

**Gedling Borough Council ECO 3 Flexible Eligibility SOI**

# Statement of Intent

- 1) Gedling Borough Council
- 2) Date of publication 17/04/2019
- 3) Version 1.0
- 4) Publication on website [www.gedling.gov.uk/ECO](http://www.gedling.gov.uk/ECO)

## 1) Introduction

The Gedling Plan 2018/19 sets out how the Council and its partners intend to:-

- Improve the lives of people who live in Gedling
- Support local businesses
- Provide high quality and excellent value for money public services

It also sets out the Council's priorities for 2018/19 in terms of People, Place and Performance. These priorities include the following:

- Reduce hardship and provide support to the most vulnerable
  - Target actions to support the most deprived communities within the Borough
  - Review and improve temporary housing
- Improve health and wellbeing
  - Develop and implement actions to address health inequalities across the borough
  - Work with partners to deliver activities to support those experiencing mental health illness, loneliness, isolation and dementia

The Council intends to use the ECO Flexible Eligibility scheme to help reduce fuel poverty within the Borough and improve housing conditions for low income households that are vulnerable to the effects of living in a cold home. This will contribute to the achievement of these priorities.

It is important to note that inclusion in a declaration made by the Council to a supplier will not guarantee installation of measures, as the final decision will depend on a number of factors including:

- i) a survey carried out by suppliers' agents/contractors and the installation costs calculated
- ii) the energy savings that can be achieved for a property, and
- iii) whether suppliers have achieved their targets or require further measures to meet their ECO targets.

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**2) How the Council intends to identify eligible households**

The purpose of flexible eligibility is to identify private households that may be living in fuel poverty but who are not able to access support through the main ECO scheme. The Council will target households that are:

- i) Fuel poor households as determined in line with the 'Low Income High Costs' (LIHC) indicator; and
- ii) Low income households that are vulnerable to the effects of living in a cold home (LIVC)

To be eligible, households must meet the following requirements:

- Be classed as a low income household (as specified in Table 1 below)

AND either:

- meet the requirements of high energy costs

OR

- have at least one person resident in the property who suffers from a specified condition that increases vulnerability to cold

(as specified in Table 2).

**Low income households** can be identified as those who fall below the income thresholds specified in Table 1 below. Income is defined as a household's net income after they have paid for their rent or mortgage and net council tax payments.

**Table 1**

Table 1 – income thresholds broadly consistent with those used under the Low Income High Costs indicator (2014) increased in line with inflation (BEIS).

<b>Household composition</b>	<b>Annual Household income</b>
<b>1 adult (18 years and over)</b>	£9,300
and 1 child	£12,200
and 2 children	£15,000
and three children	£18,000
and four or more children	£21,000
<b>2 adults (18 years and over)</b>	£15,200
and 1 child	£18,200
and 2 children	£21,100
and three children	£24,100
and four or more children	£26,800

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The criteria relating to high energy costs and conditions that increase vulnerability to cold are summarised in the table below.

**Table 2**

Criteria	Eligibility
High energy costs	<p>Homes with an EPC rating of D, E, F or G</p> <p>OR</p> <p>The property is hard to heat due to at least one of the following:</p> <ul style="list-style-type: none"> <li>• having solid walls</li> <li>• off the mains gas network</li> <li>• no existing central heating</li> <li>• being a park home or of non-standard construction</li> </ul>
Specified conditions that increase vulnerability to cold	<ul style="list-style-type: none"> <li>a) Atrial fibrillation; heart flutter (AF)</li> <li>b) Angina / Coronary heart disease (CHD)</li> <li>c) Heart failure</li> <li>d) High blood pressure (hypertension)</li> <li>e) Peripheral arterial disease (PAD) – swollen arteries in legs</li> <li>f) A transient ischaemic attack (TIA) or "mini stroke"</li> <li>g) Asthma</li> <li>h) Chronic obstructive pulmonary disease (COPD)</li> <li>i) Rheumatoid arthritis</li> <li>j) Osteoporosis/ brittle bones</li> <li>k) Diabetes</li> <li>l) Cancer</li> <li>m) Mental health conditions</li> <li>n) Terminally ill</li> <li>o) Suppressed immune systems (e.g. from cancer treatment or HIV)</li> </ul>

**3) Targeted areas**

The Council intends to specifically target eligible homes as specified in the following paragraphs.

**Park Homes and Homes of Non-standard Construction\***

Within the Borough, there are a number of park homes and homes of non-standard construction that are usually difficult and costly to heat. Their residents are likely to be in fuel poverty and the Council therefore intends to target residents of these types of home who meet the low income criteria.

