



Notice of a public meeting of

Housing and Community Safety Policy and Scrutiny Committee

To: Councillors Fenton (Chair), Pavlovic (Vice-Chair), Baker, Vassie, Fitzpatrick, Cuthbertson and Norman

Date: Tuesday, 19 July 2022

Time: 5.30 pm

Venue: The George Hudson Board Room - 1st Floor West Offices (F045)

AGENDA

1. Declarations of Interest

At this point in the meeting, members are asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests which they may have in respect of business on this agenda.

2. Minutes (Pages 1 - 8)

To approve and sign the minutes of the Housing and Community Safety Scrutiny Committee meeting held on 19 April 2022.

3. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee. Please note that our registration deadlines have changed to 2 working days before the meeting, in order to facilitate the management of public participation at meetings. The deadline for registering at this meeting is **5:00pm on Friday 15 July 2022.**

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill out an online registration form. If you have any questions about the registration form or the meeting, please contact the relevant Democracy Officer, on the details at the foot of the agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this public meeting will be webcast including any registered public speakers who have given their permission. The public meeting can be viewed live and on demand at www.york.gov.uk/webcasts .

During coronavirus, we've made some changes to how we're running council meetings. See our coronavirus updates (www.york.gov.uk/COVIDDemocracy) for more information on meetings and decisions.

- 4. Finance and Performance Outturn 2021-22** (Pages 9 - 22)
This item provides details of the 2021-22 outturn position for both finance and performance across Housing and Community Safety.
- 5. Housing energy efficient retrofit action plan** (Pages 23 - 74)
At the request of the Chair and following the Executive Member Decision Session, 14 July 2022, the Scrutiny Committee will receive an update on the Retrofit programme.
- 6. Discussion Report for Proposed Scrutiny Review** (Pages 75 - 76)
Members are asked to consider a revised scope for the proposed scrutiny review on developing resilient communities.
- 7. Work Plan** (Pages 77 - 78)
To discuss the committee's Work Plan for 2022/23.
- 8. Urgent Business**
Any other business which the Chair considers urgent.

Democratic Services

Contact details:

- Telephone: 01904 551088
- Email: democratic.services@york.gov.uk

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 **(01904) 551550**

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City of York Council

Committee Minutes

Meeting	Housing and Community Safety Policy and Scrutiny Committee
Date	19 April 2022
Present	Councillors Fenton (Chair), Heaton, Hollyer, Vassie, Wells and Fitzpatrick (Substitute)
Apologies	Councillors Baker and Pavlovic

39. Declarations of Interest

At this point in the meeting, Members were asked to declare any disclosable pecuniary interest or other registerable interest they might have had in respect of business on this agenda, if they had not already done so in advance on the Register of Interests. None were declared.

40. Minutes

Resolved: That the minutes of the last meeting held on 18 January 2022 be approved and signed as an accurate record.

41. Public Participation

It was reported that there had been one registration to speak under the Council's Public Participation Scheme.

Flick Williams spoke on agenda item 5 – Safer York Partnership bi-annual report regarding counterterrorism measures in the city. Ms Williams asked for a full risk assessment on terrorism to be conducted in the city, and argued that closing the streets to traffic and erecting barriers in order to prevent terrorism was not cost effective and conflicted with European Court of Human Rights standards for the right to life.

42. Q3 Finance and Performance Monitor

This report provided details of the 2021-22 third quarter monitoring position for both finance and performance across Housing & Community Safety. The paper incorporates data to December 2021, which was reported to Executive on 7 February 2022. The Head of Service Finance was in attendance to present the report and respond to questions.

Officers presented the main points of the report, and members began discussion of the item. Concerns were raised around the number of households with dependent children in temporary accommodation and officers stated that the numbers can fluctuate however there had been a general increase in recent months due to a trend in family breakdowns post-Covid, the reduction in Universal Credit and the cost of living crisis. Officers stated they would provide members with statistics on dependent children in temporary accommodation.

The increase in hate crimes was discussed by officers and members, who noted a steady annual increase in the statistic. Officers stated that hate crime data was monitored daily and the majority were isolated cases without patterns or links to others. Officers were working with Communities Team on a Hate Crime Action Plan which sought to increase public confidence in reporting. It was noted that the majority of incidents revolved around the night time economy, especially in fast food outlets and where alcohol was involved.

It was reported that training was ongoing to help staff to distinguish between hate crimes and incidents, however training with North Yorkshire County Council had been delayed during the Covid-19 pandemic due to the need for it to be held face to face. Officers committed to share the details of the Hate Crime Action Plan with members as soon as they were finalised.

Concerns were raised around the statistic showing that there had been no change in energy efficiency for York's housing over the last year. Officers commented that increasing energy efficiency was a large challenge, however they also suggested that the decision made in 2020/21 to retrofit some council housing in the city was not yet reflected in the figures. It was also noted that work on the retrofit programme had made available £5 million in grant funding from HM Government. Officers referred to the ongoing work of the Zero Carbon Strategy and recognised the need to improve in all areas continually.

Members commented on opportunities in future to work with pension funds in decarbonising housing stock. Officers stated that this was ever more feasible with rising fuel costs and outlined that an improvement of the energy efficiency rating from D to C resulted in a £500 yearly saving for the average house.

On homeless families, officers noted that the council was committed to a joined-up approach across teams and organisations to for example prevent children needing to move schools. It was observed that rent arrears were rising markedly, and that many residents were facing a heat or eat

question. Communications around fuel poverty from the Council included the regular tenant newsletter which provided residents with signposting and information on the issue.

Resolved:

- i. That the financial and performance management position across Housing & Community Safety be noted.

Reason: To ensure expenditure is kept within the approved budget and performance is effectively scrutinised.

43. Safer York Partnership bi-annual report

This report provided the end of year performance report for Safer York Partnership. The report also covered the refreshed priorities within the Safer York Partnership Community Safety Strategy for 2022 and discussed a proposed review of Safer York Partnership alongside the production of a new three year strategy for the period 2023- 2026. The Head of Community Safety was in attendance to present the report and respond to questions.

Officers presented the report which highlighted the current priorities of the Safer York Partnership. It was reported that a City Centre Multi-Agency Roadmap to Recovery Group had been established to monitor and combat crime and anti-social behaviour in central York. The group had since been stood down following the lifting of restrictions. A consultation was underway on the re-imposition of a public space protection order to empower police to seize alcohol in situations of anti-social behaviour. Officers noted that York held Purple Flag status as a safe city but acknowledged that it was important not to be complacent.

The Counter-Terrorism Task Group was discussed, which met quarterly. Key points raised were the new protect duty which was to come in force in 2023, the level of risk in publically accessible location and learning from the Manchester Arena attack of 2017. It was noted that the task group was undertaking risk assessment in York on a constant basis in line with the national threat level. Officers explained that counter-terrorism measures in place in York were installed on the advice of the unit, with a focus on hostile vehicle threat mitigation. It was explained that such measures were needed to prevent York from becoming a logical target since similar defences had been installed in nearby cities.

There were regular meeting on anti-social behaviour with police and other neighbourhood groups and a new problem solving model had been introduced based on the SARA model. Work was also underway with

Superintendent Mark Khan of North Yorkshire Police on a strategy for violence against women and girls.

Members expressed support for ward city centre ward councillors inclusion in Safer York Partnership meetings, but some expressed concern at the potential seizure of addictive substances. Officers clarified that although other cities having physical defences installed were a factor in York's risk of an attack, that was not the reason for installation. Officers cited the attacks on Christmas markets in various cities since 2017 as a particular threat to York, especially due to the city's large footfall. It was emphasised that permanent physical anti-terrorism measures were part of a larger plan and that they were confident they were proportional to the threat posed.

Members enquired about the possibility of installing CCTV in the Shambles Market at the suggestion of a local women's group and officers reported that a successful bid had been made to the North Yorkshire Police, Fire and Crime Commissioner and the next round of funding would be focusing on increasing CCTV.

Resolved:

- i. That the information relating to delivery in 2021/22 of the Community Safety Refresh 2021 be noted.
- ii. That comments of the committee on the proposed additions to the Community Strategy Refresh 2022 be noted.
- iii. That the views of the committee in relation to the potential strategic priorities for the Community Safety Strategy 2023-26 be noted.

Reason: To update members on the performance of the Safer York Partnership and facilitate contribution to development of future strategy.

44. Update on the implementation of a replacement for North Yorkshire HomeChoice

Members were provided with a document which provided context and information on the transition from North Yorkshire Home Choice to Open Housing allocations system, which was expanded upon by officers in the meeting. The Director of Housing, Economy and Regeneration and the Head of Housing Management were attendance to present the report and respond to questions.

Officers summarised the document, explained that City of York Council was part of a wider choice based letting system, North Yorkshire Home Choice, whose partners could be seen on their website. It was reported that

Executive had made the decision to pull out in order to gain the ability to make changes locally. It was anticipated that any changes would most affect those in the bronze band.

Members discussed Spark York, the site of which had been earmarked for social housing, and raised concerns that planned social housing was not always designated 'affordable'.

Officers reported that applicants had been advised and kept informed on the transition through extensive communications. Four letters had been sent to each applicant reminding that they needed to reregister and communications had been constant with partners throughout. Comparisons of applicant lists had shown that most who were registered with North Yorkshire Home Choice had applied to Open Housing.

Officers commented that those on the bronze band were least likely to gain access to housing through City of York Council, however if people have a valid reason for missing the deadline for applying to Open Housing, the application would be backdated.

Members agreed to discuss the issue again in a future meeting and thanked staff for their work.

Resolved:

- i. That the contents of the update be noted.

Reason: To keep the committee informed on the transition.

45. Resettlement Pathway review

Members were provided with a document which provided context and information on the review of resettlement pathway and related services and support, which was expanded upon by officers in the meeting. The Director of Housing, Economy and Regeneration and the Head of Housing Management were attendance to present the report and respond to questions.

Officers discussed the procurement of an adult services contract focusing on the resettlement pathways which support mainly single people who are homeless or at risk of rough sleeping as well as young people as an alternative to care.

A refresh of the Homelessness and Rough Sleeping Strategy was due in 2023, which this work was part of. Meetings on the resettlement pathways has been attended by up to 60 people. Officers had examined data of 323 people in the pathway and arranged hundreds of interviews to be conducted by local charities.

Overall York rough sleeping numbers were very low, but officers were looking to rapidly rehouse those who were homeless and ensure the problem is kept in check.

Officers discussed the emerging themes before asking members for questions, who spoke about young people, such children not in education, employment or training who are likely to fall through the net.

Young people's mental health issues were also discussed, especially around the challenges of a multi-agency approach which often ended in young people not feeling listened to since they had to repeat their story multiple times. Officers stated this was a challenge that they were determined to rise to, and spoke of a strength-based approach which would reduce bureaucracy and create more personal relationships with those who need help in order to break down barriers of sharing and build more confident relationships across organisations. They emphasised that the resettlement pathways and mental health were tightly interlinked.

Resolved:

- i. That the contents of the update be noted.

Reason: To ensure that the committee is updated on the resettlement pathways review.

46. Work Plan

The Chair reported that since there were no more meeting of the committee in the municipal year, the work plan for the 2022/23 year would be discussed at an informal meeting in June.

Resolved:

- i. That the work plan be noted.

Reason: To ensure the committee has a work plan for 2021/22.

Cllr S Fenton, Chair

[The meeting started at 5.34 pm and finished at 7.55 pm].

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Housing and Community Safety Policy and Scrutiny Committee
19 July 2022
Report of the Corporate Director of Place
Finance and Performance Outturn 2021-22
Summary

- 1 This report provides details of the 2021-22 outturn position for both finance and performance across Housing & Community Safety which was reported to Executive on 16 June 2022.

Recommendations

- 2 The Committee is asked to note the financial and performance management position across Housing & Community Safety.
- 3 Reason: to ensure expenditure is kept within the approved budget and performance is effectively scrutinised.

Financial Outturn 2021-22

- 4 The table below provides a more detailed breakdown of the outturn for services within Housing and Community Safety.

Service Area	Expend Budget £'000's	Income Budget £'000	Net Budget £'000	Outturn Variance £'000's
Building Maintenance	14,327	-14,847	-520	0
Housing Options and Homelessness	5,051	-3,508	1,543	+22
Private Sector Housing	1,153	-957	196	-53
Community Safety	792	-81	711	-2
Housing and Com. Safety (Gen Fund)	21,323	19,393	1,930	-33

- 5 The Housing and Community Safety service outturn position at the end of 2021/22 is an underspend of £33k on general fund.
- 6 Housing Options and Homelessness includes the front line services provided to those in need of housing support, the provision of hostels at Peasholme and Howe Hill as well as homelessness initiatives and Traveller sites. A small variance of £22k overspend was seen in this area, with the majority of this pressure, £17k, relating to repairs at the Traveller Sites.
- 7 The Private Sector Housing area overachieved on income relating to the recovery of legal costs and admin charges, resulting in an underspend of £53k in this area.

Housing Revenue Account

- 8 The Housing Revenue Account position is an underspend at year end, a breakdown of which is below.

Activity area	2021/22 Net Budget	Outturn 2021/22	Variance
	£'000	£'000	£'000
Repairs & Maintenance	7,990	7,908	-82
General Management	7,140	6,808	-332
Special Services	2,668	2,758	+90
Other Expenditure	17,926	15,520	-2,406
Dwelling rents	-31,731	-31,540	+191
Non Dwelling Rents	-429	-443	-14
Charges for Services	-1,329	-1,255	+74
Other Income	-636	-493	+143
Total	1,599	-737	-2,336
Slippage of Revenue Contribution to Capital	0	2,138	+2,138
Revised Outturn Position	1,599	1,401	-198

- 9 The HRA position at year end is an underspend of £2,336k, of which £2,138k relates to capital financing that has slipped into 2022/23. The adjusted year end position is therefore a deficit of £1,401k which is an underspend of £198k compared to budget.
- 10 There was an overspend on general repairs and maintenance totalling £343k as a result of a combination of additional job volumes and increased material costs. However there was an underspend of £425k on the electrical testing programme due to a later than forecast start of the

newly procured electrical testing programme contract. This has resulted in an overall underspend of £82k across the revenue budget. To assist with the continuing efforts to deal with the increasing cost of repairs it is recommended that this underspend is carried forward to support the repairs budget in 2022/23.

- 11 There was an underspend of £350k within General Management primarily due to the service having a number of vacancies across the year (-£166k) as well as court admin costs (-£74k).
- 12 The HRA financial assistance scheme was created in 2020/21 to provide financial support and assistance to HRA tenants with their rent arrears, a new partner advice services has been created to provide a more streamlined service across all aspects of debt advice. There was an underspend of £44k in 2021/22 on this scheme and it is recommended that this be carried forward in to 2022/23 for the rent arrears element of this service to continue.
- 13 There was a shortfall in dwelling rents of £192k due to the number of void properties and the time taken to complete the required works to bring these empty homes to a lettable standard. A pilot commenced in October 2021 to improve the turnaround of void properties, which is continuing in to the new financial year.
- 14 The revenue contribution to capital has underspent by £2.1m due to the slippage of capital expenditure. These funds will be carried forward to 2022/23 to fund the slippage
- 15 The working balance position at 31 March 2021 was £28.83m. The projected outturn position outlined in paragraph 46 means the working balance increased to £29.57m at 31 March 2022. This compares to the balance forecast within the latest business plan of £27.2m.
- 16 There are a number of ongoing implications of the outturn position into 2022/23. It is necessary to reprofile the revenue contributions funding the capital programme slippage of £2,138k into 2022/23. This leaves a balance of £199k from which £82k has been requested to fund the increasing repair costs and £44k from the financial assistance scheme has been requested to carry forward in to 2022/23, leaving a balance of £72k to contribute to the ongoing HRA working balance.

Performance – Service Delivery

- 17 In spite of the many challenges that the organisation and City has faced over the last two years, performance across the wider organisation, not just the Council plan indicators, has continued to remain high and

continues to compare favourably when benchmarked against other areas with similar characteristics to York. Whilst Covid and the actions taken to tackle the global pandemic have in places affected performance in the short-term, the general pattern for data and information monitored by the Council is that levels of resident and customer satisfaction, timeliness and responsiveness, as well as various directorate and service based indicators, have remained positive.

