifiers as a temporary solution whilst seeking the permanent solution. They do need power to run and someone to empty them. We need to be aware that some people may not be able to empty them.  JH created a video on moisture in homes and the link is [Damp and mould campaign 'Spot it, Report it, Sort it' - YouTube](https://www.youtube.com/watch?v=U0OQwX2j6g8&t=4s) They also require all staff have training of dampness and mould tiered to fit their job role.  ND WKHA also created videos and the link is [West Kent produces a new damp and mould policy | West Kent](https://www.westkent.org/about-us/news-events/news/articles/weve-produced-a-new-damp-and-mould-policy) and there is a webpage [Advice on Tackling Condensation in Your West Kent Home | West Kent](https://www.westkent.org/your-home/looking-after-your-home-and-garden/damp-mould-and-condensation) They also provide training for all staff on dampness and mould using a tiered approach. | all | If you’d like a short presentation on referkent at a future meeting let HM know |
| AOB and setting topics for next meeting | JH offered to show the Power BI dashboard they are creating. She also offered to explain how they are asking tenants about their services on dampness and mould  ND will update on costs for getting all homes to EPC C following his question to the group.  Date of 2024 meetings; 24th Jan; 13th Mar; 9th May; 2nd Jul; 30th Sept; 4th Dec all 9.30-11am |  |  |