**Draft KHG Private Sector Housing Sub Group 28 June 2023, Microsoft Teams Call**

**Present**: Sue Oliver, chair and Tunbridge Wells; Paul Salter, Medway; Julian Watts, Ashford; Clare Reynolds, Gravesham; Rachel Chapman, Dartford BC; Tim Lovell, Dover DC; Kerry Petts, Folkestone and Hythe and chair of East Kent DFG group; Richard Hopkins, Thanet and chair of CIEH Housing Technical Working Group; Lyn Wilkinson; Gravesham; Donna Ward, TCH HIA; Ashley Jackson, Thanet; Hazel Skinner, T&MBC, chair of west Kent DFG and vice chair of this group; Jason Wheble, T&MBC; Eve Lockton-Goddard, Thanet; Helen Miller, KHG; Speakers; Neil Edgell; Claire Winslade, UKHSA; Mika Gabatin, TB nurse.

**Apologies received before the meeting:** Rachel Evans, Dartford;Marion Money, NRLA;Daniel Otley, Canterbury;Lloyd Rees, Medway;Marion Money, NRLA**;** Richard Stanford Beale, KFRS

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| Reference | Notes/Outcome | Who | Action/Decision |
| Matters arising from Dec 2022 | All, share leaflets or link on your website on dampness and mould. HM none received.  Seeking volunteers to be vice chair. Completed Hazel Skinner is now in the role. |  |  |
| TB in Kent | Mika Gabatin and Dr Claire Winslade showed a presentation on TB which will be circulated.  TB is a bacterial infection that can affect any part of the body, not just the lungs, and is treatable with a long period of antibiotics. It is most infectious when in the lungs and spread by prolong contact by someone coughing. Many people do not display any symptoms, so have a latent infection, but it can be reactivated at a later date. This is more likely when the person is unwell or immunocompromised.  Death from TB have dropped since 1913 due to better housing, less overcrowding and better treatment.  TB is a barometer of health inequalities and the presentation showed groups more at risk of TB including those who are homelessness, migrants, or have a history of drug or alcohol use, ex-offenders, those with mental health needs, asylum seekers etc.  Prevention and early diagnosis matter. The group was asked to encourage those with symptoms to seek advice from their GP. The TB service will assess which contacts need to be followed up and they will provide testing and treatment.  NICE guidelines suggest those having TB treatment should be offered accommodation for the duration of the treatment. A similar presentation has also been given to the KHG Housing Health and Social Care and KHOG (homelessness and allocations) sub groups. This has gave rise to the TB service working with partners on how that can be achieved when no homelessness duty is owed to the client due to no recourse to public funds yet housing is needed to make completing treatment easier. The TB service will aim to work with other partners to address hardship, for example food parcels.  The presentation gave contact details for TB resources across Kent.  The current advice on vaccination is that BCG is offered to babies and children born to parents and grandparents from high incidence countries and also those working in healthcare who have not already had a BCG vaccination.  Mika asked for contact details in housing. HM has given them to Sarah Murphy to say with TB service and will forward them on again. | HM  HM | Circulate TB presentation  Forward contact details for housing services |
| Retrofitting park homes | Nick Egdell shared his presentation that will be circulated. He explained that HUG2 can be used and ECO4 supplements this through ECO flex with several slides giving details.  ECO Statements of Intent can include park homes as they have poor insulation, many residents are on a low income, most are owned and the owner pays a ground rent for their pitch.  They fit under Trustmark and PAS2035 quality systems.  Nick explains that Park Home Energy provide a whole house fabric first approach, with potential for PV on the roof with added solar, and have experience of working using ECO funding. This approach can give a good reduction in energy use. HUG2 can be used for walls. ECO can be used for floors. Both funding streams can be used but not for same measure.  Eve L-G suggested that organisations hold off from doing their Statement of Intent for a few weeks as Ofgem are producing a new SOI template in a couple of weeks to include the Great British Insulation Scheme.  When the company visits it gathers evidence of income, last Council Tax bills, and that can be used to complete any LAs data collection form. That will show whether their income is less than £31K. They flag the health route in case relevant. On the property slide the company does EPC and retrofit checks. They understand the documents and batching needed for HUG2. It can be that the LA identifies the home and the company does the legwork. Their work so far was mainly done under ECO 1-2.  The evidence base is higher for EC04 and includes details on those residing in the home. In Kent 4 LAs are not in the consortia bid and the others are. Some are using Eon for ECO but could work with others too. Perhaps in 6-8 months we could get something ready for ECO4.  Nick ECO 4 and HUG2 are quite different. They can cover a lot of it for ECO4. The HUG2 will need more work from the LA on funding. Eve offered to coordinate a meeting on this  Ashford have had difficulty have to onboard specific companies to work with and have been given conflicting advice on this. Would anyone be willing to talk through on this? Eve volunteered to send a summary of their approach on it and then have a quick chat if that would help. | HM  Eve L-G  Eve L-G | Share presentation on retrofitting park homes  Coordinate a meeting for Kent LAs officers on how to address retrofitting in park homes  Send HM a summary of Thanet’s approach to share with group |
