
To: Communities, Housing and Planning Policy Board

On: 14 January 2020

Report by: Director of Communities, Housing and Planning Services

Heading: Department for Business, Energy and Industrial Strategy (BEIS)
Whole House Retrofit Innovation Funding – Project Update

1. Summary

- 1.1 On 29 October 2019 the Board approved a report which authorised the acceptance of £1,833,402 funding as part of the Department for Business, Energy and Industrial Strategy (BEIS) Whole House Retrofit Innovation competition.
 - 1.2 This report provides members with further details of the project which will be delivered utilising this funding.
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2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) notes the details of the project that will be supported utilising the BEIS Whole House Retrofit Innovation funding award; and
 - (ii) approves the areas which will be included in this project as set out in Appendix 1 of this report; and note the individual properties to be included will be subject to consultation with tenants within these streets and their agreement to participate in the project
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3 Renfrewshire Council – Whole House Retrofit Project

- 3.1 On 29 October 2019, the Board approved a report which authorised the acceptance of £1,833,402 funding as part of the BEIS Whole House Retrofit competition. The report also noted this funding will be supplemented with £2,730,103 from the Council's own financial resources allocated from our Housing Revenue Account (HRA) Capital Programme.

- 3.2 The successful funding application to BEIS identified a potential project to upgrade terraced properties of 'Crosswall' construction type, where the works required to ensure that these properties meet the Energy Efficiency Standard for Social Housing (EESH) will be more complex and of higher cost than that of standard construction type stock.
- 3.3 Renfrewshire Council has 144 Crosswall properties within its housing stock, a mixture of mid and end terraced houses. This project will incorporate 75 of those properties from the streets listed at Appendix 1 of this report. The exact addresses which will be included will be subject to consultation with tenants and their agreement to participate in works.
- 3.4 The project will encompass a full external works package, delivering high levels of energy efficiency through improving the building fabric. The package for each property within the project will include:
- External Wall Insulation
 - New roof, rainwater goods and service pipes
 - Solar PV panels
 - New windows and external doors
 - Mechanical Ventilation with Heat Recovery
 - Underfloor insulation
- 3.5 This innovative project will be the first of its kind in Scotland, where existing housing stock will be retrofitted to the EnerPHit standard, reducing carbon emissions and contributing to the council's commitment to make Renfrewshire carbon neutral by 2030.
- 3.6 In terms of benefits to tenants, this means their homes will be well insulated and warmer, with the potential for their heating bills to reduce to approximately £150 per year on completion of all works.
- 3.7 Preparatory works are currently underway and consultation with tenants will commence in January 2020. It is anticipated that a contractor will be appointed in April 2020 and the project will be delivered over an 18 month period.
- 3.8 A further report will be brought to a future meeting of this Board on conclusion of this project.
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Implications of the Report

1. **Financial** – UK Government Department of Business, Energy and Industrial Strategy (BEIS) funding allocation of £1,833,402 to support the delivery of an innovative Whole House Retrofit project and £2,730,103 of Council resources allocated from HRA Capital Investment Programme, as approved by CHAPs Board at 29 October 2019 meeting.
2. **HR & Organisational Development** - None.

3. **Community/Council Planning –**

- Building strong, safe and resilient communities – improving housing conditions benefiting council tenants and addressing fuel poverty

4. **Legal - None**

5. **Property/Assets –** Improvements in the energy performance of social rented dwellings.

6. **Information Technology - None**

7. **Equality & Human Rights -**

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety - None**

9. **Procurement –** Project will be procured through OJEU Open Tender process

10. **Risk - None**

11. **Privacy Impact - None**

12. **COSLA Policy Position – N/A.**

13. **Climate Risk –** This funding will be utilised to improve energy efficiency in council housing stock.

List of Background Papers

Report to Communities, Housing and Planning Policy Board, 29 October 2019, 'UK Government Department for Business, Energy and Industrial Strategy (BEIS) Whole House Retrofit Innovation Competition – Award of Funding'

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Project Address List
(75 properties within these streets)

Linside Avenue
Brewster Avenue
Carron Way
Kilwynet Way
Knock Way
Melford Way
Montgomery Road
Netherhill Road
Netherhill Way
Priory Avenue
Glenashdale Way
Glenbrittle Drive
Glenclara Drive
Affric Drive
Cannich Drive
Finart Drive
Glenapp Avenue
Glencally Avenue
Foxbar Crescent
Foxbar Drive
Abbotsford Crescent
Brediland Road
Glenallan Way
Magdalen Way