

Green Homes Grants and Environmental Measures for Housing in the Borough – (Climate Change Officer – Sarah Hides)

Synopsis of report:

This report collates the environmental measures in place or being considered for housing in the Borough capturing the Green Homes Grants. The areas of support covered by Runnymede Borough Council and Surrey County Council to help residents install additional energy efficiency measures to their homes are included. This includes the Council's participation within the Local Authority Delivery (LAD) scheme.

Recommendation:

For information

1. Context and background of report

- 1.1 Cllr N King has requested a report of the environmental measures in place or being considered for housing in the borough, including private rented properties, that capture the Green Homes Grants. It was requested the report covers the areas of support given by Runnymede Borough Council (RBC) and Surrey County Council (SCC) to help residents with installing additional insulation, solar panels and increasing the energy efficiency of their homes. A report was already on the agenda for this meeting to cover LAD funding, which was requested at the E and S committee meeting in September 2021. This report will cover both requests.

2. Green Homes Grants and the Local Authority Delivery (LAD) Scheme

- 2.1 In July 2020 the Chancellor announced a £2 billion Green Homes Grant scheme to upgrade homes across England. Under this, £500 million funding was allocated to local authorities through the Local Authority Delivery (LAD) scheme.
- 2.2 The LAD scheme aims to improve the energy efficiency of homes of low-income households (typically those having a combined gross income of less than £30,000) with low energy performance homes (those with energy performance certificate (EPC) ratings of E, F or G, including off-gas grid homes. Some Band D properties can be included).
- 2.3 The different phases of LAD funding RBC are participating in are summarised in the table below:

Green Homes Grant Type and details	Number of properties with measures installed	Measure mix	Average cost per household	Total value of works
<p>LAD1B – running between 01/22 – 09/22</p> <p>RBC awarded funding from BEIS</p> <p>Delivery partner is Happy Energy Solutions Ltd</p>	<p>390 properties in total</p> <p>192 RBC owned properties</p>	<p>143 Park home insulation (external or underfloor)</p> <p>241 Solar PV panels</p> <p>37 Loft insulation</p> <p>6 Cavity Wall Insulation</p> <p>(RBC properties 188 solar, 2 cavity wall and 22 loft insulation included n above figures)</p>	<p>Owner occupied not to exceed £10,000 per property</p> <p>Rented (private or social) subsidy not to exceed £5000 per property. Minimum of 1/3 to be paid by the landlord.</p>	<p>£4,335,000 – total grant value</p> <p>£3.98m – value of works completed</p> <p>£68K additional grant secured from Surrey County Council in addition to above spend</p> <p>£1.4m on RBC owned properties (RBC have contributed £0.39m)</p> <p>Total funding invested into borough £4.44m</p>
<p>LAD2 – running between 03/22 – 09/22</p> <p>SCC awarded funding from BEIS</p> <p>Delivery partner is Action Surrey</p>	<p>6 Properties</p>	<p>2 Loft insulation</p> <p>1 Solar Thermal installation</p> <p>4 solar PV installations</p>	<p>£6,556.17</p>	<p>£36,302</p>
<p>Sustainable Warmth - incorporating (LAD3 and HUG1)– running between 01/22 – 03/23</p> <p>SCC awarded funding from BEIS – began delivery 3/10/22</p>	<p>To be determined</p>	<p>Can include:</p> <p>Cavity Wall insulation</p> <p>External wall insulation</p> <p>Park home insulation</p>	<p>£10,000 available per household</p> <p>Up to £25,000 for off-gas properties</p>	<p>£11.19 million awarded to SCC</p>

<p>Delivery partner is Action Surrey</p> <p>HUG1 – relates to off-gas properties</p>		<p>Loft insulation including top-ups</p> <p>Underfloor insulation</p> <p>Solar PV*</p> <p>Solar hot water system*</p> <p>Air source heat pump*</p> <p>(*Grant conditions require insulation measures to be installed prior to any renewable/low carbon systems)</p>		
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Future Funding Options

Grant Type and details	Number of properties with measures installed	Measure mix	Average cost per household	Total value of works
<p>HUG2 (off-gas properties) – running between 2023 and 2025</p> <p>Delivery options currently under evaluation.</p>	<p>To be determined</p>	<p>Eligible measures are any energy efficiency and heating measures compatible with the Standard Assessment Procedure (SAP) that will help improve the energy performance of homes</p>	<p>HUG2 – various cost caps per measure per property archetype</p>	<p>To be determined</p>
<p>ECO 4</p> <p>Running from 2022-2026</p>	<p>To be determined</p>	<p>Gas Central Heating</p>		<p>To be determined</p>