- 18 It is likely that due to impacts of COVID, a number of the Council Plan indicators will continue to see a change both in terms of their numbers and their direction of travel in future reporting periods. The majority of the performance measures within the Council Plan have a lag between the data being available, and the current reporting period and therefore impacts will not be immediately seen, and may occur over several years as new data becomes available.
- 19 Over recent months, the cost of living has continued to rise, due in part to the following:
 - The Office for Budget Responsibility (OBR) forecast inflation to be above 7% until at least Q1 2023-24, which is much higher than originally forecast in October 2021. In response to higher inflation, interest rates have been raised from a low of 0.1% to 0.75% in March 2022.
 - In the year to March 2022, domestic gas prices increased by 28% and domestic electricity prices by 19%, due in part to a return of global gas demand as pandemic restrictions are lifted and lower than normal production of natural gas.
 - Food price inflation is expected to rise further reflecting the pass through of cost increases over recent months.
 - Benefits increased by 3.1% in April 2022, which is less than the current (and expected) level of inflation.
- 20 This crisis will have an impact on residents, particularly those from lower income families, and businesses in the city. A number of performance indicators across all eight council plan themes will be affected in the short term, with both financial and reputational impacts. These indicators will be monitored and reported on through performance management framework processes over the coming months.
- 21 The Executive for the Council Plan (2019-23) agreed a core set of strategic indicators to help monitor the council priorities and these provide the structure for performance updates in this report. The indicators have been grouped around the eight outcome areas included in the Council Plan. Some indicators are not measured on a quarterly basis and the DoT

(Direction of Travel) is calculated on the latest three results whether they are annual or quarterly.

- 22 Relevant performance items around the Council plan topics “Creating homes and World-class infrastructure” and “Safe communities and culture for all” are reported below, as historically other topics in the Council plan are reported to the other various scrutiny setups.

Creating homes and World-class infrastructure						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Net Additional Homes Provided - (YTD)	622 (2020/21)	160 (at Q2 2021/22)	➡	Bi-annual	Not available	2021/22 data available in June 2022
Net Housing Consents - (YTD)	1,133 (2020/21)	108 (at Q2 2021/22)	⬇️ Bad	Bi-annual	Not available	2021/22 data available in June 2022
Number of homeless households with dependent children in temporary accommodation - (Snapshot)	31 (Q2 2021/22)	27 (Q3 2021/22)	⬆️ Bad	Quarterly	Not available	Q4 2021/22 data available in August 2022
Average number of days to re-let empty properties (excluding temporary accommodation) - (YTD)	66.86 (2020/21)	74.41 (2021/22)	⬆️ Bad	Monthly	Not available	Q1 2022/23 data available in July 2022
Energy efficiency - Average SAP rating for all Council Homes	70.60 (2019/20)	70.60 (2020/21)	➡	Annual	Not available	2021/22 data available in November 2022
Number of new affordable homes delivered in York	130 (2020/21)	224 (2021/22)	⬆️ Good	Quarterly	Not available	Q1 2022/23 data available in July 2022
Average broadband download speed (Mb/s)	56.1 (2019/20)	147.1 (2020/21)	➡	Annual	National Data 2020/21 68.92	2021/22 data available in June 2022
Superfast broadband availability	94.13% (2020/21)	95.53% (2021/22)	➡	Annual	National Data 2021/22 95.86%	2022/23 data available in September 2022

The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly.
All historic data is available via the Open Data Platform

New Additional Homes Provided

- 23 Between April 2021 and September 2021 there were 160 net additional homes completed. This represents a lower level of completions than anticipated which can largely be attributed to the impact of the Covid-19 pandemic on working practices, labour force capacity and building material supply, with this indicator predicted to increase in line with projections set out in Local Plan. Of these additional homes:

- 99% were completed on housing sites;
- A total of 122 new build homes were completed whilst 1 home was demolished
- Changes of use to existing buildings for residential use and conversions to existing residential properties accounted for 24% of all homes completed
- Individual sites that saw the construction of five or less dwellings contributed an additional 35 homes (22%)
- Development sites including Germany Beck and the Former Lowfield School site all provided notable completions over the year.

24 Data for the full year 2021-22 will be available in June 2022 and will be published on the Council website and in Q1 F+P as per previous years.

Net Housing Consents

25 Between April 2021 and September 2021, there were 108 net housing consents. Of these consents, the main features were;

- 78.7% were granted on traditional housing sites;
- 21 senior living homes (19.4%) were approved at Beverley House in Clifton
- Sites granted approval for traditional housing included Duncombe Barracks, the Crescent and Heworth.

26 Compared to previous updates this represents a significant drop in the level of housing consents. However, a further 266 homes had the benefit of approval by Councillors through a resolution to grant planning permission subject to the completion of legal agreements and are likely to add to overall consent levels before the end of the full 12 month monitoring period. The sites and capacities included in this figure are:

- Plumbase – Waterloo House, Fawcett Street (83)
- Barnitts – 28A Colliergate (12)
- Cherry Tree House – 218 Fifth Avenue (48)
- Burnholme Community Hub – Mossdale Avenue (83)

27 Further, the former York City Football Club site in Bootham Crescent was approved for 93 new homes in August 2020 and is due to have a legal agreement signed off. It is anticipated that these will add to the end of year consents total.

28 Data for the full year 2021-22 will be available in June 2022.

Number of homeless households with dependent children in temporary accommodation

29 The latest available data shows that there are 27 homeless households with dependent children in temporary accommodation at the end of Q3 2021-22. This figure remains higher than normal, although it is a slight reduction from Q2, but it should be noted that these figures are snapshot figures and therefore may fluctuate between the snapshot dates.

30 Data for 2021-22 around the number of people sleeping rough on a single night was released in February 2022. In response to areas of improvement identified in a compliance review, small values (between 1 and 4) are now suppressed. The latest data for York is 1-4 which is less than the pre-pandemic figure of 7.

Average number of days to re-let empty Council properties (excluding temporary accommodation)

31 The average number of days to re-let empty Council properties (excluding temporary accommodation) was 74 days at the end of 2021-22. This is an increase from 67 days at the end of 2020-21.

32 The effects of the pandemic and Brexit continue to impact performance on re-letting council properties. Whilst dealing with pent up demand following national lockdowns, additional covid related challenges have slowed progress including new safety checks and staffing availability through both staff illness/isolation and vacancy controls. Lack of availability and increased costs of materials and 3rd party labour as a result of Brexit have further impeded the service. Brexit has also affected recruitment in some areas. An 'Impacts of Brexit and Covid' report which outlines the key issues and action plan to address them was submitted to the Housing & Community Safety Policy & Scrutiny Committee in October:
<http://modgov.york.gov.uk/ieListDocuments.aspx?CId=963&MId=13035>

Energy efficiency – Average SAP rating for all Council Homes

33 No update since the Q3 2021-22 Monitor as annual data.

Number of new affordable homes delivered in York

34 The number of new affordable homes delivered in York remains high, with 224 delivered during 2021-22. This is a large increase on the 130 delivered during 2020-21.

35 Over the 10 year period from February 2012 to February 2022, the average house price in York rose by 64% (compared to 55% regionally and 70% nationally). The ratio of house prices to mean annual salary sheds some light on the relative affordability of owner occupied housing. In 2021, the ratio of house prices to the average annual salary in York rose by 19% to 8.27:1 from 2020 (compared to an increase of 10% to 5.87:1 regionally and an increase of 12% to 7.54:1 nationally).

Superfast broadband availability/Average broadband download speed (Mbs)

36 In 2021-22, 95.53% of properties in York had access to superfast broadband, which compares to 94.13% in 2020-21. This increase can be attributed to the Council's continued work with service providers to improve infrastructure.

37 The average broadband download speed in York in 2020-21 was 147.1Mb/s, which compares to 56.1 Mb/s in 2019-20. The national benchmark download speed is 68.92 Mb/s in 2020-21. This data is provided by an Ofcom panel of consumers so should be treated as an indication rather than actual figures. Data for 2021-22 will be available in June 2022.

Safe Communities and culture for all						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
% of Talkabout panel satisfied with their local area as a place to live	84.90% (2020/21)	84.38% (2021/22)	→	Bi-annual	Community Life Survey 2020/21 79%	Q1 2022/23 data available in July 2022
All Crime per 1000 population	52.4 (2020/21)	67.4 (2021/22)	→	Monthly	National Data 2021/22 86.3	Q1 2022/23 data available in July 2022
Number of Incidents of ASB within the city centre ARZ	1,410 (2020/21)	1,276 (2021/22)	↓ Good	Monthly	Not available	Q1 2022/23 data available in July 2022
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

% of Talkabout panel satisfied with their local area as a place to live

- 38 Talkabout panel surveys are run twice a year in Q1 and Q3 and therefore there is no update in this monitor. Previous data is shown within the table.

All Crime per 1000 population

- 39 Overall crime levels in York for 2021-22 show that levels have risen slightly since 2020-21 and are back to pre-pandemic levels (67.4 in 2021-22 and 66 in 2019-20).

Number of Incidents of ASB within the city centre (Alcohol Restriction Zone)

- 40 There were 1,276 incidents of anti-social behaviour during 2021-22, compared to 1,410 in 2020-21, and continues the year-on-year reduction seen since 2018-19.

Annexes

- 41 All performance data (and approximately 1,000 further datasets) within this document is made available in machine-readable format through the Council's open data platform at www.yorkopendata.org under the "performance scorecards" section.

Consultation

- 42 Not applicable.

Options

- 43 Not applicable.

Council Plan

- 44 The information and issues included in this report demonstrate progress on achieving the priorities set out in the Council Plan.

Implications

45 The implications are:

- **Financial** are contained throughout the main body of the report.
- **Human Resources (HR)** There are no HR implications related to the recommendations
- **One Planet Council / Equalities** Whilst there are no specific implications within this report, services undertaken by the council make due consideration of these implications as a matter of course.
- **Legal** There are no legal implications related to the recommendations
- **Crime and Disorder** There are no crime and disorder implications related to the recommendations
- **Information Technology (IT)** There are no IT implications related to the recommendations
- **Property** There are no property implications related to the recommendations
- **Other** There are no other implications related to the recommendations

Risk Management

46 An assessment of risks is completed as part of the annual budget setting exercise. These risks are managed effectively through regular reporting and corrective action being taken where necessary and appropriate.

Contact Details

Authors:	Chief Officer Responsible for the report:		
Patrick Looker Head of Service Finance	Neil Ferris Corporate Director of Place		
Ian Cunningham Head of Business Intelligence	Report Approved	✓	Date 08/07/22
Wards Affected: All			✓
For further information please contact the authors of the report			

Annexes

Annex 1 – Housing and Community Safety 2021/22

Glossary of Abbreviations used in the report:

ASB	Anti Social Behaviour
HRA	Housing Revenue Account
OBR	Office for Budget Responsibility
SAP	Standard Assessment Procedure



Housing and Community Safety 2021/2022

No of Indicators = 31 | Direction of Travel (DoT) shows the trend of how an indicator is performing against its Polarity over time.
Produced by the Business Intelligence Hub June 2022

			Previous Years			2021/2022							
		Collection Frequency	2019/2020	2020/2021	2021/2022	Q1	Q2	Q3	Q4	Target	Polarity	DOT	
00. Council Plan Indicators	HOU246	Average number of days to re-let empty properties (excluding temporary accommodation) - (YTD)	Monthly	37.46	66.86	74.55	58.97	70.37	71.96	74.55	-	Up is Bad	▲ Red
	HM03	Net Additional Homes Provided - (YTD)	Quarterly	560	622	-	NC	160	-	-	-	Up is Good	◀▶ Neutral
	HM07	Net Housing Consents - (YTD)	Quarterly	3,466	1,133	-	NC	108	-	-	-	Up is Good	▼ Red
	CAN061	Number of new affordable homes delivered in York	Quarterly	123	130	224	18	42	69	95	-	Up is Good	▲ Green
	BW12	Energy efficiency: Average SAP rating for all Council Homes	Annual	70.6	70.6	-	-	-	-	-	-	Up is Good	◀▶ Neutral
	HOU102	Number of homeless households with dependent children in temporary accommodation - (Snapshot)	Quarterly	23	10	-	15	31	27	-	-	Up is Bad	▲ Red
	CSP28	Number of Incidents of ASB within the city centre ARZ	Monthly	1,689	1,410	1,276	390	340	314	232	-	Up is Bad	▼ Green
	CSP01	All Crime	Monthly	13,756	11,026	14,235	3,427	3,672	3,730	3,406	-	Up is Bad	◀▶ Neutr
5. Human Resources	STF100	Benchmark - Public Sector (LGA Worker Survey Excluding Teachers)	Annual	8.4	7.1	-	-	-	-	-	-		
		Benchmark - Public Sector (Y&H) (LGA Worker Survey Excluding Teachers)	Annual	10	8	-	-	-	-	-	-	Neutral	◀▶ Neutral
Building Works	BW06	% of dwellings failing to meet the decent homes standard	Annual	11.00%	-	-	-	-	-	-	-	Up is Bad	▲ Red
	BW06a	No of council homes in York failing to meet the decency standard	Annual	832	665	-	-	-	-	-	-	Up is Bad	◀▶ Neutral
	BW09	% of all repairs completed on time - (YTD)	Monthly	86.70%	82.32%	-	76.40%	74.88%	77.27%	-	-	Up is Good	▼ Red
	BW11	% of Repairs completed on first visit	Monthly	82.36%	76.30%	-	81.90%	80.00%	81.20%	-	-	Up is Good	◀▶ Neutral
Crime	CSP01	All Crime	Monthly	13,756	11,026	14,235	3,427	3,672	3,730	3,406	-	Up is Bad	◀▶ Neutral
	CSP12	Criminal damage (excl. 59)	Monthly	1,407	1,248	1,537	382	371	410	374	-	Up is Bad	◀▶ Neutral
		IQUANTA Family Grouping (1 is good) (Rank out of 15)	Monthly	7	11	8	11	4	9	8	-		

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		Collection Frequency	2019/2020	2020/2021	2021/2022	Q1	Q2	Q3	Q4	Target	Polarity	DOT	
Crime	CSP15	Overall Violence (Violence Against Person Def.)	Monthly	4,587	4,249	5,675	1,332	1,451	1,487	1,405	-	Up is Bad	◀▶ Neutral
		IQUANTA Family Grouping (1 is good) (Rank out of 15)	Monthly	3	4	10	7	5	10	10	-		
Crime - Anti Social Behaviour	CSP13	NYP Recorded ASB Calls for Service	Monthly	6,415	9,298	6,394	2,075	1,704	1,423	1,192	-	Up is Bad	◀▶ Neutral
	CSP28	Number of Incidents of ASB within the city centre ARZ	Monthly	1,689	1,410	1,276	390	340	314	232	-	Up is Bad	▼ Green
Crime - Hate Crime	CSP23	Hate Crimes as Recorded by NYP	Monthly	138	151	233	61	63	45	64	-	Up is Bad	▲ Red
		IQUANTA Family Grouping (1 is good) (Rank out of 15)	Monthly	12	7	15	14	14	8	15	-		
Homelessness	HOU251	Homelessness main duty (decision) - Total - (YTD) (new definition from 2018/19)	Quarterly	136	114	-	28	57	85	-	-	Neutral	◀▶ Neutral
	HOM112	Homelessness assessment (initial decision) - Threatened with homelessness - prevention duty owed - (YTD)	Quarterly	645	564	-	140	304	415	-	-	Neutral	◀▶ Neutral
	HOM114	Homelessness assessment (initial decision) - Already homelessness - relief duty owed - (YTD)	Quarterly	234	236	-	62	123	181	-	-	Neutral	◀▶ Neutral
	HOU101	Number of homeless households in temporary accommodation - (Snapshot)	Quarterly	56	23	-	46	60	47	-	-	Up is Bad	▲ Red
	HOU102	Number of homeless households with dependent children in temporary accommodation - (Snapshot)	Quarterly	23	10	-	15	31	27	-	-	Up is Bad	▲ Red
		Number of children in temporary accommodation - (Snapshot)	Quarterly	43	15	-	24	53	51	-	-	Up is Bad	▲ Red
	HOU105	Homelessness main duty (decision) - Homeless and in priority need - Unintentional - (YTD) (new definition from 2018/19)	Quarterly	96	75	-	20	44	68	-	-	Up is Bad	◀▶ Neutral
HOU214	Number of people sleeping rough on a single night - (Snapshot)	Annual	7	3	1-4	-	-	1-4	-	-	Up is Bad	▼ Green	

