

DATA LABEL: PUBLIC



## **SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL**

### **UPDATE ON HOME ENERGY EFFICIENCY PROGRAMMES FOR SCOTLAND: AREA BASED SCHEMES (HEEPS:ABS) 2019/20 AND 2020/21**

#### **REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES**

##### **A. PURPOSE OF REPORT**

To provide an update on the progress made for the 2019/20 HEEPS:ABS programme of External Wall Insulation.

##### **B. RECOMMENDATION**

It is recommended that the panel:

1. Notes that the final funding allocation for the 2019/20 HEEPS:ABS programme is £796,178;
2. Notes that it is proposed to provide HEEPS:ABS funding to home owners in the Dedridge area in conjunction with the EWI work the council will be doing to its own stock;
3. Notes the recommendation for the continuation of delegated powers to the Head of Housing, Customer and Building Services for non-substantive changes following approval of the 2019/20 programme by Council Executive;
4. Notes that the views of the panel will be reported to Council Executive when it is asked to consider the proposed approach, for future purposes, it is recommended a direct report to the panel will be sufficient, unless a specific decision is sought.

##### **C. SUMMARY OF IMPLICATIONS**

<b>I</b>	<b>Council Values</b>	Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; making best use of our resources; working in partnership
<b>II</b>	<b>Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	No policy or legal risks have been identified and all Health and Safety and Risk Assessment issues will be managed by adhering to CDM Regulations
<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	Will assist in improving the energy efficiency of the general housing stock and reduce the number of households living in Fuel Poverty

<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	Will help to reduce households living in Fuel Poverty
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	A WLC capital budget of £1,300,000 to support the EWI work for the council owned houses was approved by West Lothian Council on 18th February 2020. Staffing costs are met through the HEEPS:ABS funding and a budget of £800,000 is anticipated for 2020/21
<b>VII</b>	<b>Consideration at PDSP</b>	Services for the Community last considered a report on HEEPS:ABS in March 2019.
<b>VIII</b>	<b>Other consultations</b>	Finance

#### **D. TERMS OF REPORT**

##### **Background**

The 2020/21 proposed HEEPS programme will be the eighth year HEEPS:ABS funding is available to West Lothian Council. The HEEPS:ABS programme has now been successfully managed in-house from January 2016 following the end of the management contract with Changeworks. By May 2020 a total of 1207 privately owned properties will have received EWI through HEEPS funding; whilst an additional 696 WLC properties have received EWI as part of Capital upgrade programmes. Appendix 1 attached summarises where these properties are as well as areas where further investment in EWI will be possible subject to funding being available.

##### **Sources of Funding**

HEEPS:ABS brings together several sources of funding in order to deliver the EWI programme to streets of mixed tenure stock. The different funding sources are:

- HEEPS:ABS
- Energy Company Obligation (ECO)
- Warmer Homes Scotland (WHS)
- Home Owners Contribution
- WLC Capital Funding

HEEPS:ABS funding is provided by the Scottish Government to all Local Authorities on an annual basis to deliver energy efficiency improvement works, with a focus on solid wall insulation, to privately owned homes to reduce levels of fuel poverty. Funding is capped at £7,500 for detached/semi-detached homes, £7,000 for terraced homes and £6,500 for flats. Funding cannot be used for a local authority's own stock.

ECO funding is provided by large utility companies (those with over 250,000 customers) to households to install energy efficiency measures in order to reduce CO2 emissions and is a UK Government initiative. ECO funding can be used for any property regardless of tenure.

Warmer Homes Scotland has been developed to provide energy efficiency measures to private households determined to be the most vulnerable to living in fuel poverty. This is separate from the HEEPS:ABS programme, however it is possible for a household to receive grant funding for EWI through this scheme. There is a set of

eligibility criteria that households have to meet (see Appendix 2) in order to receive support through Warmer Homes Scotland.

Home Owners are required to pay a contribution toward the works as, on average, the total cost of the EWI measure is not covered by the HEEPS:ABS and ECO funding alone.

The council's own Capital is used to meet the cost of the works to the council's own stock.

### **Progress on HEEPS:ABS 2019/20**

For 2019/20 the council has been awarded £796,178 HEEPS:ABS funding which is being used to target privately owned properties of No Fines construction and will be fully spent in:

- Davidson Way
- Ferguson Way
- Fells Rigg
- Camps Rigg

MP Rendering Ltd has been awarded the contract to perform the External Wall insulation to the properties and work commenced on site the week commencing 21<sup>st</sup> October 2019.

A total of 97 owners will be offered HEEPS:ABS funding. £99,750 is anticipated in contributions from home owners.

The council has included 196 of its own properties in the project with £2.336m budgeted for in the Housing Capital Programme that will be fully spent by March 31<sup>st</sup> 2020.

