

**To: Communities, Housing and Planning Policy Board**

**On: 29 October 2019**

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**Report by: Director of Communities, Housing and Planning Services**

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**Heading: Whole House Retrofit Innovation – Award of Funding**

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## **1. Summary**

- 1.1 The UK Government Department for Business, Energy and Strategy (BEIS) launched a Whole House Retrofit Innovation competition in June 2019 and invited applications to a £9.4million grant funding programme, for projects which met criteria which sought to reduce energy consumption and delivered cost reductions in the delivery of large scale projects to improve the thermal efficiency of domestic buildings.
- 1.2 Renfrewshire Council have secured £1,883,402 from this competition and this report sets out the background to the application and provides members with summary details on the project which will be delivered.
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## **2. Recommendations**

- 2.1 It is recommended that the Policy Board
- (i) accepts the award of £1,833,402 funding as part of the BEIS Whole House Retrofit Innovation competition and authorises the Director of Communities, Housing and Planning Services to oversee the delivery and operational management of the programme; and
  - (ii) notes the use of resources from the Housing Revenue Account (HRA) Capital Programme to supplement the funding as set out in paragraph 4.1 of this report
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### **3. BEIS Whole House Retrofit Innovation Competition**

- 3.1 In June 2019 BEIS launched a Whole House Retrofit Competition to provide financial support as a key early step in delivering their “Building Mission”.
- 3.2 Bids were invited for a share of a £9.4million grant fund for projects which met their criteria of demonstrating cost reduction through innovative approaches to deployment at scale, in the deep retrofitting of domestic buildings.
- 3.3 A potential project to upgrade terraced properties of ‘Crosswall’ construction type was identified and application for £1,833,402 of grant funding was submitted to BEIS in August.
- 3.4 The nature of this construction type means 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, with costs estimated to be in excess of £60,000 per property.
- 3.5 The BEIS competition offered the opportunity to apply for funding to support the cost of these works and therefore substantially reduce the cost to the Council.
- 3.6 The Council was advised on 26 September that the application had been successful and grant funding of £1,833,402 had been awarded. Renfrewshire Council is the only Scottish Council which has been awarded this funding.

### **4 Renfrewshire Council - Whole House Retrofit Programme**

- 4.1 Renfrewshire Council has 144 Crosswall properties within its housing stock, a mixture of mid and end terraced houses. 75 of these properties will be incorporated into the programme, with additional support of £2,730,103 from the Council’s own financial resources which will be delivered as part of our Housing Investment Programme (External Works) with resources allocated from our Housing Revenue Account (HRA) Capital Programme.
  - 4.2 This innovative project will be the first of its kind in Scotland, where existing housing stock will be retrofitted to the EnerPHit standard, delivering high levels of energy efficiency through improving the building fabric.
  - 4.3 In terms of benefits to tenants, this means their homes will be well insulated and warmer, with their fuel bills expected to reduce to approximately £150 per year on completion of all works.
  - 4.4 Work is currently underway to identify the properties which will be included in this project and a further report will be brought to a future meeting of this Board which will set out the details of the 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.
2. **HR & Organisational Development** - None.
3. **Community/Council Planning** –
  - Reshaping our place, our economy and our future – investment in the refurbishment of housing stock will support employment and contribute to the economy
  - Building strong, safe and resilient communities – improving housing conditions benefitting 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 delivered either through use of existing contracts or through use of Scotland Excel Energy Framework.
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, which will contribute to resident using less energy, thus reducing emissions.

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## List of Background Papers

None

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*Author – Louise Feely, Asset and Investment Manager, Tel; 0141 618 6049*