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		Collection Frequency	2019/2020	2020/2021	2021/2022	Q1	Q2	Q3	Q4	Target	Polarity	DOT	
Housing	CAN061	Number of new affordable homes delivered in York	Quarterly	123	130	224	18	42	69	95	-	Up is Good ▲ Green	
	CAN200	Number of council homes let by direct exchange - (YTD)	Monthly	75	69	87	31	46	64	87	-	Up is Good ◀▶ Neutral	
	HM03	Net Additional Homes Provided - (YTD)	Quarterly	560	622	-	NC	160	-	-	-	Up is Good ◀▶ Neutral	
	HOU107	Number of active applicants who are registered with CYC (Waiting List) - (Snapshot)	Monthly	1,597	1,948	1,049	1,735	1,773	1,630	1,049	-	Up is Bad ◀▶ Neutral	
Housing Debt and Arrears	HOU108	Current council tenant arrears as % of annual rent due - (Snapshot)	Quarterly	2.93%	4.10%	4.04%	3.53%	3.75%	4.27%	4.04%	-	Up is Bad ◀▶ Neutral	
		Housemark Quartile	Annual	3	-	-	-	-	-	-	-		
	HOU224	Rent Collection Rate (%) - (Snapshot)	Monthly	97.10%	97.10%	96.00%	93.20%	95.70%	95.00%	96.00%	-	Up is Good ◀▶ Neutral	
Projects - Large	CORP10 L	Large Project - Older Person's Accommodation	Quarterly	Green	Green	Complete	Green	Green	Complete	-	-	Neutral ◀▶ Neutral	
		Large Project - Housing Delivery Programme	Quarterly	Amber	Amber	Amber	Amber	Amber	Amber	Amber	-	-	Neutral ◀▶ Neutral
		Large Project - Housing ICT Programme	Quarterly	Amber	Red	Green	Green	Amber	Green	Green	-	-	Neutral ◀▶ Neutral
		Large Project - Mental Health and Housing Support	Quarterly	-	Green	Amber	Green	Green	Amber	Amber	-	-	Neutral ◀▶ Neutral
		Large Project - Council Housing Energy Retrofit Programme	Quarterly	-	-	Amber	-	Amber	Amber	Amber	-	-	Neutral ◀▶ Neutral
Resident and Corporate Surveys	TAP01	% of Talkabout panel satisfied with their local area as a place to live	Quarterly	84.47%	84.90%	84.38%	84.00%	NC	84.38%	NC	-	Up is Good ◀▶ Neutral	
		% of Talkabout panel dissatisfied with their local area as a place to live	Quarterly	10.12%	7.67%	9.74%	10.00%	NC	9.74%	NC	-	Up is Bad ◀▶ Neutral	
	TAP02	% of panel satisfied with the way the council runs things	Quarterly	51.00%	50.50%	50.58%	53.00%	NC	50.58%	NC	-	Up is Good ◀▶ Neutral	
		% of panel dissatisfied with the way the council runs things	Quarterly	19.65%	22.52%	27.80%	24.00%	NC	27.80%	NC	-	Up is Bad ▲ Red	

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Tenant Satisfaction Survey	TSS01	% of tenants satisfied with the way their landlord deals with repairs and maintenance generally	79.20%	75.20%	68.00%	-	-	68.00%	-	-	Up is Good	▼ Red
		% of tenants dissatisfied with the way their landlord deals with repairs and maintenance generally	13.20%	15.20%	22.04%	-	-	22.04%	-	-	Up is Bad	▲ Red



Housing and Community Safety Policy and Scrutiny Committee

**Decision Session – Executive Member for
Housing and Safer Neighbourhoods**

14 July 2022

Report of the Director of Housing, Economy and Regeneration

Retrofit programme – Housing Revenue Account (HRA) strategy update

Summary

1. A Retrofit Action Plan is currently in preparation, setting out plans for decarbonising homes in York and tackling fuel poverty across all tenures. This Retrofit Action Plan will be considered by Executive in the autumn and will build on the overarching approach set out in the Climate Change Strategy. An update is provided in this paper of progress on the Plan and associated workstreams.

Recommendations

2. The Executive Member is asked to:
 - i) Note the progress to date 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) Note the ongoing preparation for a Social Housing Decarbonisation Wave 2 bid 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 HRA stock.

- iii) Note the intention to submit a bid through the anticipated Social Housing Decarbonisation Fund “digitalisation” programme for building performance monitoring and data analytics technology. 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) Note the intention to continue work towards HRA stock decarbonisation within the Retrofit Action Plan including commissioning of an evidence base to support this.

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

Background

- 3. Household energy bills have increased substantially in the last year, with a typical bill likely to have increased by 75% or more. Further rises are expected when the Ofgem price cap is raised again in October 2022. This is likely to significantly increase the number of households experiencing fuel poverty. The council has an ambition for the city to be carbon neutral by 2030. These two challenges bring into sharp focus the need to undertake retrofit improvements to the council’s housing stock.
- 4. A Retrofit Action Plan is currently in preparation, setting out plans for decarbonising homes in York and tackling fuel poverty across all tenures. This Retrofit Action Plan will be considered by Executive in the autumn and will build on the Climate Change Strategy.
- 5. An update on the Retrofit Action Plan was provided at the 17 March 2022 Executive Member Decision Session. This report focuses on council homes and outlines progress since the last update including a timetable for future work to deliver the Retrofit Action Plan.

Progress of delivering Retrofit works

6. The council has been highly successful in attracting £5.6m grant funding to help accelerate retrofit works across the city and in neighbouring Local Authorities. In respect of works to council homes, Social Housing Decarbonisation Fund Wave 1 (SHDF W1) and Local Authority Delivery 2 (LAD2) has been secured. It is anticipated that by 12 July, 44 council homes will have been improved through the installation of solar PV panels utilising LAD2 funding. Top up loft insulation to 300mm was also provided for all properties where this was beneficial. These works will reduce residents fuel bills, improve the thermal performance of the home, and reduce carbon emissions. These works will take these homes from an Energy Performance Certificate (EPC) D rating, to a C rating or higher.
7. SHDF funding is proposed to be utilised to deliver fabric improvements to 28 council homes at Danebury Court and Harington Avenue. A contractor has now been procured to undertake these works which are due to take place this financial year. These works will comply with the high standards outlined in PAS2035 which requires detailed design work to ensure the measures are effective with consideration of the long term condition of the building fabric. These works will improve the thermal performance of the homes, reduce heating demand, save residents money on fuel costs and improve the comfort of the homes. Again these works will increase the EPC rating of all homes.

Additional Opportunities to address growing fuel poverty challenges

8. We have successfully recruited a summer intern to provide additional resource capacity to the team and to help us explore opportunities which exist for rolling out less invasive and less complex solutions which can be delivered in the short term, directly responding to the additional fuel cost rises anticipated this autumn. Stock modelling information, funded through LAD grant funding, has now been received and provides detailed analysis of our housing stock, including identifying opportunities for improvements. Utilising this information, we can more easily identify opportunities for carbon reduction and saving residents money on their energy bills. These measures could involve bespoke household energy use advice, rapid fabric upgrades such as draught proofing, or other items including energy efficient LED lightbulbs, or thermal curtains/carpet underlays. A business case for investment will be brought forward following this analysis and considering best practice from elsewhere. It is anticipated that funding for this work would be drawn down from the existing £2m council retrofit budget. There is further work to do in

interrogating our data to build on the initial modelled analysis and further improve the understanding of our housing stock, particularly in respect of more complex building types with a non-traditional construction impacting thermal performance.

Financial opportunities to support potential additional HRA investment:

9. The cost of retrofit works to deliver improvements across our council housing stock would be significant. At present it does not look like central government funding will be available to support the scale of the challenge, at the speed required, to meet our carbon neutral aspirations and to support our residents through the provision of warmer and more efficient homes. One opportunity which exists to support capital investment is the use of a “shared benefits charge” or service charge in future HRA retrofit investment programmes. This approach can pay back initial capital costs over time, opening up opportunities for a larger upfront additional investment. This is a new financial model which a number of local authorities are currently moving towards.
10. It is intended to work up a business case to underpin consideration of a charge of up to a fixed maximum proportion of the annual value of tenants’ energy bill savings, based on a lower estimate of those savings following retrofit measures. This could facilitate a significant scale up of HRA retrofit works, and support access to further financial options such as the UK Infrastructure Bank and institutional investment, in addition to offering potential for delivering improvements across other tenures. Without this kind of model the potential to scale up HRA investment is limited due to the lack of revenue generation to service interest on a loan.
11. It is essential that delivery of this approach maintains high levels of tenant satisfaction and comfort. Initially this can be facilitated by allowing a margin for impact estimation error and using a lower estimate of benefit. To improve accuracy and better target measures over time, it is also proposed to pilot new building performance monitoring and data analytics technology, discussed below.

Home building performance monitoring technology

12. Monitoring the performance of homes through technology can provide valuable input into understanding data around temperature, humidity and ventilation. This knowledge can help to identify both opportunities for

more efficient user choices as well as fabric home improvement opportunities. This technology is becoming increasingly affordable and it is anticipated that with an investment of £15,000, sensors could be installed in at least 30 homes to record time-series data. When combined with energy bill details this would give a high-quality evidence base for understanding the benefit of different improvement works options for prioritisation and financial optimisation.

13. This approach is embedded in the Welsh Government’s “Optimise Retrofit” programme¹, a potential good practice example. Wherever possible the sensors would be installed to monitor a suitable period pre and post-works, if it is not possible to monitor pre-works then comparator properties outside of the intervention programme will be selected instead. It is proposed to include a bid for this investment through the 2023-25 SHDF Wave 2 Digitisation stream.
14. These technologies could also play an important role in leveraging financial opportunities across all tenures, by better estimating the benefit of optimised retrofit measures to enable a return on investments. The investments could be made by the householder themselves, or through a third party delivering at scale.

Social Housing Decarbonisation Fund Wave 2 bid preparation

15. A new bid round of the SHDF (Wave 2: SHDF W2) is expected to be announced by the Business, Energy and Industrial Strategy Department (BEIS) late August 2022, open to submissions until October 2022.
16. BEIS have expressed the intent to increase the pace of decarbonisation in this sector and accordingly have given additional forward guidance on the likely details of SHDF W2, although this remains open to change until the prospectus is formally released.
17. The delivery window has been extended for 2 years, from April 2023 to March 2025. Bids must include a minimum of 100 properties, either from an individual provider or over a consortia bid. CYC is looking to support partners in the sector with a consortia arrangement, taking into account factors such as location of stock and planned works programmes.
18. Properties will be expected to be at EPC D or below, with potentially only 10% infill at EPC C eligible for inclusion. Alongside a continued focus on

¹ <https://gov.wales/optimised-retrofit-programme>

“fabric first” improvements, there is a welcome recognition of the need to upgrade non-gas heating systems which can be high cost, with separate funding available for this in addition to fabric measures.

19. Successful providers will be required to fund a minimum of 50% of project costs. BEIS has set out likely funding limits of £5,000 per cavity wall property and £10,000 per solid wall property, for EPC D homes. This gives a typical project cost of £10,000/£20,000 per property, including the council’s contribution. Further guidance is anticipated on more complex non-traditional build types which do not fall solely in either category, which would include some likely CYC properties.
20. For low carbon heating upgrades in eligible non-gas heated properties, the funding cap is expected to be £6,500 per property, with the same requirement for providers funding at least 50% of the total costs of £13,000 per property.
21. Using the recently received Parity Projects Portfolio software alongside our EPC records puts us in a better position than previously to identify appropriate measures for inclusion in a bid. We have greater understanding of property types and areas with higher numbers of EPC D rated homes, which can provide the basis for an SHDF Wave 2 bid. A business case will be brought forward for the bid to an Executive Member Decision Session, including identification of neighbourhoods where these properties are located. The type breakdowns are summarised in the table below:

Typology	Estimated D and below	Further details
Bungalows	219 (47%)	Largely insulated cavity wall homes
System build	327 (74%)	Priority is Dennis Wild type (primarily around Tang Hall)
Solid wall houses	42 (44%)	Most are “Pepper potted” throughout a number of neighbourhoods
Storage heaters	90 (54%)	Eligible for additional heating upgrade funding stream
Total of identified priority intervention types	678	
All 7,424 properties in	1,642 (22%)	Other priority types will be

HRA stock		identified for future programmes
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22. By improving EPC D rated properties, we can make a tangible impact on the thermal comfort of a home, fuel bills and carbon emissions. A formal bid options appraisal including financial implications will be set out for member decision later this summer. There remains capacity within the £2m HRA retrofit investment programme which could be utilised to match fund a grant application, with £0.57m of CYC budget being committed for the LAD2 & SHDF Wave 1 scheme, leaving £1.43m for the SHDF Wave 2 and future schemes.
23. The development of a Retrofit Action Plan across all tenures is complex and is taking place at a time of great change, in terms of funding opportunities, costs, and the availability of contractors with the right skills to undertake works. However, it is important that an action plan is considered by Executive to create a well-defined strategic approach to activities over the coming years. It is highly likely that the action plan will need to remain a live document, to respond to changes in technology, costs, and funding opportunities. The summary timetable below sets out activities taken place so far this year and forthcoming activity planning to deliver the retrofit action plan.

Time period	Action/notes
January-February 2022: complete	Stakeholder consultation carried on action plan direction The consultees were local community stakeholders and larger stock-holding Registered Providers
April 2022: complete	Parity Projects Portfolio commissioned and received
March-May 2022: complete	Action plan options reviewed incorporating consultation responses, energy bill increases and modelling results
June 2022	BRE modelling work for all tenures commenced
May-August 2022	SHDF W2 bid plans under preparation
July EMDS 2022	Update on HRA elements of retrofit action plan development
July-August 2022	Initial BRE datasets received
Summer 2022	Final consultation with stakeholders, tenants and residents and preparation of action plan

Time period	Action/notes
August-September 2022	Final BRE datasets received
Late August 2022	SHDF W2 bid round announcement expected
Summer 2022	CYC draft Strategy suite (including climate change) final documents in consultation
July or September 2022	Pre-decision Scrutiny of Retrofit Action Plan
October 2022	SHDF W2 submission deadline expected
Autumn 2022	Retrofit Action Plan taken forward for Executive approval – setting direction for coming years including financial implications of delivery options Delegated authority will also be sought for finance and procurement for the SHDF W2 programme if bid is successful.

Consultation

24. The York Building Retrofit Roundtable event of July 2021 held with local stakeholders provided a foundation for strategic retrofit planning in the City. A smaller group including community organisations followed for consultation on the direction of this work.
25. A draft of the Retrofit Action Plan (then the Housing Energy Efficiency Strategy) was presented to the Housing and Community Safety Policy and Scrutiny Committee in October 2021, with insights from that committee subsequently incorporated into the Plan.
26. An informal consultation was carried out via e-mail with local community stakeholders and Registered Providers with stock in York, during January-February 2022, which provided valuable direction for aspects of the Plan.
27. Further discussion took place in the April 2022 Registered Provider (RP) forum, with representation from holders of the overwhelming majority of RP stock within the City. In particular an overview of RP plans both short- and long-term was provided which informed the development of the Retrofit Action Plan.
28. In accordance with the timetable set out above, consultation will be carried out in the coming months on the latest version of the Retrofit

Action Plan. This will incorporate engagement with council tenants and residents of other tenures, and consultation with key community stakeholders and Registered Providers.

29. Over August-September it is intended to make the Retrofit Action Plan document available on the council's website for residents to review and provide feedback as part of the consultation process.

Council Plan

30. Retrofit delivery and an action plan aligns with a number of key objectives within the Council Plan:

Well-paid jobs and an inclusive economy – retrofit of existing homes requires a skilled workforce and is labour intensive by the nature of the work involved. People working in the construction industry are typically paid above the national average. Utilising central government grant funding alongside HRA capital to deliver works creates opportunities for work with the supply chain to create opportunities for further training and skills development locally.

A greener and cleaner city – our housing stock is a major source of carbon emissions. Retrofit improves the thermal performance of existing dwellings, reduces heating demand and thus reduces the amount of gas/electricity required to heat a dwelling.

Good health and wellbeing – Exposure of residents to excess cold exacerbates a range of health conditions and contributes to increased hospital admissions during the winter months. The elderly are particularly at risk from excess cold. Retrofitting homes will make tangible improvements to the energy performance of dwellings thereby reducing incidents of excess cold and associated ill health.

31. **Implications** – Responses from colleagues for relevant aspects will be included below.
- **Financial** – The HRA has an agreed budget of £2m for energy efficiency measures across the council dwelling stock. This funding is being maximised with match funding from several Government initiatives, with £0.57m of CYC budget being committed for the LAD2 & SHDF Wave 1 scheme, leaving £1.43m for the SHDF Wave 2 and future schemes.

