

## Approach to Combined Authority Domestic Retrofit Project 23/24

### Project background

Gedling Borough Council has been awarded funding via Nottingham City Council (Midlands Net Zero Hub) as part of the development of the East Midlands Combined Authority which is being developed in Nottinghamshire and Derbyshire. The grant funding is to be used to raise the energy efficiency rating of low income and low Energy Performance Certificate (EPC) rated homes (those with EPCs of D, E, F or G). The scheme is available cross tenure. Installations must be delivered by the end of August 2024.

### Project Aims and links to corporate priorities:

- PLACE – to enable a safe, attractive, clean and culturally vibrant borough that plays its part to tackle the climate emergency.
  - Housing – Individuals and families can access high quality, affordable and energy efficient housing to bring to life neighbourhoods
- COMMUNITY – to enable a resilient, empowered, connected, inclusive and healthy community.
  - Poverty and the Vulnerable – financially vulnerable residents are supported through our welfare services and community partnerships.

### Council's approach

Gedling Borough Council has accepted an invitation from Midlands Net Zero Hub (MNZH) to receive £583,500 of the Combined Authority Devolution funding to fund eligible home energy efficiency measures.

The project will be targeted at homes across the borough that are likely to be in fuel poverty due to the EPC banding of D to G and having a lower household income.

It is proposed that the scheme will be delivered by EON Plc as a managed service on behalf of the Council and will link in with the community and council officers.

EON have a track record of delivering area based schemes and can draw upon resources and a supply chain to successfully deliver the project. EON can also draw down further Energy Company Obligation funding to support fuel poor households accessing further energy efficiency measures such as loft, cavity wall insulation and replacement gas boilers where the current system is aged and defective. These additional benefits from utilising EON are subject to capacity and the terms of those separate funding mechanisms and can be accessed by eligible households throughout Gedling Borough.



Delivery targets:

The funding agreement sets out that the funding must be used to install the following:

- 5 whole house retrofit installations
- 36 PAS 2030 and PAS 2035 compliant energy efficiency measures

Therefore a total target of at least 41 homes to be upgraded.

Scheme eligibility criteria

- Eligible area

Initially the scheme will prioritise measures for eligible households in any wards in the borough. As the scheme progresses the council and EON and its subcontractors will work closely to identify areas in the borough to target to generate leads for installing measures

- Eligible costs

The funding can be used for 'eligible costs' incurred up until the end of August 2024 in relation to the installation of 'Eligible Measures' which aim to improve homes towards EPC ratings of C and above, there are average installation cost caps under this funding which can be used to support households who do not qualify for energy efficiency measures or whole house retrofit under alternative existing schemes.

- Eligible Measures

'Eligible Measures' are any energy efficiency and heating measures compatible with the Standard Assessment Procedure (SAP) that will help improve EPC Band D, E, F or G rated homes measures and aim to improve the EPC rating of a property to C and above. This includes external wall insulation (EWI) or solar photovoltaic (PV) roof panels.

- Eligible Households

Funding must be targeted at low-income households likely to be in fuel poverty and situated in the eligible area in a home with an EPC rating of D to G.

In accordance with the MNZH guidance the Council will only accept households as eligible in one of the following ways:

- 1) where they have a combined household income of no more than £31,000 gross, before housing costs and where benefits are counted towards this figure.

OR



2) Households must be in receipt of one of the following income related benefits

- Universal Credit
- Income Support
- Income-related Employment and Support Allowance  
***not contribution-based ESA alone***
- Income-based Jobseeker's Allowance  
***not contribution-based JSA alone***
- Guarantee Pension Credit  
***not Savings Pension Credit alone***
- Working Tax Credit and/or Child Tax Credit (where your annual income for the purposes of the tax credits assessment was **below** £15,050)
  
- Housing Benefit
  
- Council Tax Reduction for low income households  
***Not including other Council Tax discounts***

OR

- 3) A resident whose household and home qualifies for assistance under Local Authority Delivery Phase 2 or Phase 3 and either exceeded the cost cap set for energy efficiency measures under the scheme or had measures installed and their home remains an EPC D or below.
- 4) A resident over 18 years of age who has received a Disabled Facilities Grant (DFG) from the council and has been means tested as eligible for a DFG.
- 5) A resident who has referred for a Warm Homes on Prescription Grant from the council and has been determined as eligible for that scheme which supports low income households suffering with priority medical conditions/
- 6) A resident who has qualified for the Energy Company Obligation 4 (ECO) either directly or via the LA Flex route and requires energy efficiency measures that cannot be installed by the funding available. via ECO4.

### The service

EON will provide a managed service including the completion of pre and post install EPCs (where a pre install EPC does not exist) and the necessary retrofit assessments. Following their technical assessment EON will provide the council with



confirmation that eligible measures have been identified within the funding criteria and complete any reporting requirements for the funding provider.

The Food, Health and Housing Manager will oversee the scheme and will approve works to be completed by EON in accordance with the council's approach and scheme funding conditions. The Head of Environment or Community Protection Manager can also provide confirmation in absence of the Food, Health and Housing Manager.

#### Approach review

The Council will continue to monitor the scheme performance and will explore alternative delivery approaches if required. Any further changes in eligibility criteria will be recommended by the Head of Environment in consultation with the Portfolio Holder for Public Protection and subject to approval by MNZH.