<p>Delivery options currently under evaluation.</p> <p>Funded directly via Energy Companies</p>		<p>Non-Condensing Boiler Replacement</p> <p>Air-Source Heat Pump</p> <p>Solar PV Replacement</p> <p>Storage Heaters</p> <p>Loft Insulation</p> <p>Room in Roof Insulation</p> <p>Cavity Wall Insulation</p> <p>Internal Wall Insulation</p>		
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2.4 Housing Service Energy Saving Support Measures

(more detailed information is available in the background papers linked at the end of this report)

RBC also have the following measures in place to help those in social housing:

- Decent Homes programme for RBC social housing residents to ensure that all Council owned properties are maintained to a good standard.

Between March 2022 and March 2026, we plan to spend in excess of £30m to bring our Council owned homes up to a 'decent standard'. Much of this expenditure will improve the energy efficiency of our stock – this includes £10.9m on roof replacements and insulation work, £4.6m on new boilers, and £3.6m on new doors and windows. £3.7m of the work listed qualifies as contributing measures for the Social Housing Decarbonisation Fund bid. This work is funded by the Council's Housing Revenue Account.

- RBC plan to apply to the Social Housing Decarbonisation Fund for £3.3m to ensure all RBC owned social homes have an energy performance rating of C by March 2026.

2.5 Other Council Energy Saving Support Measures – Private sector accommodation

- Minor non-means tests grants (up to £5,000) available to address property repairs impacting on fuel poverty. Funded by the Council's Disabled Facilities

Grant utilising the same qualification criteria as within the existing DFG process.
£100,000 of funding available.

2.6 **Surrey County Council Digital Tool launch - Winter 22/23**

- Residents will be supported to use this new digital tool when visiting the upcoming Surrey Pilot Network of Warm Hubs. It will provide energy saving and grant advice based on the information residents enter. From November the tool will also be available for all residents to use on a self-service basis and promoted on partner websites from November

3. **Policy framework implications**

- 3.1 Support to residents with the installation of sustainable measures to reduce fuel consumption and consequently fuel bills reflects priorities set out within a number of corporate strategies:

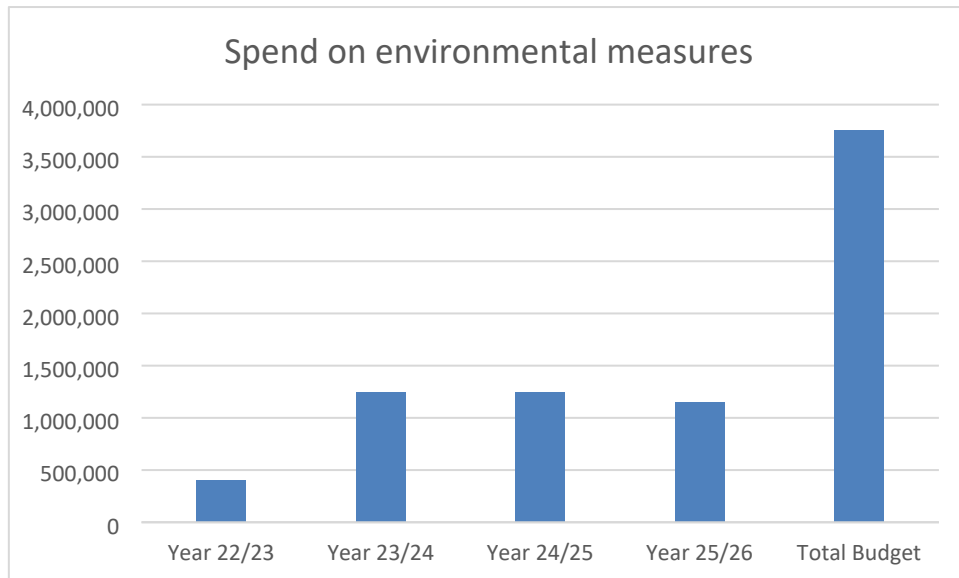
Climate Change Strategy - highlights grant funding secured to address fuel poverty and installation of renewable energy/sustainable heating. The Climate Change Strategy action plan includes the action from the Housing Asset Management Plan 2021-2026 to upgrade all housing stock to EPC C rating by 2030.