- **Human Resources (HR)** – There are no HR implications to this report.
- **Equalities** – The Council is mindful of the Public Sector Equality Duty under Section 149 of the Equality Act 2010 (to have due regard to the need to eliminate discrimination, harassment, victimisation and any other prohibited conduct; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations between persons who share a relevant protected characteristic and persons who do not share it in the exercise of a public authority's functions). An equalities impact assessment was completed when this programme was launched and approved by Executive in December 2020. There is no adverse impact expected in terms of equalities.
- **Legal** – Legal Services will carry out a review of any proposed grant funding agreement and in respect of the UK Subsidy Control Rules (previously State aid) to confirm whether any mitigating actions need to be taken prior to entering into the funding agreement. Legal Services have provided advice to the Housing Energy Efficiency team throughout the project.
- **Crime and Disorder** – There are no Crime and Disorder implications.
- **Information Technology (IT)** – There are no IT implications.
- **Property** – There are no Property implications.

Risk Management

32. Retrofit works are complex. They require careful design and implementation in order to ensure improvements in the home in the long term. Detailed engagement is taking place at all stages of the development of the Retrofit Action Plan alongside consideration of emerging good practice and the experience of other authorities. We have procured and received further data analysis of our council homes to ensure we are able to make more informed decisions regarding suitable works and likely costs. The intended use of technology to monitor the performance of the home before and after works can help increase our knowledge, identify any issues early, and improve future investment decisions. All risks are monitored through project risk registers for each programme of works with governance in place to ensure these risks are continually reviewed and appropriate decisions are made in response.

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Report Approved ✓ Date 4/7/22

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For further information please contact the author of the report

Background Papers:

- Council Housing Energy Retrofit Programme – December 2020 – Executive
<https://democracy.york.gov.uk/ieListDocuments.aspx?CIId=733&MIId=12428&Ver=4>
- Update on the Housing Energy Retrofit Programme – March 2021 – Decision Session: Executive Member for Housing and Safer Neighbourhoods
<https://democracy.york.gov.uk/ieListDocuments.aspx?CIId=932&MIId=12599&Ver=4>

- Update on the Housing Energy Efficiency Programme and Grant Application for the Sustainable Warmth Competition – August 2021 - Decision Session: Executive Member for Housing and Safer Neighbourhoods
<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=932&MId=13137&Ver=4>
- Housing Energy Efficiency Programme Update - Utilising Grant Funding to Deliver Additional Retrofit Works – December 2021 – Executive
<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=12798&Ver=4>
- Update on the Housing Energy Retrofit Programme – March 2022 – Decision Session: Executive Member for Housing and Safer Neighbourhoods
<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=932&MId=12750&Ver=4>

Annexes:

Annex 1: Draft Retrofit Action Plan (HRA sections)

Annex 2: Housing Energy Efficiency Funding Sources

Abbreviations:

BEIS: Department for Business, Energy and Industrial Strategy

CYC: City of York Council

EPC: Energy Performance Certificate

HRA: Housing Revenue Account

LAD2: Local Authority Delivery Phase 2

RP: Registered Provider

SHDF W1: Social Housing Decarbonisation Fund Wave 1

SHDF W2: Social Housing Decarbonisation Fund Wave 2

Annex 1: Housing Revenue Account Housing Retrofit Action Plan**DRAFT: June 2022****1. Context**

In December 2019, Executive approved the recommendations of a report that sought to both begin retrofit works and to undertake strategic planning to embed carbon neutrality into housing asset management as well as considering our role in supporting retrofit works across all tenures. This draft focuses on council-owned Housing Revenue Account stock for the 14 July Decision Session of the Executive Member for Housing and Safer Neighbourhoods. The final Action Plan will be fully cross-tenure.

Since this report significant progress has been made. The council has successfully attracted grant funding under the Social Housing Decarbonisation Fund and LAD 1, 2 and 3 programmes for energy upgrades to several hundred properties across all tenures. This approach has brought millions of pounds into the authority to support retrofit works on council homes as well as for low income families in the private rented and homeowner sectors. We have also developed a small team leading on this delivery work. Grant funding has been crucial in supporting this ambition but it is clear that if we are to make a significant impact on carbon emissions in the residential sector that we need to have a clarity of approach and ambition. As such, alongside this work we have been developing a Retrofit Action Plan. This strategy will link with the Carbon Reduction, Economic and Skills strategies which are all under development and provide a coherent and wider city level approach which touches upon all areas.

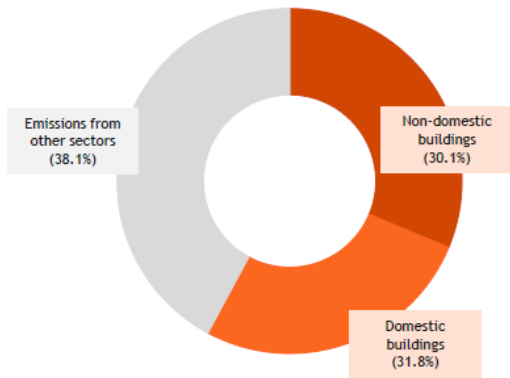
2. Introduction and key priorities

In 2019 City of York Council formally recognised the Climate Emergency and set the ambition for York to be a net-zero carbon city by 2030¹.

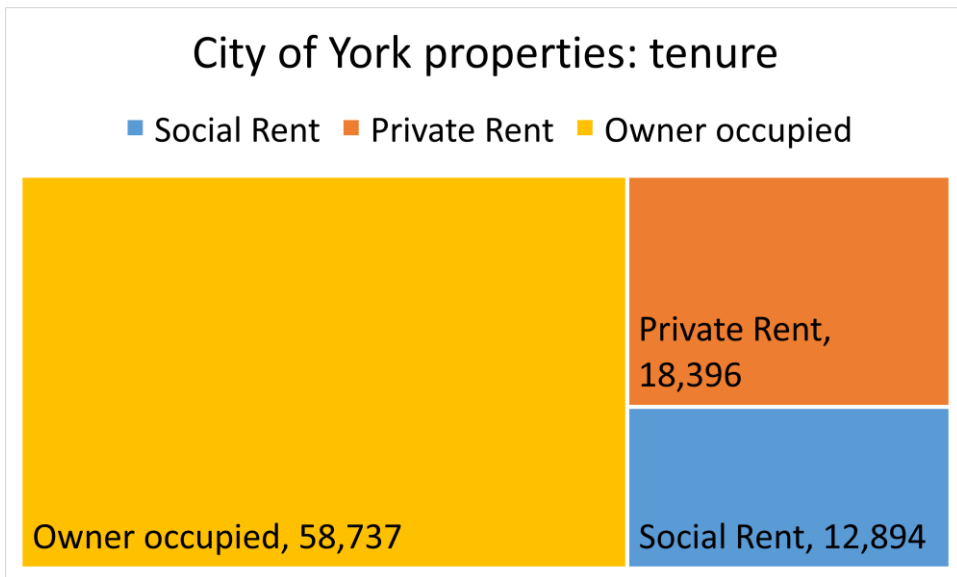
Domestic buildings are the single largest carbon producing sector locally, accounting for an estimated 31.8% of locally derived emissions.

¹ <https://www.york.gov.uk/ClimateChange>

Figure 5.1.1: SCATTER 2018 inventory for the buildings sector in the City of York.



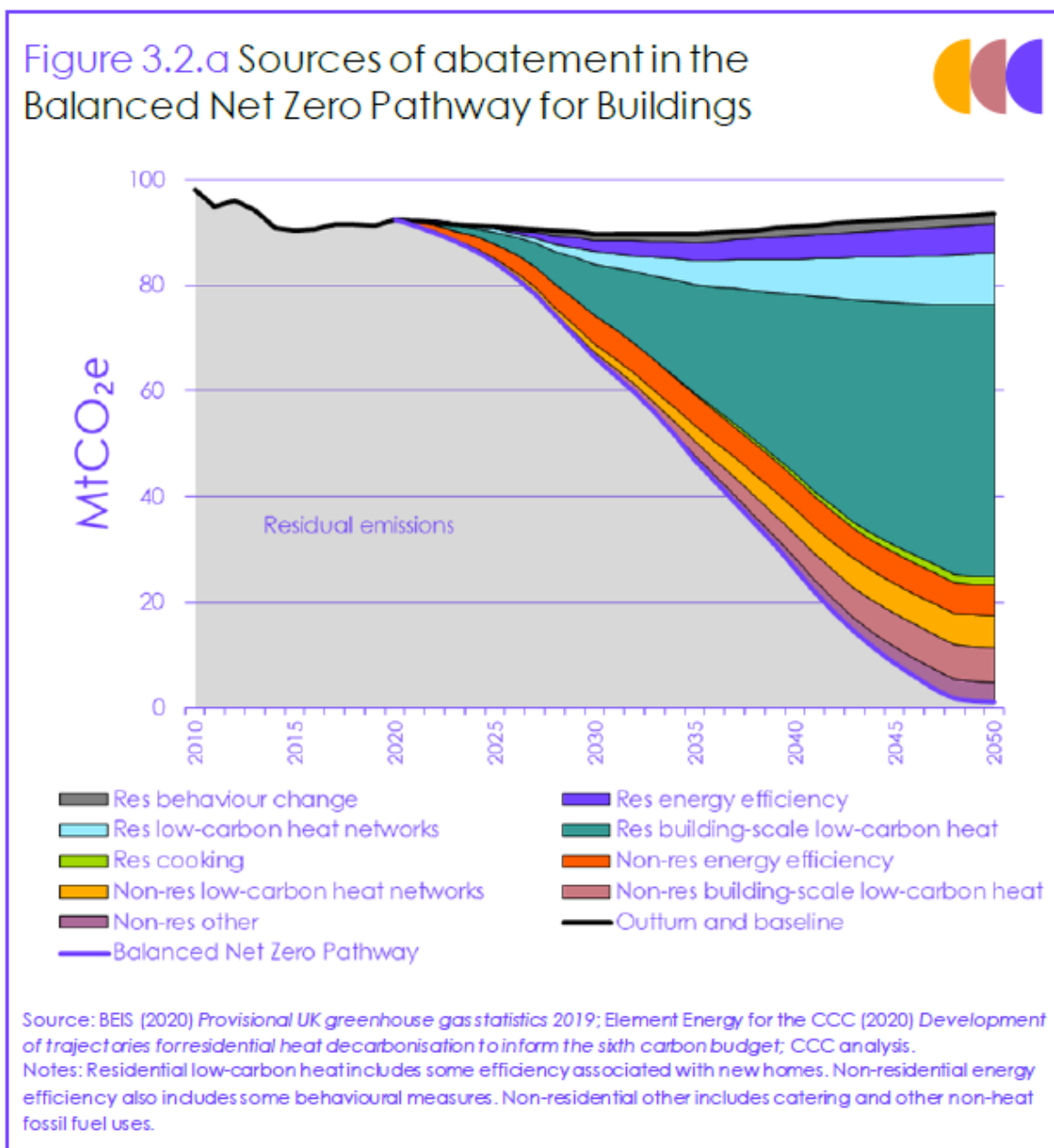
The Retrofit Action Plan will cover all tenures, with strategies needed for decarbonisation of council, Registered Provider, owner occupied and Private Rented Sector stock. The distribution of the estimated 90,587 properties within the council area is shown below.



Source: MHCLG data

Domestic buildings are amongst the most significant contributors to emission reductions pathways, as shown in the Climate Change Committee’s *“Sixth Carbon Budget; The UK’s Path to Net Zero”*² below. It should be noted that the council’s ambitions are for a more rapid decarbonisation route than the UK, but the figure illustrates the scale of residential energy use reductions needed.

² <https://www.theccc.org.uk/publication/sixth-carbon-budget/>

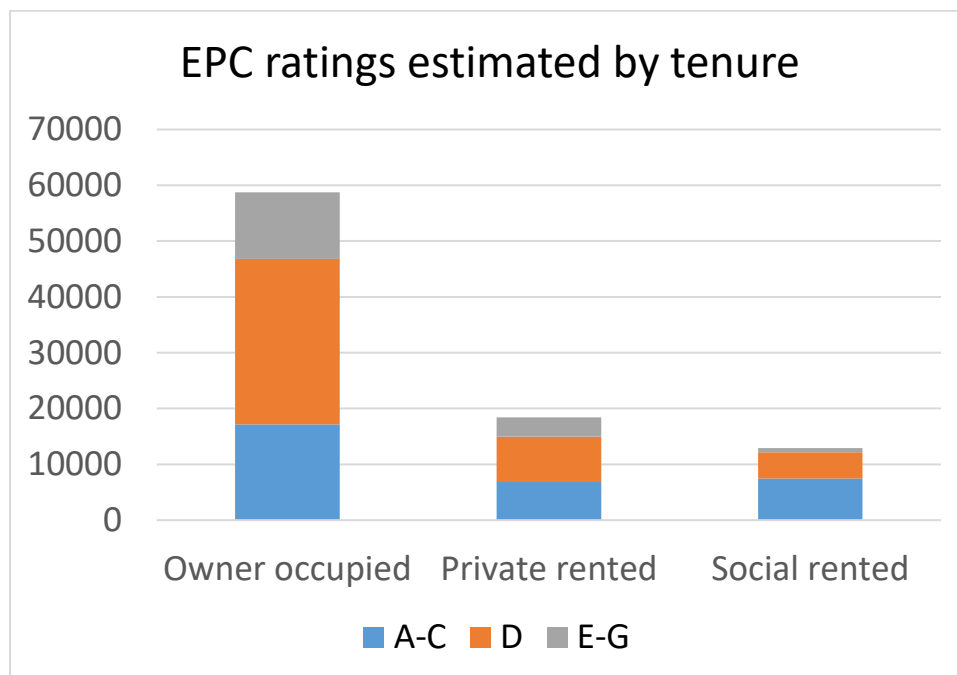


Note on data and mapping:

A cross-tenure energy modelling and mapping product is being provided by sector leaders Building Research Establishment Ltd (BRE), which will provide high quality dwelling-level estimates of the local housing stock. This will replace the estimates and mapping below derived from lodged EPC surveys across the City.

Analysis of EPC data highlights the extent of the challenge across all sectors. The government have established EPC C rating as the intended acceptable level through the mid-2020s, for example through the terms of grant applications and through minimum energy efficiency requirements coming into the private

rented sector market in future years. As the figure below demonstrates, many homes within York are outside of an A-C rating.



Source: MHCLG data and Open Communities EPC records

2.1 Why retrofit?

The overwhelming majority of domestic carbon emissions are produced by currently existing properties with a pathway to reducing this to net zero in coming years through improved fabric energy efficiency and low carbon heating solutions such as heat pumps. Furthermore with households facing unprecedented increases in energy bills in excess of 70%³ from April 2021 to April 2022, improving energy efficiency is essential to protect the health and wellbeing of lower income residents who are now disproportionately in fuel poverty. Even prior to the bill rises, the King's Fund concluded that "Every £1 spent on improving warmth in homes occupied by 'vulnerable' households can result in £4 of health benefits"⁴

The Office for National Statistics (ONS) highlights the potential benefits of improving existing stock energy performance, shown on the following two pages. It is important that the quality of new build properties are driven up as it is most feasible to do this at the construction stage, however new build development but will typically fall within a bound of 0.5%-1.5% of total stock.

³ <https://www.ofgem.gov.uk/publications/price-cap-increase-ps693-april>

⁴ p4 of report available at <https://www.kingsfund.org.uk/blog/2020/09/poor-housing-covid-19>

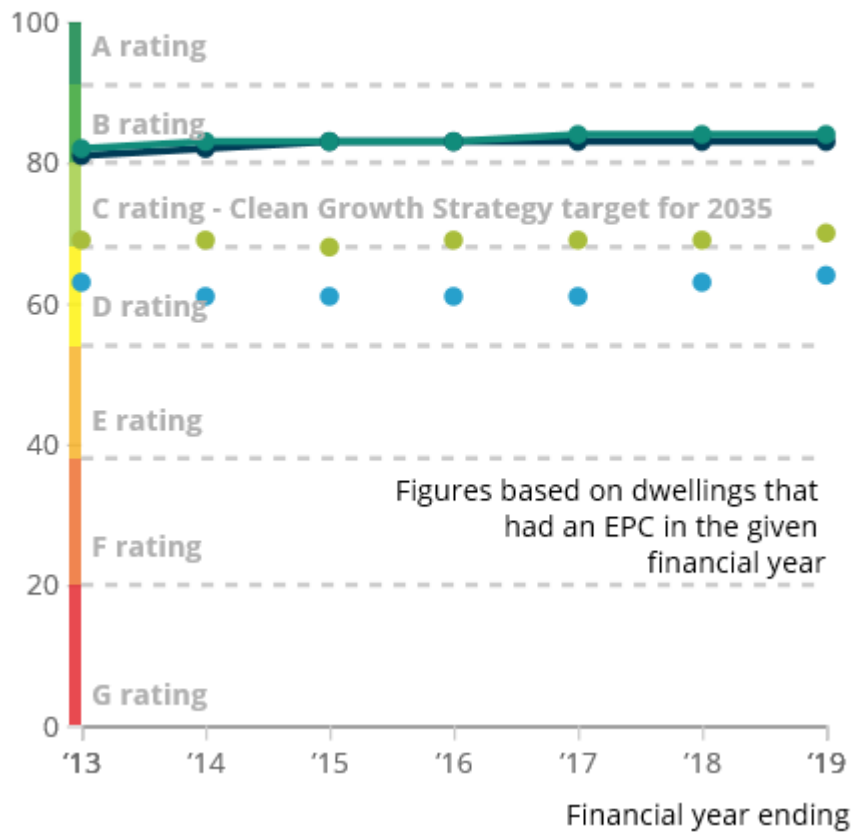
While this fluctuates dependent on market conditions and land availability, the urgent need to improve energy performance of existing homes is clear.

