

## MID SUFFOLK DISTRICT COUNCIL

<b>TO:</b> MSDC Cabinet	<b>REPORT NUMBER:</b> MCa/23/26
<b>FROM:</b> Cllr Richard Winch – Cabinet Member for Housing & Property	<b>DATE OF MEETING:</b> 7 <sup>th</sup> November 2023
<b>OFFICER:</b> Deborah Fenton – Director of Housing	<b>KEY DECISION REF NO.</b> CAB459

### Update of the Insulation Scheme for Mid Suffolk District Council

#### 1. PURPOSE OF REPORT

- 1.1 To share with members the details regarding the insulation scheme agreed for owner occupiers and the private rented sector.

#### 2. OPTIONS CONSIDERED

- 2.1 None

#### 3. RECOMMENDATIONS

- 3.1 That Members note the report.

#### REASON FOR DECISION

To ensure that Members and senior leaders of the councils have oversight over an agreed party priority: to support homeowners and those in the private rented sector to reduce energy costs.

#### 4. KEY INFORMATION

- 4.1 Members of the Green Party tabled a motion during the previous administration, which was to ring-fence £2m of reserves for insulation and other retrofit measures aimed at increasing energy efficiency and reducing energy costs while reducing carbon emissions.
- 4.2 Officers were tasked with researching and suggesting the best delivery solution to reach as many applicants as possible before the winter months.
- 4.3 Two suppliers were contacted and meetings were held to discuss options. Following this, officers recommended to members that a meeting be held with 'Aran Insulation Ltd' who have vast knowledge and success in delivering such projects in both the social housing sector and the private housing sector.
- 4.4 Aran is on a framework, which means we can progress through the procurement process relatively quickly, thus providing us with the means to move the scheme in haste.

#### 5. THE 'OFFER'

- 5.1 To have a target maximum fund of £3500 per property by installing the simple energy efficiency measures as recommended on the property Energy Performance Certificate (EPC) to increase the energy rating to a target level C if possible, such as loft insulation (including loft clearance), cavity wall insulation and draft proofing. This is with the intention

of intervening in as many properties as possible with no financial contribution from the resident unless agreed with the contractor and that will be outside of the scheme.

- 5.2 Measures to comply with Building Regulations and also publicly available specification PAS2035/2030 where appropriate.
- 5.3 Remedial works if required to remedy any disrepair or dampness to walls before insulation measures can be installed.
- 5.4 Other more difficult to install measures such as solid wall insulation, under floor insulation (solid or suspended floors), roof insulation (flat and pitched roof) and room in roof insulation will be considered on a case by case basis.
- 5.5 Aran Insulation can access other grant funding to maximise the impact of the insulation scheme. Two examples of this are:-

**Connected for Warmth** (CFW) supports Loft and Cavity wall insulation for residents living in a Council Tax A-D home within the private sector. Grant funding will cover, in most cases, the cost of Loft and Cavity wall insulation and the upgrades of mechanical ventilation in wet rooms. CFW funding is not means tested, allowing all private sector residents to benefit. Aran is the appointed contractor for the MDSC area for insulation works.

**Great British Insulation Scheme** (GBIS), recently launched in support of ECO4, offers grant funding to homes in the private and social housing sector, supporting single-measure installations such as cavity wall insulation up to 100% funding, with other more expensive improvements such as solid wall being partially supported. GBIS is installed to PAS2019:2030 to include passive and mechanical ventilation. GBIS is not means tested but does require the home to be in council tax bands A to D, and EPC rated D or below.

- 5.6 There is also funding available for low income households (below £31k) for a range of insulation measures through **Warm Homes Suffolk** and the **Energy Company Obligation** (ECO) scheme that Aran Insulation can also access.
- 5.7 The project will be managed by a temporary Contract Project Manager with regular reporting from the appointed contractor on a range of Key Performance Indicators to ensure the project is on track.
- 5.8 The Project Manager to arrange for a minimum of 10% of properties to be inspected post installation to ensure quality of work.

## 6. ELIGIBILITY

- 6.1 The scheme aims to progress and support as many private households, either owners or private renters, as soon as possible before the winter sets in, as such a quick-to-administer scheme is vital. The criteria will be set as follows and will be administered by our in-house housing solutions team.
  - A resident of Mid Suffolk
  - If private rented the landlord must own less than 5 properties
  - Properties with an EPC rating of D, E, F or G.
  - Those in council bands A-E

We are also looking at an income qualifier of £60K (through checking the latest three month's consecutive bank statements) and then looking at savings over £16k (through

an applicant self-declaration)

Aran Insulation will carry out EPCs, which means a seamless transition from inspection to carrying out the work. Arans will also lead on any other grant applications that can be made concerning individual properties.

## **7. LINKS TO CORPORATE PLAN**

7.1 This report links with our ambition to ensure that *All our residents live in affordable and high-quality homes that enable them to build settled, safe and healthy lives.*

## **8. FINANCIAL IMPLICATIONS**

8.1 Funding will be taken from the reserves .

## **9. LEGAL IMPLICATIONS**

None

## **10. RISK MANAGEMENT**

A specific risk register is not required

## **11. CONSULTATIONS**

11.1 Consultation has been carried out with the PFH and officers

## **12. EQUALITY ANALYSIS**

NA

## **13. ENVIRONMENTAL IMPLICATIONS**

None

## **14. APPENDICES**

14.1 Timeline Cosy Homes Version 1.1

## **15. BACKGROUND DOCUMENTS**

None