Health and Wellbeing Strategy - Objective 1 commits the Council to supporting residents with Healthy Homes. Which ensure that residents of all ages can live in safe, secure, good quality homes, and are supported when necessary to be able to continue to live independently at home.

Housing Asset Management Plan - identifies a number of climate change objectives for the Housing Service, including 'Achieve a C energy efficiency rating as a minimum for all Runnymede Borough Council's social homes by 2030' as mentioned above.

4. **Resource implications/Value for Money**

- 4.1 Resources have been identified within the Housing Revenue Account Business Plan to deliver the £3.7m of work identified to improve the energy performance of the Council's housing stock.
- 4.2 This work is phased over 4 years from 2022 – 2026 at the following rate: -



- 4.3 In January 2022 the Housing Committee agreed to commit £300,000 of the Council's money to unlock £1.09m of green homes grant (LAD1B). Subsequent to this, members agreed in April via an SO42 to spend a further £100,000 to unlock an additional £200,000 in grant making £1.790m of investment.
- 4.4 A successful Wave 2.1 bid will mean that total investment towards the Housing Service's key carbon reduction target will be:

	Grant £	HRA Reserves £	Total £
Green Homes Grant	1,390,000	400,000	1,790,000
Improvement Work	-	3,700,000	3,700,000
Wave 2.1	3,290,149	-	3,290,149
Total	4,680,149	4,100,000	8,780,149

- 4.5 Decent Homes programme for RBC social housing residents. £1.5m paid from the Housing Revenue Account.
- 4.6 Minor non-means tests grants (up to £5,000) to address property repairs impacting on fuel poverty. £100,000 funded by the Council's Disabled Facilities Grant

5. Legal implications

- 5.1 Runnymede Borough Council is obligated as a Registered Provider of Social Housing to comply with the Regulator of Social Housing's Home Standard. This standard predominantly focuses on ensuring social landlords meet their repairing obligations and comply with the Decent Homes Standard.
- 5.2 Currently the standard does not refer to energy performance. This is anticipated to change when the standard is next reviewed.

6. **Equality implications**

- 6.1 An Equalities Screening of the impact of work to upgrade the energy performance of the Council's housing stock has been undertaken.
- 6.2 This demonstrates the positive impact of this work – but emphasises the importance of gaining access to properties to undertake improvement work and monitoring closely any refusals we have from tenants.

7. **Environmental/Sustainability/Biodiversity implications**

- 7.1 Measures to improve the energy efficiency of homes in the Borough will help us to meet the UK target of Net Zero Carbon emissions by 2050.
- 7.2 The work to improve the energy performance of Runnymede Borough Council's housing stock forms a central strand of the work of the Housing Service to cut its environmental impact.
- 7.3 By delivering a C energy efficiency rating for all Council owned homes – this will reduce the carbon emissions from Council homes by 1078 tonnes per year. Helping us to achieve the Council's target of operational 'Net Zero Carbon' emissions from its own services and operations by 2030.

8. **Other implications**

- 8.1 Advertising to residents via officer work and Members will be necessary to achieve good take up of grant opportunities and schemes to support residents, for example, Sustainable Warmth. (Flyer linked under background papers).
- 8.2 Consideration of and adherence to GDPR rules is necessary when resident Information is handled by council officers and external delivery partners during the delivery of funding.
- 8.3 A procurement exercise will be needed for the SHDF if we are successful with the bid in order to source a contractor to install measures.

9. **Timetable for Implementation**

- 9.1 Ongoing

10. **Conclusions**

- 10.1 Runnymede Borough Council have been/will be able to provide support for residents with the installation of sustainable measures to their homes through the initiatives listed in this report.
- 10.2. These initiatives are aligned to the strategic objectives of the authority as set out in the Corporate Plan and within the supporting suite of linked strategies.

(For information)

Background information

Request to Submit a bid to the social housing decarbonisation fund

Originator Andy Vincent

Housing committee – 21st September 2022

RBC response to support residents with the rising cost of living

Originator Andy Vincent

Corporate Management Committee 22 September 2022

Urgent supplementary Agenda

[Link to Sustainable Warmth leaflet](#)