Median energy efficiency scores for new and existing flats and houses, financial year ending 2013 to financial year ending 2019⁵

- New houses
- Existing houses (subset of all existing houses)
- New flats
- Existing flats (subset of all existing flats)

England

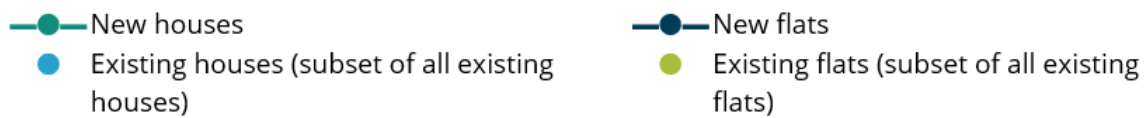
Median energy efficiency score



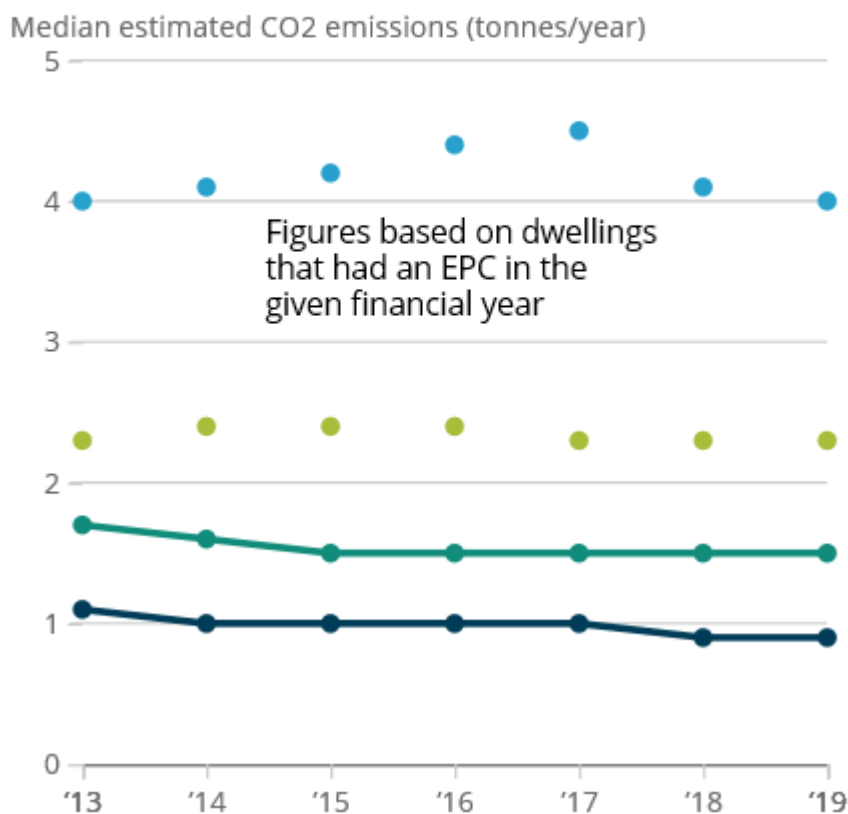
⁵

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/energyefficiencyofhousinginenglandandwales/2020-09-23#energy-efficiency-of-new-and-existing-dwellings>

Median estimated Carbon Dioxide (CO₂) emissions (tonnes/year) for new and existing flats and houses, financial year ending 2013 to financial year ending 2019



England



2.2 Energy price rises 2021-22

The economic and social welfare value of energy saving work is particularly heightened by the current context of escalating energy costs, driven by rises in the wholesale price of natural gas. From April 2021 to April 2022 the price cap rise has brought typical bills⁶ from £1,138 to £1,971 (direct debit payments) and £1,156 to £2,017 (prepayment): an extraordinary rise of over 70%. Measures to reduce domestic energy use can benefit residents greatly in this context, with the New Economics Foundation estimating that the lowest income households may lose 5-10% of income due to the current inflation

⁶ <https://www.ofgem.gov.uk/publications/energy-price-cap-increase-april-consumers-should-switch-save-money>
<https://www.ofgem.gov.uk/publications/price-cap-increase-ps693-april>

levels – significantly more than other households, and potentially pushing residents who may have been struggling already into crisis⁷.

With energy bills constituting a substantial driver in the level of inflation, well-targeted retrofit measures across all tenures have the potential to significantly improve health and welfare for some of the City’s most vulnerable residents.

2.3 How can retrofit achieve domestic decarbonisation?

Key elements of an effective approach to decarbonising homes are:

- Fabric improvements as part of a ‘pathway’ to domestic decarbonisation
- Use of energy efficient appliances, including switching from gas to electric
- Behaviour change

Replacement of gas boilers with electric heat pumps offering 250-400% efficiency⁸ is essential to decarbonise the housing stock. Fabric improvements reduce bills, increase comfort and support the electrification of home heating, facilitating efficient operation of heat pumps: this can be in individual properties and across district heating and ground or water source ‘shared loop’ heat networks⁹. On site energy generation (e.g. Solar PV) can also make an important contribution to achieving net zero, with new storage technologies providing further opportunities.

Where financial savings from retrofit can be predicted with confidence then models such as “comfort as a service” may become possible, with households billed at a fixed rate for a warm and comfortable home from a service provider or social landlord. This would replace billing by energy usage and incentivises the provider to deliver home efficiency improvements, while bringing in larger finance options such as institutional lending by providing a reliable return¹⁰.

The same principles can be applied across all tenures, and building the supply chain, enhancing local skills and increasing the number of high quality jobs in the sector are opportunities for the retrofit programme. However, the resourcing and delivery challenges are distinct between tenures. Development of energy efficiency knowledge and supply chain capacity is also an important

⁷ <https://neweconomics.org/2022/05/losing-the-inflation-race>

⁸ <https://www.gov.uk/government/publications/cost-optimal-domestic-electrification-code>

⁹ <https://heatthestreets.co.uk/shared-ground-loop-array/>

¹⁰ <https://www.greenfinanceinstitute.co.uk/wp-content/uploads/2020/06/Financing-energy-efficient-buildings-the-path-to-retrofit-at-scale.pdf>

area of interconnection between strategies for domestic and non-domestic buildings, with shared challenges and opportunities.

Key measures are summarised below – the fabric upgrades are all considered by the Climate Change Committee as part of its decarbonisation scenario modelling¹¹.

Fabric measures	Type of property suitable	Programme considerations
External or internal wall insulation	Solid brick, pre-1980s system build, “hard to treat” cavity wall homes	External wall insulation involves lower disruption levels for the occupant, however may face planning challenges due to aesthetic impact
Cavity wall insulation	Cavity wall homes: frequently 1920s onwards in York	Highly cost effective for suitable properties, around a quarter may still have uninsulated cavity walls ^{12 13}
Loft and roof insulation	All homes with a loft/roof	Another highly cost effective measure, with a large majority of lofts now insulated. Roof insulation such as form “room in roof” properties is more expensive and causes additional disruption to occupants, but with significant energy savings.
Draught proofing and air tightness improvement with associated ventilation	All homes although some types may see restricted ventilation options limiting potential extent of air tightness	Air infiltration is a complex source of heat loss which needs a property-specific response, sealing gaps while ensuring ventilation is adequate e.g. through installation of Mechanical Ventilation with Heat Recovery
Replacement doors and windows	Minority of homes would see benefit, may be heritage challenges	Over 90% of homes nationally now have double glazing, and a large proportion of the remainder are likely to be heritage properties where glazing upgrades are constrained, complex and/or expensive. However where possible benefit may be significant.

¹¹ <https://www.theccc.org.uk/publication/analysis-work-to-refine-fabric-energy-efficiency-assumptions-for-use-in-developing-the-sixth-carbon-budget-university-college-london/>

¹² <https://www.gov.uk/government/statistical-data-sets/energy-performance>

¹³

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/335152/Chapter_2_Hard_to_treat_properties.pdf

Heating option	Type of property suitable	Programme considerations
Individual property heating system upgrades	All homes subject to household costs consideration	Households with existing low efficiency gas or electric heater systems can benefit greatly from air source heat pump installation. Homes with modern combi boiler based systems will need more careful consideration because electricity is currently around 4x more expensive than gas per kWh.
Low carbon district heating such as “ambient loop” networks	All homes where infrastructure is provided on appropriate scale	<p>Opportunities for these to be explored within the City of York to deliver scale benefits from use of heat pump sources such as ground or river ambient warmth, and possibly thermal storage. Smaller networks of e.g. a single apartment block are also possible.</p> <p>Mixed use areas can offer additional benefit by reducing demand variability and peaks, or even by incorporating waste heat such as from IT equipment or supermarket freezers into the loop.</p>

2.4 Links to other strategies and policies

The central government strategy **Sustainable warmth: protecting vulnerable households in England**¹⁴ adds:

- The “worst first principle”, which is tackling the lowest energy performing properties first – improving EPC rated D and especially E/F/G properties to Band C
- A strong emphasis on fuel poverty, defined using the “Low Income Low Energy Efficiency” (LILEE) measure of households that:
 - Have a residual income below the poverty line (after accounting for required fuel costs) and
 - Live in a home that has an energy efficiency rating below Band C
- It may be noted that this measure is likely to significantly under-estimate the numbers of people facing hardship due to energy bills, which could now frequently be unaffordable in EPC C and above properties

¹⁴ <https://www.gov.uk/government/publications/sustainable-warmth-protecting-vulnerable-households-in-england>

These goals are important, and additionally are built into the government's funded programme design. However, as explored below, they can create additional challenges to decarbonising York's housing stock and in particular the private rented and owner occupation tenures.

Other linked strategies include:

- Council Plan
- Climate Change Strategy
- Local Plan climate change policies CC1 and CC2
- York Economic Development and Skills Strategy

2.5 Meeting the scale required: key challenges

Challenges highlighted below are explored further in tenure-based themes in this paper.

- Responding to the challenge by developing a team with the right knowledge and skills
- Supply chain and local skills development – there are opportunities within the council, in procurement and for working with local education providers
- Leveraging funding opportunities with indication that programmes such as the Social Housing Decarbonisation Fund are to be set on a longer-term footing by the government
- Embedding a whole-house retrofit pathway approach to EPC Band C and then a net-zero end point
- Understanding local stock profiles and setting out a path to net zero
- Partnership working for a sector that is 'more than the sum of its parts'
- Awareness raising, resident engagement and behaviour change
- Identifying 'fuel poor' households and targeting interventions
- Tackling the poorest performing Private Rented Sector (PRS) homes

2.6 PAS 2035

PAS 2035 is a national standard aiming to achieve uniformly high quality retrofit work and sponsored by the central government Department for Business, Energy and Industrial Strategy:

The standard drives the 'whole house approach' including the 'fabric first' methodology. It defines the qualifications and responsibilities of individual retrofit roles and respective activities required prior to and post EEM [Energy Efficiency

Measures] installation. It also includes a risk assessment process that builds incrementally robust requirements depending on what requirement path (A, B, or C) the retrofit project is assessed to fall within¹⁵.

The standard specifies a higher level of skills and a certified process to avoid issues that have been experienced in past retrofit work, such as defects, poor design, and a lower level of energy savings than expected (known as the 'performance gap'). This introduces additional cost and complexity to projects in the short term, and is undergoing continuous review and improvement as further experience of the protocol is developed. However, it is a requirement of government funding programmes and it is proposed to utilize PAS 2035 in council retrofit works where practicable.

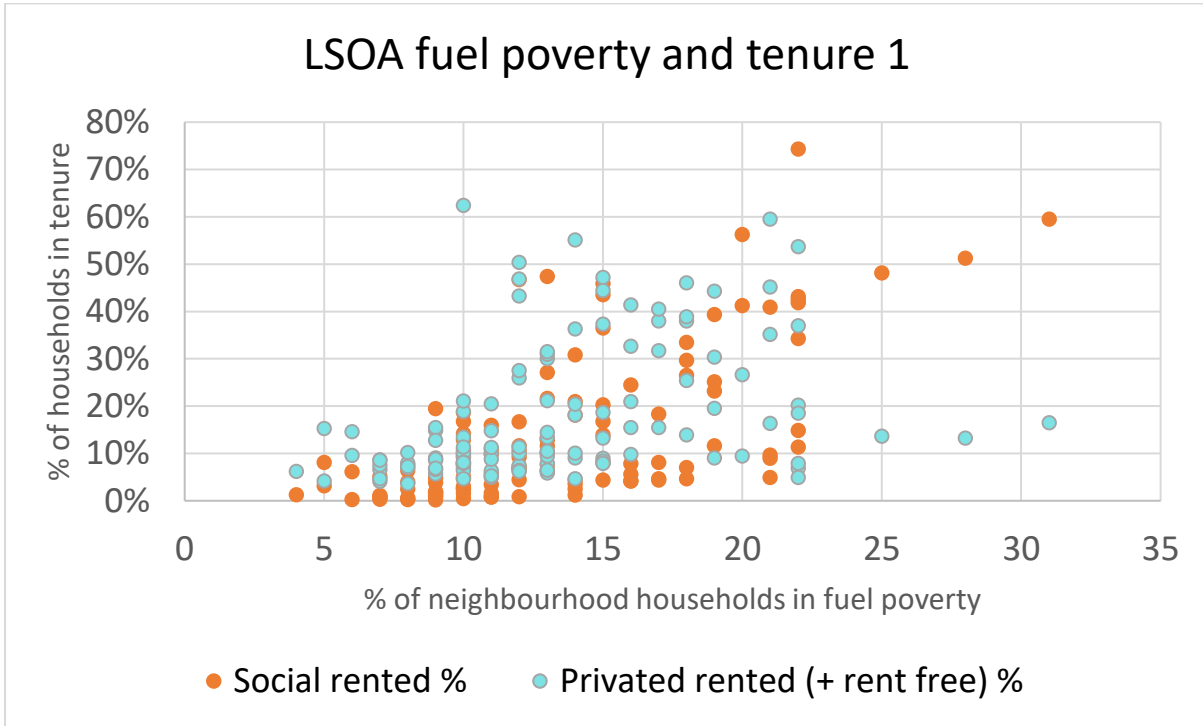
2.7 Fuel Poverty

The tenure-specific context of fuel poverty in York is explored spatially in later sections. BEIS and other central government programmes are largely operated around eligibility criteria prioritizing households in fuel poverty, consequently this is an important factor in targeting delivery of programmes including Local Authority Delivery rounds 1b, 2 and 3 (LAD1b/2/3), Social Housing Decarbonisation Fund (SHDF) and the Energy Company Obligation (ECO).

Whilst fuel poverty exists across all tenures in York, the relatively high average incomes amongst home owners and private renters, and the needs-based social housing allocation policies create a distinctive pattern. It is also important to note that, as highlighted above, costs of home energy has become an urgent issue for many households outside the formal fuel poverty definition as prices rise over 2021-22.

