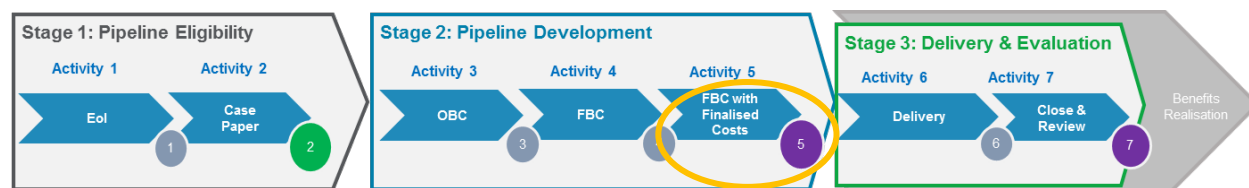


Section A: Scheme Summary

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| Name of scheme: | GBF Warm Homes Fund |
| PMO scheme code: | |
| Lead organisation: | Wakefield Council |
| Senior responsible officer: | Mark Hooton, Team Leader Housing Policy and Energy |
| Lead promoter contact: | Sarah Johnson, Senior Energy Project Officer |
| Case officer: | |
| Applicable funding stream(s) – Grant or Loan: | Get Britain Building – grant funding |
| Growth Fund Priority Area (if applicable): | n/a |
| Approvals to date: | n/a |
| Forecasted full approval date (decision point 5): | 9/12/20 |
| Forecasted completion date (decision point 6): | ??? |
| Total scheme cost (£): | 660,500 |
| Combined Authority funding (£): | 660,500 (GBF) |
| Total other public sector investment (£): | 0 |
| Total other private sector investment (£): | 0 |
| Is this a standalone project? | Yes |
| Is this a programme? | No, but part of the wider Council's Home Energy Efficiency Improvement Programme |
| Is this project part of an agreed programme? | Yes – Home Energy Efficiency Improvement Programme |

Current Assurance Process Activity:



Scheme Description:

The new GBF Warm Homes Fund Scheme (the Scheme) builds on the successful track record Wakefield Council has in delivering effective schemes that provide support for low income, fuel poor owner occupied households to:

- Switch from carbon intensive forms of heating, to efficient gas central heating, where no central heating is currently fitted; or

Upgrade and improve existing heating systems to more efficient, modern heating systems;

- Insulate properties identified as suitable for standard insulation measures.

The target through this Scheme is to directly support 145 low income, vulnerable and fuel poor owner occupied households across the Wakefield district with 175 retrofit energy efficiency improvement measures (145 heating and 30 insulation) by the end of March 2022.

The new Scheme will compliment and boost the Council's existing 'Home Energy Efficiency Improvement Programme', which already includes the currently live 'Fuel Poverty Fund' heating improvement schemes, by enabling the installation of additional improvement measures. Collectively it will install 271 retrofit measures supporting 271 households.

The Scheme will address fuel poverty and carbon reduction amongst some of the most deprived households in the Wakefield district, through the provision of more efficient and effective forms of heating, and providing insulation to properties where standard measures can be fitted. The Scheme will also help to create warmer healthier homes that pose less of a risk in terms of cold related illnesses. The Scheme will support the Combined Authority's agenda's for inclusive growth and tackling the climate emergency.

Activities to be funded include:

- Property technical and SAP surveys;
- Marketing and promotions;
- Supply and installation of heating and insulation improvement measures including gas connections where applicable;
- Scheme administration and project support.

Business Case Summary:

Strategic Case

Fuel poor households cannot afford to adequately heat their homes. They have both lower incomes, and energy inefficient homes, which use more energy to heat to an adequate level. This results in higher energy bills, compared to other typical households. As a result, fuel poor households are often forced to live in cold and damp housing, which poses increased risk to their health impacting on a range of cold related illnesses and

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| | <p>other wellbeing problems including mental health. It is recognised that fuel poor households suffer in terms of wider socio economic impacts by, for example, being more socially excluded from accessing public services, poor child educational attainment and difficulties accessing the jobs market.</p> <p>People in fuel poverty struggle to afford to heat their home and this then leads to cold homes. There are estimated to be around 4,600 private homes in the Wakefield district that are so cold that they are a hazard to health. The estimated annual cost to the NHS from cold homes in the Wakefield district is almost £800k and almost £100k for damp and mould. The wider costs to society are almost £2m and £250k respectively. Illness due to cold homes also contributes towards sickness absence from work.</p> <p>Interventions to improve housing quality, both in and outside of the home can be a highly cost-effective means of improving health outcomes. Every £1 spent on improving warmth in homes occupied by 'vulnerable' households can result in £4 of health benefits.</p> <p>Delivering fuel poverty support as part of the Council's housing offer has a key role to play as part of the economic recovery of the District and this was highlighted in the recently published Wakefield 'Economic Growth and Skills COVID-19 Response Plan' approved at Cabinet on 14 July 2020.</p> |
| Commercial Case | <p>In 2016 the BRE complete the latest Private Sector Stock Condition Survey and the findings support and justify the need for this type of Scheme to improve energy efficiency standards through heating and insulation in order to reduce cold hazards and the risk of fuel poverty. Better energy efficiency means that a home minimises the energy it loses and costs less to keep warm.</p> <p>There is strong anecdotal evidence that there is healthy demand and a strong need within Wakefield district private housing for this Scheme. The Council has delivered many similar heating improvement schemes and experience suggests that there remains significant need for this type of energy efficiency improvement across the District.</p> |
| Economic Case | <p>These heating measures provide a swift efficient way to provide affordable whole house heating to low income vulnerable households. As detailed in previous sections extensive scheme delivery experience indicates that there is a need and much demand for these type of heating improvements across the District, particularly from households who are unable to afford to make the improvements.</p> <p>The Council's Private Sector Stock Condition Survey indicates that it is the private sector properties that have relatively poorer energy efficiency standards, higher rates of fuel poverty and cold related hazards when compared to social housing in the Wakefield district.</p> |
| Financial Case | <p>The total cost of the Home Energy Efficiency Improvement Programme as a whole is £0.936m.</p> <p>The total cost of the Scheme that this FBC relates to, which is part of the wider programme, is £660,500.</p> |

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| | <p>The £660,500 includes the capital cost of installing heating improvements, project support and marketing costs.</p> |
| Management Case | <p>The Council's Home Energy Efficiency Improvement Programme, which this new Scheme will form part of, is managed by the Energy and Homeowner Support Team based in the Strategic Housing and Regeneration Service and is captured within the overarching Wakefield Housing Plan 2019-22 Programme.</p> <p>The Scheme will be managed day-to-day by the Wakefield Council Energy and Homeowner Support Team using established project management techniques. Delivery will be managed by the Senior Energy Project Officer with support from the Energy Project Officer and other recruited or reallocated additional resource with overall oversight by the Team Leader Housing Policy and Energy.</p> <p>The Better Homes Yorkshire contractors, ENGIE Regeneration (appointed through an OJEU compliant process), are main contractor who will supervise works and have overall responsibility for delivery of the Scheme. Their established sub-contractors, Scarbrook and JNR Insulation, will deliver the improvement measures in domestic properties.</p> |