### **Proposed programme for 2020/21**

It is proposed to provide any HEEPS:ABS funding the council is awarded to support home owners where the council will be doing EWI to its own households of No Fines construction. In 2020/21, the Housing Capital Programme, will commence a new EWI scheme for council houses in Dedridge, Ladywell, Fauldhouse, Eliburn and Polbeth. The focus for HEEPS:ABS funding for 2020/21 is therefore likely to be directed to Dedridge and surrounding areas to achieve economies of scale and continue with the area based approach in these areas.

Officers have identified the properties requiring EWI in order to improve their energy efficiency performance in order to achieve compliance with the Energy Efficiency Standard for Social Housing (EESH). A Capital budget of £1.300m for 181 WLC properties has been approved for these works.

Including private home owners in the streets the council will be doing EWI in will allow for increased economies of scale to be achieved and allow for more efficient contract management rather than running separate contracts for the same work in different areas.

In order to align this approach with the main focus of HEEPS:ABS, which is to address and reduce levels of fuel poverty, officers have assessed the streets proposed to be included to determine the most vulnerable households to fuel poverty; this is based on information from SIMD, the EPC Register, Council Tax Banding and Home Analytics.

It is proposed to prioritise funding to households in the streets that are identified to have the highest probability of households living in fuel poverty. It is proposed to prioritise funding to streets in the order below based on the above priority criterion, until funding is exhausted:

1. **Talisman Rise**
2. **Staunton Rise**
3. **Palmer Rise**
4. **Quentin Rise**
5. **Eagle Brae**
6. **Beech Place**
7. **Langside Gardens**
8. **Quarry Road**

It is recommended that the Head of Housing, Customer and Building Services retain delegated powers over the management of the programme for non-substantive changes including areas included in the project, following approval of the programme by Council Executive. For future purposes, it is recommended a direct report to the panel will be sufficient, unless a specific decision is sought.

#### **E. CONCLUSION**

The council continues to successfully deliver the HEEPS:ABS scheme to help alleviate fuel poverty in West Lothian and officers have proposed minor changes in the way the scheme is managed in order to maximise the benefit from the funding received. This report is based on the information provided from Scottish Government and on the current situation with regards to HEEPS:ABS which may change.

#### **F. BACKGROUND REFERENCES**

Services for the Community PDSP March 2019 – Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2018/19 and 2019/20

Council Executive March 2019 - Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2018/19 and 2019/20

Services for the Community PDSP February 2018 – Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2017/18 and 2018/19

Council Executive February 2018 - Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2017/18 and 2018/19

Services for the Community PDSP February 2017 – Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2017/18 and 2018/19

Council Executive February 2017 - Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2016/17 and SEEP Projects

Services for the Community PDSP February 2017 – Update on Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS) 2016/17 and SEEP Projects

Services for the Community PDSP October 2016 – Update on Energy Efficiency Programmes and Proposals

Services for the Community PDSP June 2016 – Update on Energy Efficiency Programmes and Proposals

Council Executive November 2015 Home Energy Efficiency Programmes for Scotland (HEEPS) 2015/16

Council Executive June 2014 Home Energy Efficiency Programmes for Scotland (HEEPS) 2014/15

Services for the Community PDSP April 2014 Home Energy Efficiency Programmes for Scotland (HEEPS) 2014/15

Council Executive March 2014. Home Energy Efficiency Programmes for Scotland (HEEPS)

Services for the Community PDSP April 2013 Home Energy Efficiency Programmes for Scotland

Council Executive February 2015 – Home Energy Efficiency Programmes for Scotland (HEEPS)

Appendices/Attachments: Two

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**AnnMarie Carr**

**Head of Housing, Customer and Building Services**

Date of meeting: 24 March 2020

**Appendix 1**

## AREAS OF NO FINES PROPERTIES RECEIVED EWI

Street	WLC Properties	Owner Properties	Area
East Glen Avenue	21	34	Deans
West Glen Avenue	9	26	Deans
Birkenshaw Way	29	75	Armadale
Woodend Walk	0	90	Armadale
McCallum Court	18	33	Armadale
Denholm Grove	5	27	Armadale
Peveril Rise	23	88	Dedridge
Templar Rise	4	38	Dedridge
Kirk Brae	20	29	Longridge
Heaney Avenue	22	46	Pumpherstons
Erskine Way	38	19	Knightsridge
Gordon Way	31	31	Knightsridge
Calgary Avenue	0	38	Howden
Edmonton Avenue	0	34	Howden
Fergus Avenue	0	80	Howden
Labrador Avenue	0	9	Howden
Nelson Avenue	1	81	Howden
Quebec Avenue	0	14	Howden
Toronto Avenue	0	42	Howden
Vancouver Avenue	0	40	Howden
Granby Avenue	0	72	Howden
Lenzie Avenue	69	142	Deans
Jubilee Avenue	48	124	Deans
Huntly Avenue	44	79	Deans
Kenmore Avenue	33	59	Deans
Elie Avenue	30	73	Deans
Deanswood Park	59	169	Deans
Cunigar Gardens	0	12	Mid Calder
<b>TOTAL</b>	<b>504</b>	<b>1604</b>	