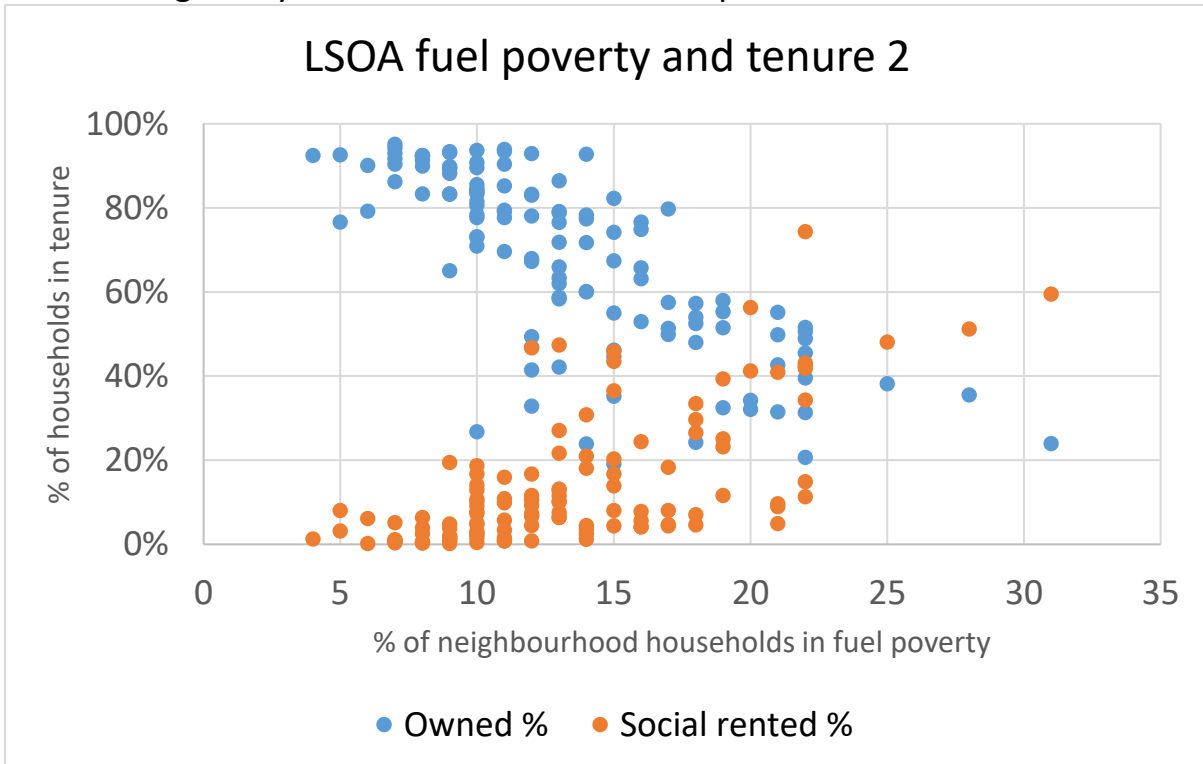
Using Lower Super Output Area (LSOA) neighbourhood-level data shows that fuel poverty is significantly correlated with social rented tenure homes (over page):

¹⁵ <https://www.trustmark.org.uk/tradespeople/pas-2035>



Source: MHCLG, analysis of central government fuel poverty modelling

It is also negatively correlated with owner occupied home incidence:



Source: MHCLG, analysis of central government fuel poverty modelling

2.8 Actions and future timescale

It is expected that the Retrofit Action Plan will be taken to an Executive Committee meeting during autumn 2022. This is anticipated to follow the adoption of the Climate Change Strategy later this year, which will set the overall pathway and inform the details and targets of the Retrofit Action Plan. It is intended that further detail on the pathways to net zero will be included, the document will also be maintained for updates to guide investment planning and strategic approaches in this fast moving sector. A summary of current actions is shown below.

Social rented sector

- SHDF and LAD2 programme delivery for over 70 properties across both the council's own stock and through a Registered Provider partner
- Preparation and project selection for the large SHDF Wave 2 programme with a delivery window of April 2023 to March 2025, likely including over 100 HRA properties in addition to partner Registered Providers
- Use of Parity Projects Portfolio energy modelling analytics to produce archetype specific plans for CYC homes and identify the range of works needed for the pathway from current level to EPC C and on to net zero carbon
- Identification of "business as usual" retrofit opportunities in planned capital works, voids and vulnerable tenant support
- Deployment of innovative building performance monitoring technologies to maximise benefit from all retrofit projects and understand "shared benefits payments" or "comfort as a service" bill savings potential
- The approach to new strategic delivery partner procurement will be established
- Ongoing skills programme for Building Services staff to build capacity
- Determine target for all properties to reach EPC C minimum as part of pathway to whole-stock net zero ambition by 2030
-

Private rented sector

- Delivery of LAD1B, LAD2 and LAD3 programmes by March 2023
- Proactive engagement with landlords around current and future regulatory obligations, including work with partners towards a "one stop shop" energy advice centre service
- Explore regional loans opportunities with other partners engaged in the sector
- Incorporate PRS properties within HRA stock programmes where possible on a neighbourhood basis
- Explore procurement/direct labour opportunities to build consumer provider market through council programmes
- Set pathway to 2030 with annual EPC-based targets of homes to be improved where this aligns with government funding programmes and regulatory

expectations, and as part of decarbonisation plan to net zero using SAP-based modelling projections

Owner occupied sector

- Delivery of LAD1B, LAD2 and LAD3 programmes by March 2023
- Explore innovative financing and services provision opportunities with other partners engaged in the sector
- Incorporate owner occupied properties within HRA stock programmes where possible on a neighbourhood basis
- Support community of residents motivated to improve the efficiency of their home despite challenges faced in a rapidly innovating, still maturing sector through development of advice and project management support services and work with local contractors who will be delivering the work
- Work with partners towards a “one stop shop” energy advice centre service which incorporates support for householder project management of retrofit improvement works
- Explore procurement/direct labour opportunities to build consumer provider market through council programmes
- Set pathway to 2030 with annual EPC-based targets of homes to be improved where this aligns with government funding programmes and regulatory expectations, and as part of decarbonisation plan to net zero using SAP-based modelling projections

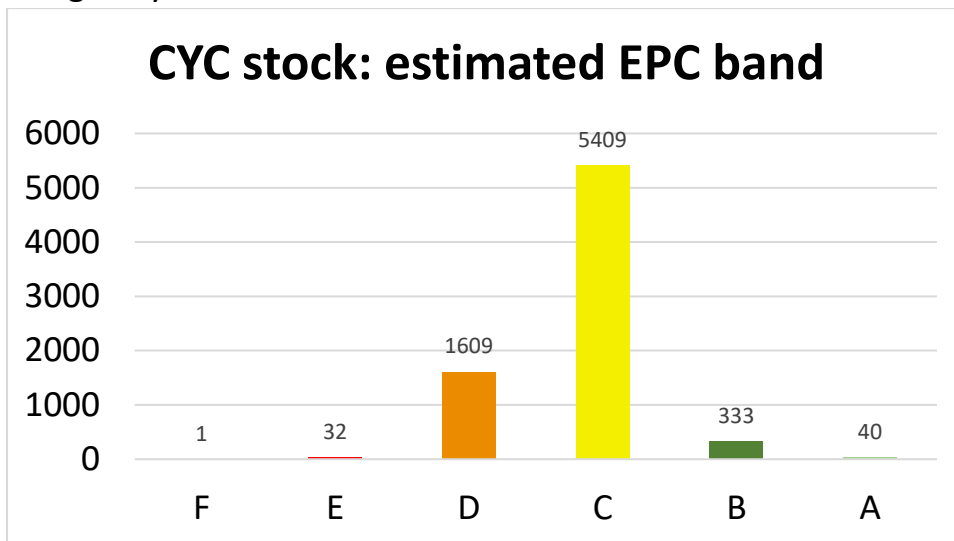
Cross-tenure responses

- Alongside the Economic Development team, extend existing links with local colleges in addition to other training providers to develop a retrofit skills pathway whether in Further Education or new decarbonisation competencies of existing suppliers and workers, also supporting apprenticeships and new market entrants
- Local Area Energy Planning exercise is already underway, this will inform spatial based responses including potential heat network options which can accelerate low carbon heating solutions

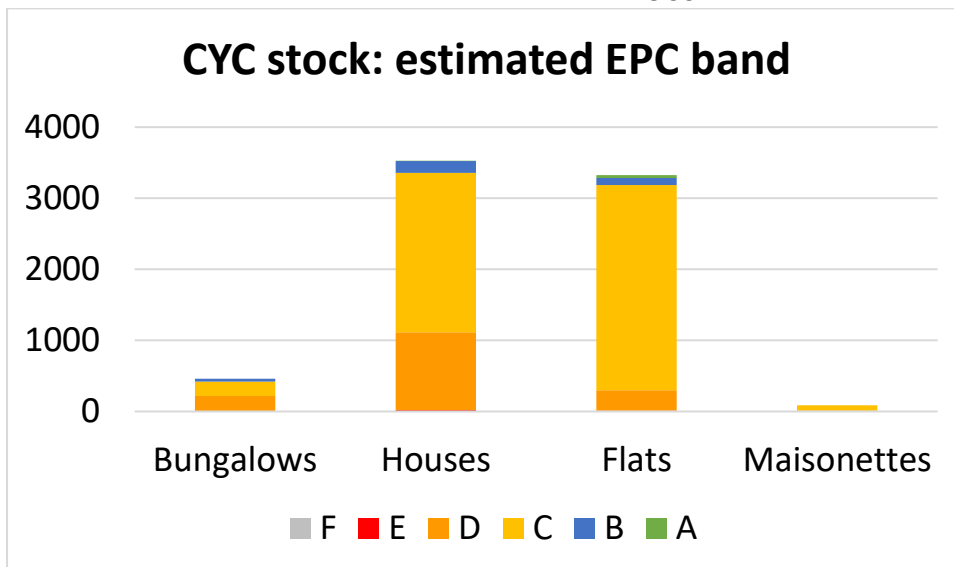
3. City of York Council Housing Revenue Account and Registered Provider Stock

EPC survey data shows that the council's HRA stock is better performing than the City's residential stock as a whole, due to higher quality maintenance standards and additionally a greater proportion of cavity wall properties, and apartments in the stock. Apartments benefit from high density conserving shared heat from neighbouring properties due to a lower ratio of external surface area to habitable space, reducing average heat loss.

Use of Parity Projects Portfolio industry-leading modelling provides an estimate of around 78% of HRA properties at C or above, however it is important to note modelling uncertainty with plausible estimates in the range of 65-75%, taking into account that more complex property types will tend to score lower and a high proportion of EPC C estimated homes have ratings marginally above the threshold.



Broad property types are shown below:



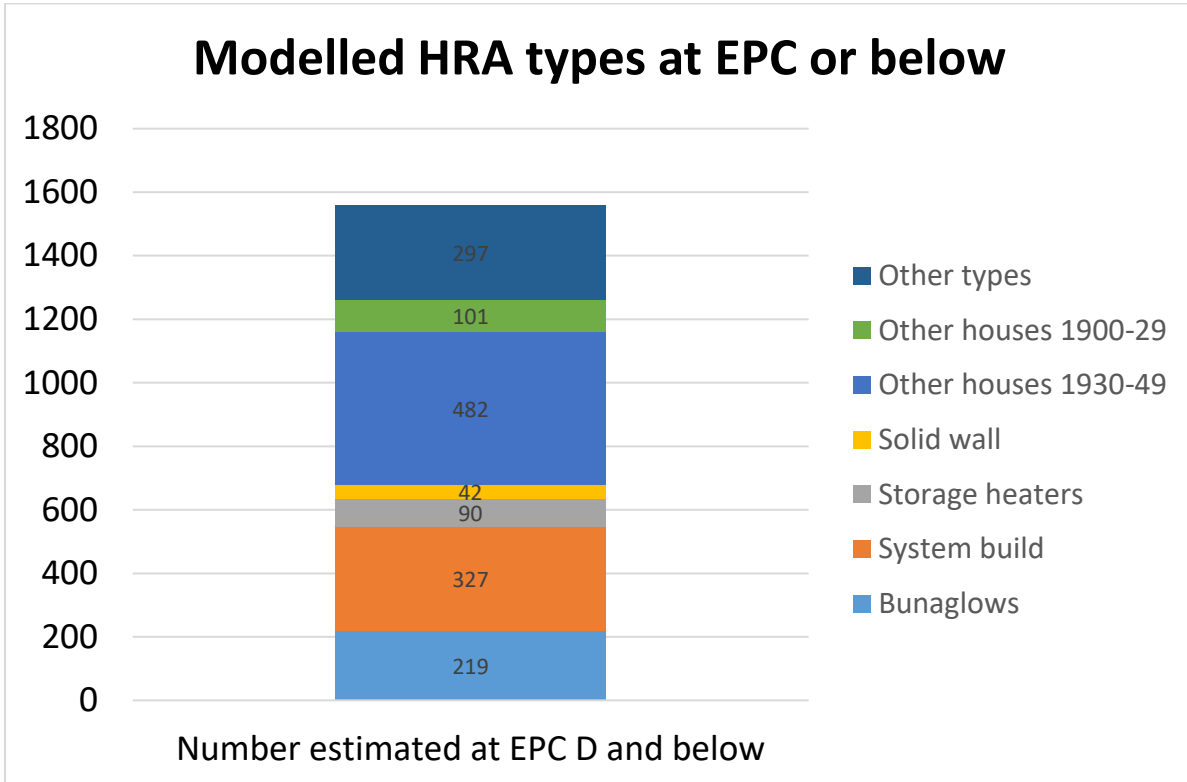
The council's 2019 HRA stock modelling exercise identified the following key archetypes as retrofit investment priorities (the relevant section from the report is contained in the Annex):

- Pre-1945 small terrace house, 522 properties
- All other pre-1945 houses, 937 properties
- Non-traditional houses, 577 properties
- Bungalows, 474 properties

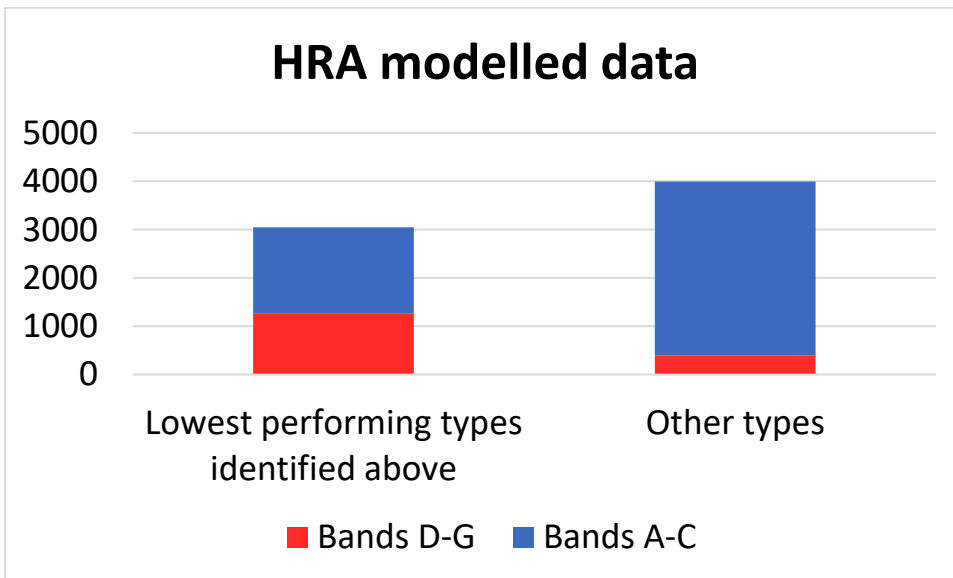
These priority stock types constitute around 1/3 of the total HRA properties, but a large majority of the lowest energy efficiency performing homes. As explored below, properties across the social rented sector in York are more likely to have a good EPC rating than properties in other tenures.

It is important to note that blocks of flats are generally not exclusively rated D or below, where there are D banded properties this is generally with a mix of properties that are C or above – creating some additional challenges for delivery at speed and scale with funding targeted towards lower EPC rated properties.

