
Meeting	Decision Session - Executive Member for Housing and Safer Neighbourhoods
Date	14 July 2022
Present	Councillor Craghill (Executive Member)
In attendance	Michael Jones (Head of Housing Delivery and Asset Management) Andrew Bebbington (Housing Policy Officer)

1. **Declarations of Interest (10:01)**

The Executive Member was asked to declare at this point in the meeting any disclosable pecuniary interests or other registerable interests that she might have in the business on the agenda, if she had not already done so in advance on the Register of Interests. None were declared.

2. **Minutes (10:02)**

Resolved: That the minutes of the previous meeting held on 19 May 2022 be approved and signed as a correct record by the Executive Member subject to point 22, second paragraph, second bullet point, being amended to:

- 82% of respondents confirmed they had experienced anti-social behaviour (ASB) in the Union Terrace *Car Park* and Clarence Street *area*, 90% agreed to *controls* on drinking alcohol *outdoors* and 92% were in favour of removing large groups of 3 or more people who were causing anti-social behaviour.

3. **Public Participation (10:03)**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

4. Retrofit Programme - Housing Revenue Account (HRA) Strategy Update (10:03)

The Executive Member considered a report that provided an update on the progress on the Retrofit Action Plan and associated workstreams.

The Head of Housing Delivery and Asset Management provided an update on the retrofit works, outlining progress since the last update, including a timetable for future work to deliver the Retrofit Action Plan and the funding streams available.

The Executive Member noted that:

- Social Housing Decarbonisation Fund Wave 1 (SHDF W1) and Local Authority Delivery 2 (LAD2) funding had been secured and was being used to improve a number of council homes through the installation of solar photovoltaics (PV) panels, alongside a number of other measures in private rented and home ownership tenures through LAD2.
- The Social Housing Decarbonisation Fund (SHDF) was currently being utilised to deliver fabric improvements to 28 council homes.
- Stock modelling information, funded through LAD grant funding, had been received and it provided detailed analysis of our housing stock, including identifying opportunities for improvements. Utilising this information would identify opportunities for carbon reduction and produce some quick wins to hopefully help reduce residents' energy bills this winter.
- Home building performance monitoring technology provided valuable input into understanding data around temperature, humidity and ventilation. This knowledge would help to identify both opportunities for more efficient user choices as well as fabric home improvement opportunities.
- The cost of retrofit works to deliver improvements across our council housing stock would be significant. One opportunity to meet this challenge included a "shared benefits charge" in future Housing Revenue Account retrofit investment programmes.
- The Retrofit Action Plan set out plans for decarbonising homes in York and tackling fuel poverty across all tenures. It was important that the action plan was considered by Scrutiny and Executive to create a well-defined strategic

approach to activities over the coming years. It was highly likely that the action plan would remain a live document, to respond to changes in technology, costs, and funding opportunities.

The Executive Member welcomed the report and annexes, noting the funding opportunities and the complexity to developing a Retrofit Action Plan across all tenures, particularly during a time of great change, in terms of the current cost of living crisis and the rise in energy bills. She stated that improvements to the energy efficiency of homes in the city would not only improve the comfort and the health of our homes but could significantly reduce energy bills and the overall demand for energy, which was crucial for our energy security, as well as reducing climate emissions at a local level.

The Executive Member also welcomed the work that was underway to explore quick energy efficiency wins that could be implemented this year to help council tenants to deal with rising energy bills. She agreed that the focus on our council housing stock could also work as a key driver for developing local skills in local building companies, as well as up skilling our own building services staff.

The Executive Member thanked officers for their report, and it was

Resolved:

- i) That the progress to date be noted on delivering retrofit works within council homes alongside the development of further analysis and options to deliver further improvements this year and beyond.

Reason: To deliver the council's ambitions for minimising tenants' energy bills, building the local green economy and retrofit supply chains, and reducing carbon emissions in the city.

- ii) That the ongoing preparation for a Social Housing Decarbonisation Wave 2 bid be noted following the council's successful application for Wave 1 funding and that a business case for this investment will be brought forward later this year.

Reason: Grant funding of up to 50% of total costs can substantially increase the pace of retrofit improvements carried out in Housing Revenue Account (HRA) stock.

- iii) That the intention to submit a bid through the anticipated Social Housing Decarbonisation Fund “digitalisation” programme for building performance monitoring and data analytics technology be noted. This would need to be supported by HRA investment and a business case will be brought forward for approval prior to committing to this programme of works.

Reason: This technology can support better informed forecasting of residents’ energy bill savings following retrofit works. This will enable leverage of financial opportunities and facilitate learning opportunities as well as supporting the most effective investment in improvement works.

- iv) That the intention to continue work towards HRA stock decarbonisation within the Retrofit Action Plan, including commissioning of an evidence base to support this, be noted.

Reason: To identify long-term investment priorities and build on the existing stock analysis, and to provide net zero pathway options.

Cllr Craghill, Executive Member

[The meeting started at 10.00 am and finished at 10.15 am].