

Report to Communities Scrutiny Committee

Date of meeting: 25 June 2024

Portfolio:

Housing and HGGT (Cllr Nigel Bedford)

Subject: Approach to the Energy Efficiency Retrofit of EFDC's Housing Properties

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Recommendations/Decisions Required:

To consider, comment and recommend for approval the draft Cabinet paper and supporting documents proposing EFDC's approach to the programme of energy efficiency retrofit to the Council's housing properties.

Report:

Cabinet will be provided with the Cabinet report, a document titled 'Proposed Approach to EFDC's Housing Energy Efficiency Retrofit Programme' and the associated equality impact assessment. Drafts of these papers are attached to this report. The Communities Scrutiny Committee are asked to consider, comment and recommend for approval the draft papers ahead of presentation to Cabinet.

Reason for decision:

To recommend any amendments to the draft Cabinet papers prior to presentation to Cabinet.

Options considered and rejected:

EFDC have no option but to meet the government targets for 2030 and 2050. The considerations in arriving at the proposed approach to meeting these targets are discussed in the attached report.

Consultation undertaken:

The following consultation was undertaken during the development of the proposed approach to the energy efficiency retrofit programme:

- Tenants' and Leaseholders' Panel
- Leadership team
- Housing Management team

Resource implications:

The total cost of Phase 1 is estimated at £16.5m. Based on the grant contribution for our current retrofit project, we expect the net cost to EFDC to be approximately £10.0m including professional and other fees. This cost can be accommodated within the HRA business plan.

We will require a client project manager for the energy efficiency retrofit programme. The gross salary cost would be approximately £60,000. Part of this cost may be grant funded.

Legal and Governance Implications, Relevant Statutory Powers:

The government target is for all social housing to achieve SAP band C by 2030. Phase 1 will deliver this target for EFDC.

The government has legislated that the UK is to reach net zero carbon emissions by 2050. Phase 2 will make EFDC homes affordable to heat using decarbonised energy.

Corporate Plan Implications:

The housing asset management strategy will support the following key objective of the Corporate Plan:

- Stronger place – The energy efficiency retrofit programme will improve the affordability of social housing.
- Stronger communities – The retrofit programme will create opportunities for training and jobs.

Background Papers:

- The draft Cabinet report
- Paper on the Proposed Approach to EFDC’s Housing Energy Efficiency Retrofit Programme
- Equality Impact Assessment

Risk Management:

The key risks to the energy efficiency retrofit programme include:

Risk	Action to Mitigate
Actual costs exceed estimates	Receive regular updates from Parity Projects’ cost schedule and re-run scenarios with revised costs. Select cost effective retrofit measures. Contract structure and work programming to maximise cost effectiveness. Competitive tendering of contracts.
Grant funding not at assumed rate	Recruit project manager with a track record of grant bidding and working effectively with funders.
Delays due to procurement	Start procurement process as soon as possible after approach agreed.

	Generate interest in the programme to attract suitable Installers to bid.
Refusals from tenants resulting in non-completion of the programme	Select Installers with a track record of effective resident liaison. Work closely with tenants and develop work plans that account for individual needs and concerns.

Equality:

The Equality Impact Assessment is attached. There are no medium or high adverse impacts on any equality group.

Key Decision: (if required):

To consider and comment on the draft Cabinet paper and supporting documents proposing EFDC's approach to the programme of energy efficiency retrofit to the Council's housing properties.