The concentration of lower performance within certain types is illustrated in the modelled data:



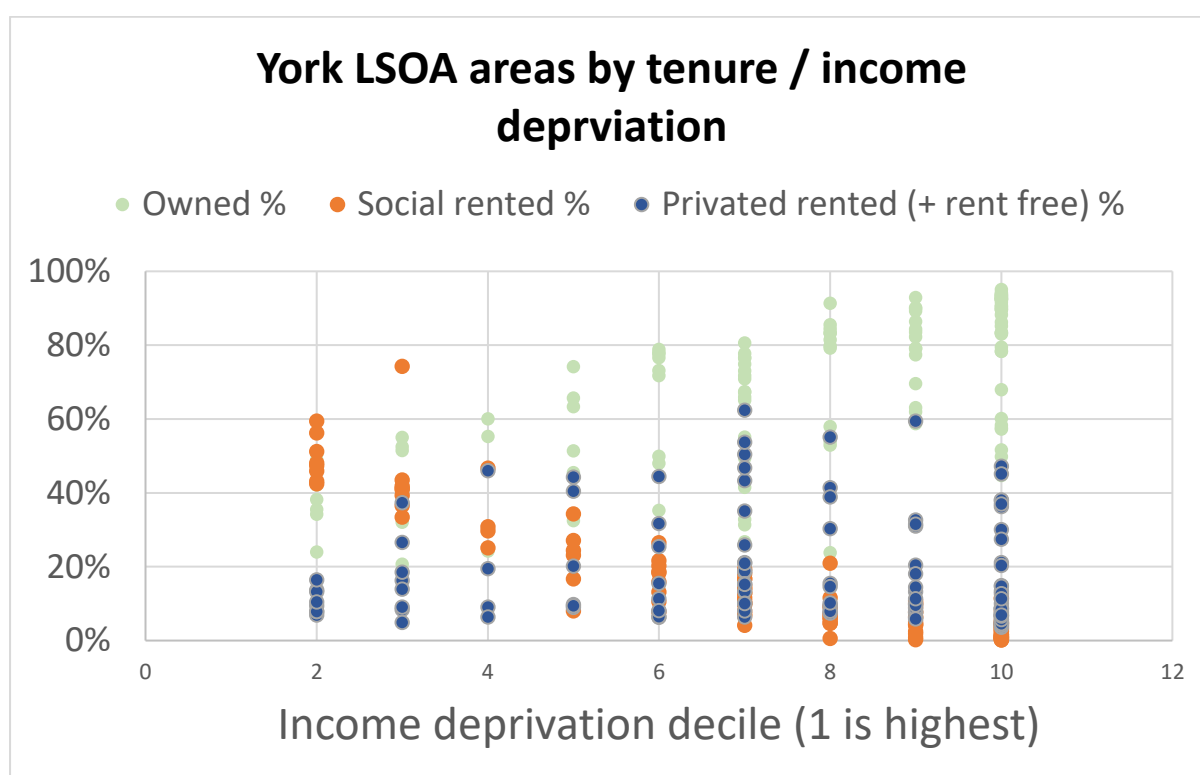
A comparison of the types shown above with higher thermal performance types such as post-1950 traditional build houses and apartments highlights the potential for use of modelled data to prioritise typologies and areas for investment and funding bids.



Further review of the HRA stock data is ongoing, with potential for improvement in the accuracy of the modelled performance data for some more complex property types. Site surveys will be used to inform this where necessary.

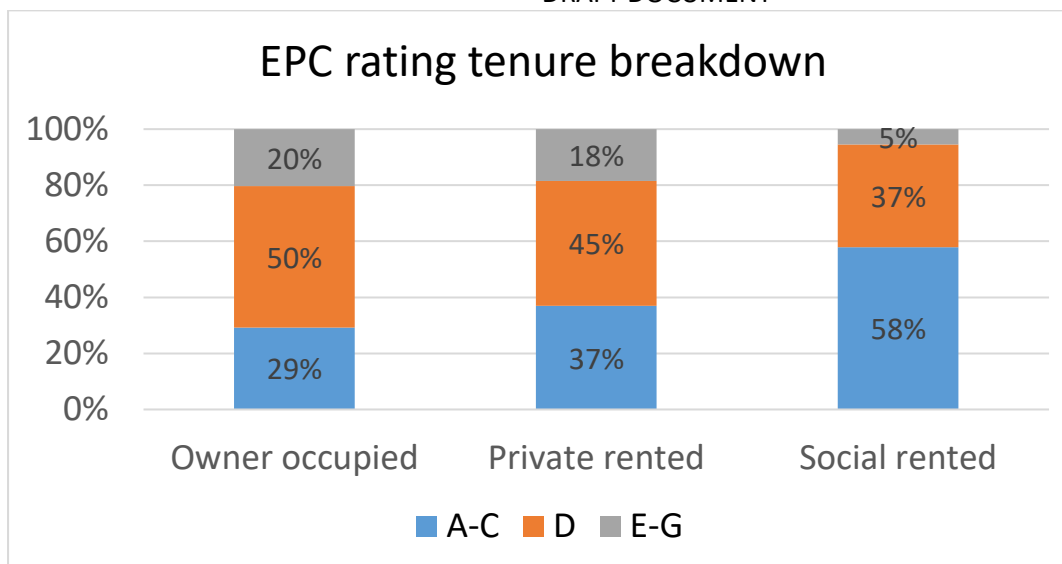
3.1 Tackling fuel poverty

A significant proportion of fuel poor residents in the City of York are social rented tenants, with the majority of social rented properties being HRA homes. In neighbouring cities where incomes are lower, fuel poverty may be widespread across all tenures, however in York low income residents are disproportionately likely to live in social rented homes. This is illustrated in the figure below showing strong correlation between neighbourhood income deprivation and social rented tenure properties at the Lower Super Output Area (LSOA) level:



Fuel poverty is also an important consideration for other tenures, as examined elsewhere in this paper. However, due to the essential role of social rented tenure in meeting the most urgent housing needs, the lowest income households are predominantly resident in this tenure. It is also important to note that a far lower proportion of EPC D and below rated properties are found in this sector, which itself reduces fuel poverty levels and enables more low income residents to live in homes with affordable energy bills.

[note: this will be updated and improved using BRE modelled data when available, due to methodological differences the social rented data is not directly comparison to HRA data shown above]

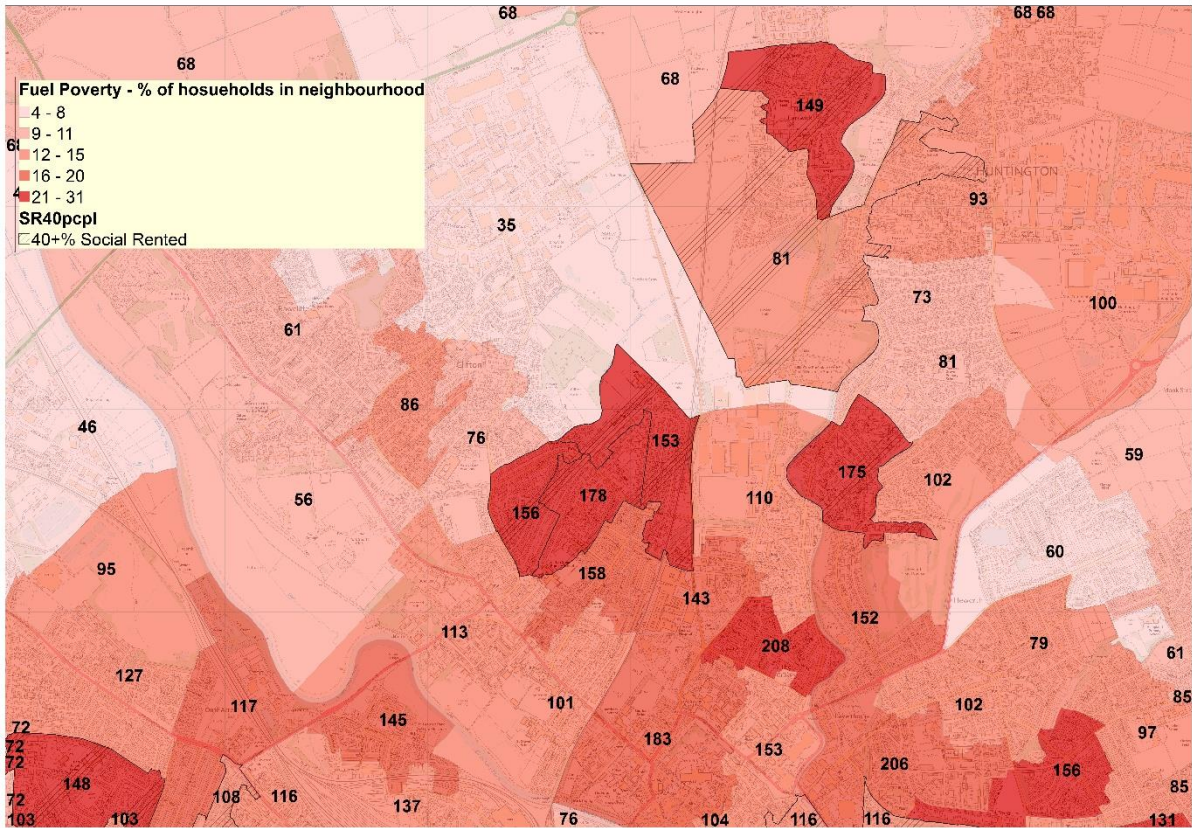


This is highlighted in a comparison of neighbourhood areas in York with high levels of fuel poverty identified in government statistics¹⁶. Fuel poor households are concentrated in areas of high social housing or student-oriented private rental tenure such as Acomb, Clifton, New Earswick and Tang Hall.

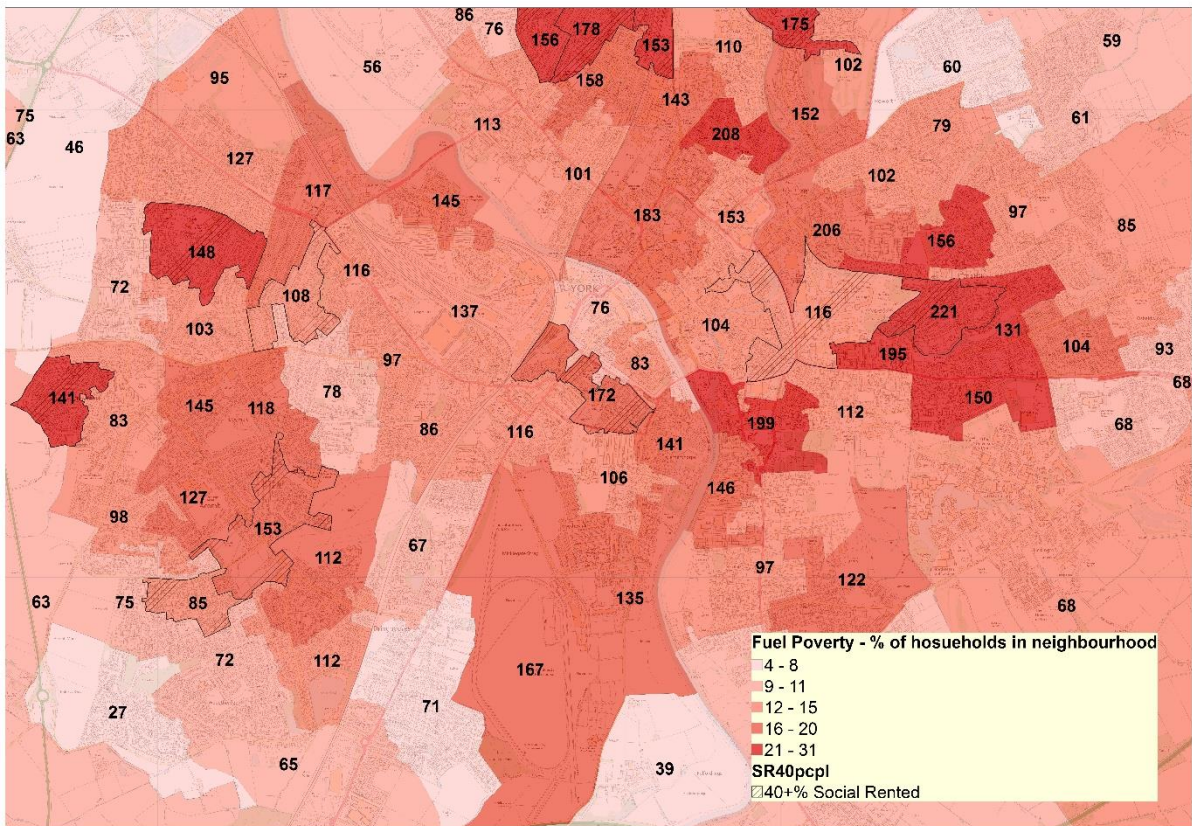
The numbers shown are the number of estimated fuel poor households in each neighbourhood area, the colour intensity indicates the proportion of the total properties this represents. Shaded and outlined areas have 40% of more social rented stock in total.

¹⁶ <https://www.gov.uk/government/collections/fuel-poverty-statistics>

Fuel poverty and social rented sector concentration map: **North York**



Fuel poverty and social rented sector concentration map: **South York**



3.2 HRA Investment Programme

Using an estimate of £5,000 per property, the cost to bring the approximately 2,000-2,750 HRA homes currently at EPC D-F up to a C rating, would be £10-13.75m at current cost. This takes into account the potential for match funding as well as savings from incorporating work into other capital programmes. Potential greenhouse gas emissions savings from bringing these homes up to an EPC C rating are in excess of 1,500 tonnes of CO₂ equivalent annually. This could bring a combined total annual energy savings in the region of £712,500, at an estimated average of £300/year per home – much of which is likely to be spent in York's local economy.

EPC C is considered a key milestone on the pathway to net zero, with an estimated saving representing around 10-15% of the estimated emissions from HRA homes, dependent on the set of measures carried out. But it is essential that works are designed with a decarbonised end point in mind beyond EPC C.

In July 2019, the Executive's Interim Budget established a £1m budget to kick-start a council retrofit programme of increasing the energy efficiency of our housing stock. The February 2020 Budget allocated a further £250k pa in the HRA capital budget for 20/21, 21/22, 22/23, 23/24 bringing the total budget for the Council Housing Energy Retrofit Programme to £2m.

To scale up the works and leverage the council's investments other routes could include:

- The primary route for investment is likely to be Band D properties eligible for 50% funding through the government's Social Housing Decarbonisation Fund programme, with a Wave 2 delivery window running from April 2023 to March 2025
- Use of service charges to generate a revenue stream via "comfort charge", sharing the benefits of energy bill savings with tenants
- Planned capital maintenance and voids works incorporated into "business as usual" energy upgrades, explored below
- Opportunities to increase the scale of retrofit improvements across the City by boosting supply chains through either procurement or direct delivery, with neighbourhood-based work across all tenures

3.3 Planned capital maintenance and other investment opportunities

The stock modelling report also identified significant opportunities to improve energy performance of HRA homes through integrating energy efficiency works with other ongoing maintenance and capital works. For example, 5-year boiler capital costs are estimated at £4.2m to 2026/27, with similar costs for future 5-year periods.

Capital investment items	5-year investment sum (to 2026/27)
Heating system	£4.2m
Kitchen/bathroom Tenants Choice	£10.4m
Standing water project	£3.9m
Roof replacements	£1.2m
Windows	£1.1m
Structural works	£0.96m
Total	£21.8m

Key energy efficiency enhancement opportunities in delivery of these works include:

- improvements to insulation, including potential combination of external wall insulation and/or solar PV with roof and/or window works
- draught proofing and increased air tightness when carrying out a wide range of works, provided that ventilation is assessed with an appropriate response as part of the measures
- installation of energy efficient heat pumps and building performance monitoring technology to optimise value of measures undertaken
 - This can include various forms of heat network, potentially reducing costs for residents by delivery of a larger, cross-tenure network, and by innovations such as use of waste heat from commercial sources and long-duration thermal storage
- resident engagement to raise awareness of potential individual and community benefits from other improvements to capital work processes building in energy efficiency enhancements to roofing, windows, flooring and upgrades to kitchens/bathrooms
- Supporting behavioural change

It may be possible to identify a minimum fabric standard that would be achieved in every void property let and other works carried out with measures

detailed for the more prevalent property types owned by the council, or targeted to priority property types.

3.4 National good practice examples: social housing

Leeds Council is currently replacing electric heating systems in council-owned apartment blocks with Ground Source Heat Pumps (GSHP)¹⁷, using a mix of HRA and central government funding sources. Similar approaches have been carried out in Sunderland¹⁸ and Adur and Worthing¹⁹. While there are no comparable large blocks in York to the Leeds and Sunderland schemes, GSHP or Air Source Heat Pumps (ASHP) may be incorporated into capital investment programmes in York's local context, with property-specific solutions identified.

Nottingham City Homes²⁰ and Sutton Council²¹ are delivering retrofit projects using the Energiesprong model. This uses components that are largely manufactured offsite and require less internal installation work. Consequently, the model is intended to avoid much of the disruption of other retrofitting methods. The capital costs of the works may be paid back over a number of years through a resident comfort plan, which functions as a service charge while guaranteeing lower bills than before the retrofit works as well as enhanced comfort and home health.

The Scottish Government has created a Fund managed by the Scottish Federation of Housing Associations to provide the following in response to the energy bill rises:²²

- specialist energy advice services
- financial support to allow tenants to clear debts and switch to a cheaper energy tariff
- fuel vouchers to allow tenants to top-up their prepayment meters

¹⁷ <https://news.leeds.gov.uk/news/thousands-of-leeds-tenants-to-enjoy-cheaper-energy-bills-as-council-appoints-contractor-to-deliver-gbp-24m-heating-upgrades>

¹⁸ <https://www.kensaheatpumps.com/social-housing/the-uks-largest-ground-source-heat-pump-gas-replacement-programme-in-tower-blocks/>

¹⁹ <https://www.adur-worthing.gov.uk/news/archive/pr21-155.html>

²⁰ <https://www.nottinghamcityhomes.org.uk/news/news/more-ultra-low-energy-homes-on-the-way/>

²¹

[https://www.sutton.gov.uk/info/200670/environmental_sustainability/2291/sutton s zero carbon retrofit p
ilot project](https://www.sutton.gov.uk/info/200670/environmental_sustainability/2291/sutton_s_zero_carbon_retrofit_pilot_project)

²² <https://www.sfha.co.uk/news/news-category/sfha-news/news-article/housing-associations-support-tenants-struggling-with-energy-costs>

- energy efficiency measures such as radiator panels, draft excluders, thermal curtains, smart thermostats, energy-efficient lightbulbs, and carpets.