**Solid Wall Insulation In-Fill**

The Council intends to support regeneration projects across the Borough where solid wall insulation is feasible, permitted under Planning legislation and can attract funding. The ECO

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flexible eligibility criteria allow for households that do not class as LIHC or LIRC to be funded in these types of projects.

These households will be eligible if they are in the same terrace, in an immediately adjacent building or are in the same building as an eligible household.

The in-fill requirement criteria must meet the minimum percentages as follows:

Property Type	LA Declaration Requirements	In Fill
Project consisting of a pair of <b>semi-detached houses or bungalows</b> , or a <b>building containing no more than two domestic premises</b> .	At least one of the two-properties must be declared by the LA as FP or LIRC (i.e. <b>50% of the properties are FP or LIRC</b> ).	The other private property to which it is directly adjoined is eligible for solid wall insulation. This is known as the in-fill property.
Project consisting of any premises that are contained in the <b>same building</b> (e.g. flats), immediately <b>adjacent buildings</b> (eg neighbouring properties) or in the <b>same terrace</b> .	All properties that are receiving a LA Flex measure must be covered by a declaration. This applies to LIRC, FP and in-fill properties. Up to 50% of total FP or LIRC combined properties within the project can receive a measure.	The in-fill properties in the project are eligible for solid wall insulation, provided they are either in the same building, an immediately adjacent building or in the same terrace as the ones identified as FP or LIRC.

**4) Acting on behalf of another local authority**

The Council is not acting on behalf of another Local Authority.

**5) Joint statement of intent**

This is not a joint statement of intent with another Local Authority.

**6) Governance**

The Declaration of households meeting the Council’s flexibility eligibility criteria under this SOI will be signed off on behalf of Gedling Borough Council by a LA Officer from the Public Protection Team.

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Before any declaration can be signed off, the contractor must self-certify that they are accredited to the standards required by Ofgem to undertake ECO-funded energy efficiency improvement works.

#### **7) Validity**

This SOI will be valid until either it is superseded, or withdrawn.

#### **8) Evidence, monitoring and reporting**

The Eligible Individual will need to evidence to the Local Authority:

- Proof of income, this information can be sourced from 'proof of benefit' letters, award notices, annual review award notices, amended award notices, or provisional award notices. These should be on official letterhead depending on the type of benefit from HMRC, DWP/Jobcentre Plus, HM Government or the Pension Service.
- Bank statements showing official letterhead of a recognised bank operating in the UK will suffice as proof of household income for those qualifying on an income only basis. Bank statements should provide evidence of name and address of the Eligible Individual (their partner, parent or guardian where the Eligible Individual doesn't hold a bank account – i.e. the Eligible Individual is a child, incapacitated or has given power of attorney to a nominated individual(s) for their financial affairs).
- Evidence that the Eligible Individual lives in the property.
- Evidence of health conditions affected by the cold for LIVC applicants.

#### **9) Reporting**

An annual report will be submitted to BEIS. Information will be collated and recorded as follows:

- Number of households included on declarations (breakdown by LIHC, LIVC\* & in-fill)
- Number of households who received flexible eligibility measures (breakdown by LIHC, LIVC & in-fill)
- Eligibility criteria applied

Suppliers and installers who the Council has worked with.

#### **10) Monitoring**

Samuel Palmer, Food, Health and Housing Manager will select 5% of declarations over a 12 month period as a sample for checking:

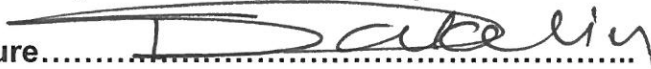
- the accuracy and completeness of the records,
- Identify any risks to, or shortcomings in, the delivery of the project, and recommend any remedial steps deemed necessary or desirable.

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**11)Signature**

The SOI should be signed by the Chief Executive Officer for the LA or other senior officer nominated on their behalf who is at least at Director level.

In case of a joint SOI, signatures by all the LAs involved should be included.

Signature.....

Name.....David Wakelin.....

Title.....Director Community, Health and Wellbeing.....

Date.....17<sup>th</sup> April 2019.....

**12)Contact details**

For general queries and referrals to the scheme please contact Doreen Cunnington on 0115 9013847 or Michael Bondswell on 0115 9013832 Email:privatesectorhousing@gedling.gov.uk

**\*Definition for Park Homes and Houses of Non-standard construction:**

**Park Homes**

Are also known as mobile homes and are mostly prefabricated construction and must be occupied as a permanent home. They are generally located on a site with other similar type homes in a dedicated area of ground.

**Non-standard construction**

A non-standard construction house is built using materials that do not conform to the 'standard' definition. Standard houses have brick or stone walls with a roof made of slate or tile. A non-standard construction is therefore anything that falls outside of this. Examples of nonstandard construction include Wimpey No Fines and Prefabricated houses which are less energy efficient and therefore difficult to heat.