## AREAS OF NO FINES PROPERTIES TO HAVE EWI

Street	WLC Properties	Owner Properties	Area
Sutherland Way*	87	234	Knightsridge
Ferguson Way*	43	41	Knightsridge
Fells Rigg*	32	103	Knightsridge
Davidson Way*	26	28	Knightsridge
Camps Rigg*	24	196	Knightsridge
Quentin Rise	29	73	Dedridge
Palmer Rise	21	69	Dedridge
Staunton Rise	13	139	Dedridge
Talisman Rise	4	66	Dedridge
Gowanbank	28	107	Ladywell
Eagle Brae	10	62	Ladywell
Quarry Road	19	98	Fauldhouse
Beech Place	32	101	Elburn
Langside Gardens	59	239	Polbeth
Letham Grove	3	17	Pumpherstons
<b>TOTAL</b>	<b>430</b>	<b>1573</b>	

\*current year 19/20

## **Appendix 2**

### **WARMER HOMES SCOTLAND**

#### **Who is the scheme for?**

Warmer Homes Scotland is designed to help vulnerable people make their homes warmer and more comfortable by installing a range of energy saving measures. The Scottish Government is offering assistance to homeowners and private sector tenants struggling to heat their home, who have lived in their property for at least twelve months, and who meet the qualifying criteria. For more information about the scheme, and to check if you qualify, please contact Home Energy Scotland on **0808 808 2282** and an energy advisor will be happy to assist you.

#### **What support is available?**

The measures offered will depend on a survey of the property. If you have had assistance through a Government programme before, you can still apply for Warmer Homes Scotland if you meet the qualifying criteria.

Assessors will come to your home to survey it and will recommend measures suitable for the property, which could include a range of insulation and heating measures and in most cases costs will be met by the Scottish Government.

There will be a need for customer contributions in some instances for certain more expensive measures, such as solid wall insulation. If you are a private sector tenant your landlord will be made aware of the measures that are able to be funded by the Scottish Government and which ones they may be required to fund. Their permission is required to be given prior to any measures being installed.

Potential measures include:

- Wall insulation
- Loft insulation
- Draught-proofing
- Central heating
- Renewables

An interest free loan is available to help meet the costs of the customer contribution. The loan, which is managed by the Energy Saving Trust, is subject to a credit check, and successful loans will include an administration fee. Further details on the loan will be provided if your offer includes a customer contribution.

From 1 August 2017, restrictions will be applied to the measures available under Warmer Homes Scotland (WHS) to customers living in privately rented properties. Private Rented Sector properties covered by the statutory Repairing Standard will no longer receive measures that a landlord is legally obliged to provide. These customers will still be eligible for other measures available under the scheme if they are recommended for the property.

#### **Who is eligible?**

The eligibility criteria is summarised below. If you do not meet the criteria for Warmer Homes Scotland you might be eligible for assistance through the interest free loan scheme or one of the many area-based schemes. One call to Home Energy Scotland on 0808 808 2282 will put you in touch with an advisor who can advise on what support you can benefit from.

The household must meet all of the following criteria.

- Be homeowners or the tenants of a private-sector landlord;
- Live in the home as their main residence;
- Have lived there for at least 12 months (unless in receipt of a DS1500 certificate);
- Live in home with an energy rating of 64 or lower and which is not more than 230 square metres in floor size.

Meet one of the following conditions

- Be of pensionable age, have no working heating system and be in receipt of a passport benefit;
- Be aged over 75 and in receipt of a passport benefit;
- Pregnant and/or have a child under 16 and in receipt of a passport benefit;
- Have a disability and be in receipt of any level of Personal Independent Payment (PIP);
- Have a disability and be in receipt of high rate Disability Living Allowance (DLA) (care or mobility component);
- Have a disability and be in receipt of low/medium rate Disability Living Allowance (DLA) (care or mobility component) and be in receipt of an income related benefit;
- Be a carer in receipt of Carers Allowance;
- Have been injured or disabled serving in the Armed Forces and be in receipt of Armed Forces Independence Payment/War Disablement Pension;
- Have an injury or disability from an accident or disease caused by work and be in receipt of Industrial Injuries Disablement Benefit.

The passport benefits are:

- Guarantee element of the Pension Credit;
- Attendance Allowance;
- Universal Credit or any of the benefits due to be replaced by Universal Credit (Income Based JSA, Child Tax Credit, Working Tax Credit, Employment and Support Allowance, Income Support, Housing Benefit);
- Council Tax Reduction (excluding 25% discount for single occupancy);
- Carer's Allowance;
- Disability Living Allowance (DLA) or Personal Independence Payment (PIP)
- Armed Forces Independence Payment;
- War Disablement Pension;
- Industrial Injuries Disablement Benefit.

### What is the process?

Simply call the **Home Energy Scotland hotline** on **0808 808 2282** to see what you are eligible for and they will guide you through the complete process that will include booking the survey of your property and referring you to the Warmer Homes Scotland managing agent (Warmworks Scotland).