| MEES | Sue said that Tunbridge Wells had found council tax colleagues reluctant to pass on data so the first letter was sent to the tenant asking them to pass on to the owners, yet still yielded some results. When they got consent from CT colleagues the second round of letters did go direct to the landlords.  At Thanet Richard said the MEES doesn’t tend to come via complaints and so is normal proactive. TDC got around £70K funding and did a large project on it last year using land searches, council tax and housing benefit data taking an informal, then legal approach. Currently they have a staff shortage so this work is not being prioritised until they have the resources to return to it.  At Dover Tim also had funding and did data exercise to send out letters and they now have around 110 cases needing further investigation. They will prioritise this when they have staff resources  Jason W said the TMBC got two years funding and helped develop best practice toolkit. When got funding can have dedicated staff for it but without funding hard to prioritise it. They do check for MEES when visiting a home for any other reasons.  Clare explained that at Gravesham they are not proactive on this yet. She requested that LAs share their MEES policies with all the group. These were pasted into the chat;  MEES policy within our enforcement policy (appendix 3) on Folkestone & Hythe website  [Minimum energy efficiency standards in the private rented sector (MEES) - Thanet](https://www.thanet.gov.uk/info-pages/minimum-energy-efficiency-standards-in-the-private-rented-sector-mees/)  Others will be circulated when emailed to Helen.  Jason provided this link to online training. [Decarbonising Homes (Level 4) - National Energy Action (NEA)](https://www.nea.org.uk/training/course-outlines/decarbonising-homes/)and highlighted that Mallard Consultancy ran a MEES training course.  Julian explained that Ashford do MEES work when they have the time and have issued some compliance notices. Landlords are applying for exemptions. They have around 60 more properties to investigate.  In summary more teams struggle with resources and that proactive work has to take priority.  Eve L-G questioned whether we could do a joint bid for MEES funding and link this to the cost of living crisis? |  |  |
| Delivering the K & M Housing [Strategy](https://www.kenthousinggroup.org.uk/protocols/kent-medway-housing-strategy-2020-2025-a-place-people-want-to-call-home/) | Sue, Hazel, Sharon and Helen met to look at how this group could deliver parts of the K&M Housing Strategy up to 2025. We will circulate the plans of how we could deliver on this in the next two years. |  |  |
| AOB | Date for 2023 meetings; 21 November;  When we set the agenda we aim to avoid overlap with the content for the CIEH Technical Working Group. If you have any thoughts on what you’d like to discuss please let Sue, Hazel or Helen know.  Sue is working with colleagues to organise a webinar on health and dampness and mould on 15th September. Sharon Irvine will send the details out soon. The speakers are coming from the Housing Ombudsman giving an update since the spotlight of dampness and mould report, Kent Public Health on health impacts on health, then breakout rooms for discussions, then Thermocill on their products. The invitations will be sent out in July.  Tim Lovell, other agencies provided a lot of referrals on dampness and mould. They are now working with local referrers, like GPS, health visits, etc. to help them understand the issues.  Overcrowding is adding to dampness and mould issues.  Rachel Chapman asked whether there is anything we can do to create new private sector housing staff and create a career in private sector housing.  Eve said we often experience barriers around Retrofitting homes in locating installers for schemes, The number of Kent PAS2035 surveyors enforcing MEES activity, and building consensus around the planning agenda. A paper was sent to KMEG about breaking the barriers around retrofitting and finding a route through. KMEG have asked for costed proposal of the recommendations in the paper including having a county wide resource to coordinate Retrofit activity. A small group will meet to do this. If you would like to participate in writing the costed proposal please contact Helen. | All | Email Helen if you’d like to participate in the group writing this costed proposal |