

Meeting with BCBC regarding Arbed 02/10/24

Attendees

BCBC – BCBC Employee 1 / BCBC Employee 2

WG – WG Employee 1 / WG Employee 2

Introduction were made by all attendees

WG Employee 1 - Explained the reason for our meeting

- Last meeting took place with WG Employee 3 on the 23/05/24 as far as our notes show us.
- BCBC Employee 1 thought they had a more recent conversation than this.
- Requesting Progress Report on Funds and Future plans
- Answer questions from SM Luke Fletcher to our minister Jayne Bryant
- Part of our Grant monitoring process too

Current Progress

- Operationally happening
Got a main contractor and construction phase has begun on site now.
Work booked in and already happening with homeowners
First lot of homes in the next few weeks will be instructive to the progress
 1. don't know what's under the insulation that's there
 2. what works are needed.The retrofit coordinator has been around so as prepared as they can be.
Figuring out timescale with reapplication and drying out period.
- Drop in session with homeowners
10/12 homeowners – some ministers
 BCBC did engagement well
- Done What BCBC could do and have said will do (possibly slower but still done)
- Conversations with Luke Fletcher MS are happening
- Look at comments from Hugh Irranca Davies
- compensation words have been used with minister
Theres no money to give compensation and it isn't part of the Arbed scheme.
 - 1.Compensation for Damp homes
 - 2.Internal house issues
 - 3.PTSD / Mental health / stress
 4. Peoples physical health (i.e CPD/ asthma etc)
 - 5.Carpets/Material things / Physical house stuff

Considerations

- Compensation
If the work wasn't done in the first place/ now wouldn't this still be an issue
(Overcome legal grounds)
Yes but hard to say what the cause is.. example
 - Cleaning gutters
 - Ventilation strategyissue is
 - small running costs to this
 - people don't like gaps in their walls
 - there is a moisture issue
- Will weather have an impact? – Yes
Heating etc will push moisture out / People cant afford to heat homes
 - Moisture might escape internally because of this
 - Outdoor construction etc scaffoldingHottest summer didn't dry out fully .
Designers will work around as much as they can (Wind/ Snow in Winter)
- Prioritisation
 - Not enough money but how/who do we prioritise?
 - Partner with BCBC – we help to choose who to prioritise to fix

Finance

Budget will end at the end of March

- Draw down all money £800k most likely
- Eco funding

BCBC + WG – not enough funding

31 properties – eligible for ECO

Options available after March? - Creative solutions found last year.

Not sure what options are available at the moment

1. Displace funds for 1 year to the other
contractual issue – through appropriate capital agreements?
2. Accrual for any underspend?
3. High Profiled Case – So ministers could agree to push funds to next – For relevant delivery

Finance Advice

Pay for things in advance / Materials purchased in advance

Use everything they can

BCBC Employee 1 – No strategic advisor currently

BCBC Employee 3 has left

Formal Variation

- Not recruiting again = more funding for housing

Next Updates

- Dates for meetings
- Formal review after 10 properties = Around 6 weeks ish of work
- We can go to sites to view progress and updates etc – could be of help (WG Employee 1 will definitely take up the offer)