**Draft KHG Asset Management Sub Group 20 September 2023, Microsoft Teams Call**

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**Present**: Neil Diddams, chair and WKHA; Jason Amos, Echelon Consultancy; Navin Down, mhs homes; Max Tant, KCC; Lucy Breeze, Golding Homes; Lee Gilbert, Dartford; Helen Miller, KHG;

**Apologies:** Adam Reid, Clare Pryce, Sally O’Sullivan, James Young and Ashley Jackson, Thanet; Alexis Jobson, Canterbury; Kerry Elliman, WKHA; Owen Goymer, Clarion; Adam Spokes, Medway; Deborah Hearn, mhs homes; Ben McGowan, Moat; Mia Davis vice chair and T&CH;

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| --- | --- | --- | --- |
| Reference | Notes/Outcome | Who | Action/Decision |
| Making homes and estates more resilient to flooding | Max Tant from KCC gave presentation on flood resilience. Responsibility around flooding is shared between KCC, EA, water companies and local authorities.  He suggested that organisations begin by identifying whether you have a flood risk and the type of flooding that is likely. This is will inform the actions you want to take. The Flood risk maps are available here <https://www.gov.uk/check-long-term-flood-risk> and can be used to indicate your flood risk, though consider flood history too and what caused that flood.  Resilient design indicates how to understand and design out the risk. New developments should have sustainable drainage and use this for amenity space.  For existing developments that are likely to flood consider drainage layout, capacity of the drainage, and aim to intercept/redirect flood water. For property flood resilience, consider what you can do to prevent the water getting into the building, though it may still be surrounded by water. Active flood resistance requires a person to put the barriers in place when flooding is anticipated. It is essential that the right people get the flood warnings with enough time to act. Passive flood resistance is when the permanent use doors are capable of resisting flooding better. Look at all entry points for the water, not just the doors, then waterproof all entry points and the walls. The flood barriers work up to around 600mm of water outside. Consider the whether the home is still usable during a flood and how the occupants could get in and out and how long the flood will last for.  Max recommended organisations write a flood plan on what you will do in case of flood and have a practice run, including relevant tenants appropriately.  ND Their estate in Swanley has been affected by surface water flooding. WKHA changed some drainage and fitted some flood doors and changes air vents. Flooding appears to becoming more common. Can anything be done on infrastructure?  KCC is looking into flooding in Swanley and other areas. Climate change is bringing heavier rainfall. Urban areas are less permeable then when most estates were built, including replacing gardens with hardstanding, so road drains are getting more surface water to cope with. The answer is more than inserting bigger pipes. Most drainage in Swanley goes into soakaways as it’s on chalk but soakaways requires space. KCC hopes to reduce the risk of flooding, over the years, and is accessing the funding for this. Each organisation will be asked to play a part. Southern Water are concerned about capacity for rainwater and treatment works. Their systems can become overwhelmed in heavy rainfall where there are combined rainwater and foul water systems. They are looking at providing water butts to take some of the roof water and reduce big flows into drains in heavy rainfall. We need to look at how to store water within the local environment.  It is rare to have areas where homes are being built in areas at risk of flooding and all are designed to take flood risk into account and designed to avoid a 1 in 100 years flooding event. Flooding seems more common in developments built in 1980s and 1990s as a dry period.  Flood Map is the way to look up flood risks at postcode area. Maps can be downloaded from Data.gov site. QGIS is another option.  LG Dartford receive flood alerts from Environment Agency and also from [notifications@previsico.com](mailto:notifications@previsico.com) at address level and so far this has been useful. This seems to come from being insured by Zurich.  MT explained that coastal flooding can be forecast accurately. Flooding for surface water flooding is much harder to predict as can only say general areas where the rain fall is predicted. A ‘now cast’ says what is happening now and so the flooding is likely at certain locations in a couple of hours. That is only useful if you can respond in a very short timescale.  ND they struggled with getting agencies work together and deciding who owned a drain, or lacking drain maps. MT there is no easy answer for this. Generally water companies may say they don’t own soakaways, but it can be unclear who does. The foul water sewerage system does belong to the water companies and they have records of them. This will probably continue to be a problem until all assets are mapped, but that would be based on existing records and these can be patchy. | HM | Circulate MT’s presentation |
| Matters Arising from July 2023 | LG share info on how Dartford is addressing repairs and monitoring; They are using Vericon for tenants who they need to communicate with on addressing dampness and mould. WKHA have also seen spikes in humidity in kitchens at cooking times and the need to ventilate the kitchens better at certain times. Vericon provides data and then the landlord receives the data and needs to communicate with the tenant, or find a way for that data to go to the tenants. The data does make the conversation with the tenants easier. WKHA is using ACO so the tenant does get the data but hardwiring is a drawback so they cannot be moved easily.  HM Circulate Josh Arthur’s presentation - done |  |  |
| Retrofit credits scheme | Antoine Pellet from HACT was unable to attend. |  |  |
| new guidance of D&M | The new [guidance](https://www.gov.uk/government/publications/damp-and-mould-understanding-and-addressing-the-health-risks-for-rented-housing-providers/understanding-and-addressing-the-health-risks-of-damp-and-mould-in-the-home--2) applies to social and privately rented homes. This was covered at the dampness and mould event on 15th Sept. The guidance is extended into the private rented sector too. |  |  |
| Impacts of RAAC | Organisations will be checking whether this is relevant for them. |  |  |
| Updates from colleague requests | EV charge points – Naomi Palmer posed a question but was not present. LB shared her learning;  LB the back office platform is important as you need to consider how they will be managed. It’s easier to have one back office platform to manage all the different providers. You need resource for managing the back office of the charge points.  Podpoint is well used and users will have seen them in public cars parks. They are compliant with OCPP but are the least open of all the manufacturers. LB would recommend larger companies as smaller ones are being brought up. The legislation is updated regularly so the technology can quickly become unsupported.  Many mobility vehicles are electric now so we will need to provide chargers for them.  Golding Homes have an EV charge request form. They normally give permission if tenant has a drive way. Some companies are now offering installing charge points free and Golding are investigating these options. Golding Homes provide charge points on new developments.  Tenants may have a work vehicle that they’d like to charge at home even if they don’t have a personal EV yet.  No update on Asbestos query as David Green not present. | LB | Share EV charging point request form with HM for circulation |
| AOB and setting topics for next meeting | LG Do organisations have a programme for external decorations? WKHA stopped during Covid and started again in 2021-22. Currently focusing on dampness and mould, fire and electrical safety so have stopped cyclical external decorations for this year. They are creating a plan for doing these again. Normally rainwater goods were done by external decorating team so need an awareness of that.  Some tenancies at Dartford had external decorations written in to the tenancy agreement so may be worth checking.  **Topics for 2nd November;** | all | Email HM, ND or MD with topics for November |