Fuel vouchers and some forms of financial support, in addition to the services offered by York Energy Advice are already available. Work is underway to investigate options for a rapid-response offer of the kinds of measures included in the Scottish programme, where tenants especially vulnerable to heating costs during 2022-23 are identified.

Social rented sector: key actions and targets

Action	Progress / notes
Retrofit works to 60 HRA phase 1 properties, informing the phase 2 programme	A minimum of 70 properties will be delivered by March 2023 through LAD2 and Social Housing Decarbonisation Fund Wave 1 – further to follow in Wave 2
Prepare Social Housing Decarbonisation Fund (SHDF) Wave 2 bid, including other Registered Provider partners in a consortium bid where possible	Significant £800m programme expected nationally, with minimum bids of 100 properties requested and delivery April 2023-March 2025. The 100 minimum can include consortium partners.
LAD2 programme delivery across both the council's own stock and through a Registered Provider partner	Installation of 45-50 Solar PV panels on CYC properties by Summer 2022 (included in retrofit phase 1 total figure)
"Rapid response" smaller efficiency measures programme for council tenants who are identified as vulnerable to high heating costs during 2022-23	Working group set up, reviewing budgets and options
Identification of planned capital works opportunities for example potential for heat pump installation, roofing, windows and other cyclical maintenance programmes	This will be incorporated into SHDF Wave 2 bid, and works during 2022 where possible
Procurement of strategic delivery partner during 2022-3	This will reflect the council's ambitions and learning from programmes to date, for delivery of

	SHDF Wave 2 if succesful alongside other programmes
Ongoing skills programme for Building Services staff to build capacity	To date, 4 Building Services engineers have attended the BPEC Air and Ground Source Heat Pump Systems Training; Passivhaus tradesperson training also provided
Develop archetype specific plans for CYC homes to identify the range of works needed for the pathway from current level to EPC C and on to net zero carbon	Potential measures for archetypes have been idetnified, work with delivery partner on costs underway
Build existing relationships with Registered Providers to accelerate delivery, share skills and maximise benefits to tenatns across the City	Registered Provider forum established with retrofit and decarbonisation a key topic, including attendance from asset managers
Determine target for all CYC properties to reach EPC C minimum as part of pathway to whole-stock net zero ambition by 2030	This will be informed by ongoing work and analysis

4. Strategy consultation

The strategy development process to date has been informed by discussion across the council and with key partners such as Registered Providers and energy efficiency social enterprises. In addition the Building Retrofit Roundtable event as part of the Climate Change Strategy has provided important insights.

The draft Housing Energy Efficiency Strategy briefing note to Scrutiny of October 2021 has been circulated to partners in the sector to organise further consultation with partners and residents. Responses have informed this draft document. Further consultation with partners, stakeholders and residents will be carried out through a variety of events over Summer 2022 with documents also made available on the council's web page for resident responses.

5. Housing energy efficiency summary: key actions and targets by tenure

The common themes and distinct tenure-specific actions are highlighted below.

Social rented sector

- SHDF and LAD2 programme delivery for over 70 properties across both the council's own stock and through a Registered Provider partner
- Preparation and project selection for the large SHDF Wave 2 programme with a delivery window of April 2023 to March 2025, likely including over 100 HRA properties in addition to partner Registered Providers
- Use of Parity Projects Portfolio energy modelling analytics to produce archetype specific plans for CYC homes and identify the range of works needed for the pathway from current level to EPC C and on to net zero carbon
- Identification of "business as usual" retrofit opportunities in planned capital works, voids and vulnerable tenant support
- Deployment of innovative building performance monitoring technologies to maximise benefit from all retrofit projects and understand "shared benefits payments" or "comfort as a service" bill savings potential
- The approach to new strategic delivery partner procurement will be established
- Ongoing skills programme for Building Services staff to build capacity
- Determine target for all properties to reach EPC C minimum as part of pathway to whole-stock net zero ambition by 2030

Private rented sector

- Delivery of LAD1B, LAD2 and LAD3 programmes by March 2023
- Proactive engagement with landlords around current and future regulatory obligations, including work with partners towards a "one stop shop" energy advice centre service
- Explore regional loans opportunities with other partners engaged in the sector
- Incorporate PRS properties within HRA stock programmes where possible on a neighbourhood basis
- Explore procurement/direct labour opportunities to build consumer provider market through council programmes
- Set pathway to 2030 with annual EPC-based targets of homes to be improved where this aligns with government funding programmes and regulatory expectations, and as part of decarbonisation plan to net zero using SAP-based modelling projections

Owner occupied sector

- Delivery of LAD1B, LAD2 and LAD3 programmes by March 2023
- Explore innovative financing and services provision opportunities with other partners engaged in the sector
- Incorporate owner occupied properties within HRA stock programmes where possible on a neighbourhood basis
- Support community of residents motivated to improve the efficiency of their home despite challenges faced in a rapidly innovating, still maturing sector through development of advice and project management support services and work with local contractors who will be delivering the work
- Work with partners towards a “one stop shop” energy advice centre service which incorporates support for householder project management of retrofit improvement works
- Explore procurement/direct labour opportunities to build consumer provider market through council programmes
- Set pathway to 2030 with annual EPC-based targets of homes to be improved where this aligns with government funding programmes and regulatory expectations, and as part of decarbonisation plan to net zero using SAP-based modelling projections

Cross-tenure responses

- Alongside the Economic Development team, extend existing links with local colleges in addition to other training providers to develop a retrofit skills pathway whether in Further Education or new decarbonisation competencies of existing suppliers and workers, also supporting apprenticeships and new market entrants
- Local Area Energy Planning exercise is already underway, this will inform spatial based responses including potential heat network options which can accelerate low carbon heating solutions

Annex: Stock Condition Survey Energy Profiling

8. Energy Profiling

As part of this survey MDA were asked to collect energy data to provide an accurate assessment of the average energy rating for the stock. MDA carried out RdSAP surveys to all properties where a stock condition survey was completed.

The SAP ratings appear consistent with our expectations, with the overall average SAP rating for the stock being 70.6.

CYC is required to submit annual regulatory statutory returns to 'Housemark', (an organisation designed to help the social housing sector to improve performance and improve value for money).

Currently, the reported average SAP at 'Housemark' rating for social landlords within the UK is 73.2. Therefore, the average noted in the table above is slightly below the 'Housemark' average.

MR A Ref	Archetype	Average SAP Value	Average CO2 Rate (tons)	Average Energy Usage (kj)	Average Lighting Costs (£)	Average Space Heating Costs (£)	Average Water Heating Costs (£)
1	Pre 1945 small terrace houses (small: less than 70 square metres)	68.59	41.07	234.06	61.19	522.46	111.36
2	Pre 1945 semi-detached houses	69.48	39.66	225.66	60.11	524.15	109.72
3	All other pre 1945 houses	68.80	39.22	224.02	66.85	579.41	115.18
4	1945-64 small terrace	70.66	38.08	216.58	57.43	493.53	110.06
5	1945-64 large terrace/semi-detached/detached houses	71.17	36.31	206.60	67.98	542.07	114.41
6	1965-74 houses	69.52	40.51	230.39	59.43	501.13	102.85
7	Post 1974 houses	73.95	32.35	183.74	57.66	475.35	117.12
8	Non-traditional houses	68.69	39.30	224.09	70.43	585.16	114.45
9	Pre 1945 low rise (1-2 storeys) flats	70.10	44.33	253.24	36.63	357.99	90.21
10	Post 1945 low rise (1-2 storeys) flats	71.11	39.78	227.33	47.70	356.88	102.30
11	Medium rise (3-5 storeys) flats	72.84	37.69	214.81	44.87	333.91	95.96
13	Bungalows	67.61	46.59	266.29	45.37	486.12	95.39
	Overall	70.61	39.41	224.82	54.00	444.73	104.86

Bungalows, Non-Traditional houses and the oldest (pre-1945) houses achieve the lowest SAP rating with 67.6, 68.6 and 68.8 respectively.

Post 1974 houses achieves the highest SAP rating with just 73.95.

It should be noted that the overall energy cost is £603.59 per year but this only accounts for heating and lighting costs. Domestic costs such as TVs, cookers, fridges etc are not accounted for in these figures.

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Annex 2: Housing energy efficiency funding sources June 2022

* Please note: LAD1B, LAD2 and LAD3 programmes cover York, Harrogate, Selby and Craven Local Authority areas under the Better Homes York agreement.

Acronyms note:

- BEIS: Central Government Department for Business, Energy and Industry Strategy
- LAD: Local Authority Delivery
- ECO: Energy Company Obligation
- SHDF: Social Housing Decarbonisation Fund
- HRA retrofit: Housing Revenue Account / CYC stock investment
- MEES: Minimum Energy Efficiency Standard for the private rented sector

1. Scheme summary and background

A high proportion of domestic energy efficiency funding is through competitive or other grant bidding opportunities led by the Department for Business, Energy & Industrial Strategy, particularly in tenures outside of CYC stock. Building on experience of successful delivery and maximising local impact of these schemes in a fast-changing context is a key issue for the council's strategy, over both the short- and long-term.

Scheme	CYC access to funding?	Funded by	Beneficiary group	Amounts/other considerations
Social Housing Decarbonisation	Bid under preparation	BEIS (central government)	Local Authorities / Registered Providers and their tenants	Wave 1: £300k successful CYC bid for delivery by March 2023 Wave 2: significant scale up to £800m expected national programme with delivery April 2023-March

Scheme	CYC access to funding?	Funded by	Beneficiary group	Amounts/other considerations
				2025. Bids for a minimum of 100 properties, though this can be on consortia basis. Bidding open from August 2022, CYC planning to maximise this opportunity underway.
LAD1B	Yes £535,000 Consortia bid led by CYC on behalf of York Craven, Selby and Harrogate	BEIS	Low income residents	EPC E or below properties, with some D permitted
LAD2	Yes £2.1million Consortia bid led by CYC on behalf of York Craven, Selby and Harrogate	BEIS via North East and Yorkshire Energy Hub	Low income residents	EPC E or below properties, some D permitted
LAD3	Yes £2.38million Consortia bid led by CYC	BEIS	Low income residents	Aimed at properties on the gas grid. EPC D to G, however number of D properties is limited.

Scheme	CYC access to funding?	Funded by	Beneficiary group	Amounts/other considerations
				Successful £2.38m bid for around 200 property improvements, delivery by March 2023
ECO 4	New programme awaiting full details but potentially	Energy companies	The 2022-26 round “will be designed to align with other domestic energy efficiency policies in social housing and the private rented sector. In England, we intend for ECO to primarily focus on insulating the worst-quality homes and improving them as close to an EPC C as is cost effective and suitable for the property.” (England’s Fuel Poverty Strategy)	
CYC HRA programme	Yes	CYC/HRA	CYC tenants, CYC as asset owner	£1million phase 1 £1million phase 2 May be predominantly used to match BEIS programmes e.g. LAD2, SHDF Waves 1 and 2
Home Upgrade Grant (HUG1)	Consortia bid led by CYC on behalf of York Craven, Selby and Harrogate	BEIS	Off-gas-grid homes only.	EPC D to G. Tapered levels of funding depending on EPC rating and type of heating.

2. Current CYC delivery plans

Scheme	CYC delivery details
Social Housing Decarbonisation Wave 1	<p>CYC successful bid for £300k with delivery by March 2023, minimum 28 properties Maximum grant funding for retrofit works: EPC D = £10k, EPC E = £12k, EPC F/G = £16k. RPs must contribute at least a third of total eligible costs</p>
Social Housing Decarbonisation Wave 2	<p>Bidding open from August 2022. CYC preparation of properties' and areas currently underway to maximise opportunity and benefit to tenants. Full details not yet released. Expected grant funding for retrofit works up to: Cavity wall property = £5k, solid wall = £10k, additional planned for heating upgrades to properties without gas central heating RPs must contribute at least half of total eligible costs and bids must be for 100+ properties, may be made as consortium</p>
LAD1B	<p>£535,000 LAD1B successful consortium bid of which the majority is spent in York for private sector housing only</p> <ul style="list-style-type: none"> • Being delivered by Better Homes Yorkshire/Equans with delivery deadline by end of August 2022. • The overall project seeks to retrofit 136 properties with a total of 157 measures throughout the consortium area, 46 of which will be CWI, 89 of which will be LI and 22 of which will be RiR. • Currently, 58 of these 136 properties are currently in York (subject to cancellations and completed applications). • 16 York Properties are having or have had Cavity wall Insulation (subject to any cancellations or further completed applications) • 35 York Properties are having or have had Loft Insulation (subject to any cancellations or further completed applications) • 15 York properties are having or have had Room in Roof insulation. (subject to any cancellations or further completed applications)

Scheme	CYC delivery details
	<ul style="list-style-type: none"> The grant has paid/ is paying for the full cost of works for homeowners and up to 66% of works for private landlords.
LAD2	<p>£2.1 million has been secured for a consortium project. Of which just over £1million is for York, of which:</p> <p>£550,000 for council homes £420,000 for private sector housing £30,000 for JRHT project £32,000 to commission housing stock data and research £30,000 for project admin and staffing costs (York's allocation)</p> <p>Being delivered by Better Homes Yorkshire/Engie with completion by September 2022:</p> <ul style="list-style-type: none"> Insulate a further 81 homes with poorly insulated "rooms in roof" in York, Harrogate and Selby; Provide loft insulation and draught proofing to 100 homes across all four local authority areas; and Provide cavity wall insulation to 60 homes across all four local authority areas. The installation of solar PV panels on 44 council owned homes in York with an EPC rating of D or less. Measures such as loft and/or cavity wall insulation will be carried out at the same time if possible. An external wall insulation (EWI) scheme to improve 10 homes owned by Yorkshire Housing which have an EPC E rating An air source heat pumps (ASHPs) scheme to improve 6 homes occupied by fuel poor households identified by Joseph Rowntree Housing Trust (JRHT).

Scheme	CYC delivery details
LAD3 including HUG	Successful consortia bid led for £2.38m by CYC on behalf of York Craven, Selby and Harrogate – competitive bid placed for around 200 property improvements including external wall insulation and hybrid Air Source Heat Pump heating system upgrades
ECO	Better Homes Yorkshire had access to ECO funding via Engie towards central heating and low cost insulation measures however this funded arrangement ended in May 2021. Some ECO resource is planned to support aspects of LAD3 scheme delivery
CYC HRA programme	£1million phase 1 £1million phase 2 May be predominantly used to match BEIS programmes e.g. LAD2, SHDF Waves 1 and 2

Other delivery programmes

MEES project Round 1	£100k Funding from BEIS July 2020 to July 2021 to participate in a national project (12 councils in total took part) to commence the enforcement of Minimum Energy Efficiency standards (MEES) in the PRS and to contribute to the development of a national toolkit to aid other councils in England and Wales in enforcing the MEES Regulations in the future. The outcome of the project was considered by the Executive Member for Housing and Safer Communities in July 2021.
MEES project Round 2	£300k funding March 2022 from BEIS to work with regional colleagues to enforce MEES in private rented sector and to enable us to continue working jointly with other regional councils to share experience and best practice and to develop a Northern MEES Forum to facilitate this work and add value to future energy efficiency work in the Region
HMO Licensing	Requirement for Landlords to install low level insulation measures in line with their EPC

Decent Homes Standard	Social housing (owned by councils or RPs)	Not fixed – referred to in Social Housing White Paper 2020	“The review will consider how the standard can work to better support energy efficiency and the decarbonisation of social homes.”
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5. Note on decarbonisation standards measurement

The Fuel Poverty strategy introduces a new measure, Low Income Low Energy Efficiency (LILEE), which “finds a household to be fuel poor if it:

- Has a residual income below the poverty line (after accounting for required fuel costs) and
- Lives in a home that has an energy efficiency rating below Band C.”

This is important as it is likely to form a basis for BEIS-led work. However separate analysis is needed to identify metrics to understand investment priorities and measure impact.

Term	Explanation	Units
SAP	SAP is the Standard Assessment Procedure. This is the government approved method for calculating energy use in homes to demonstrate compliance with Building Regulations Part L. SAP is used for new build and retrofit where Building Control sign off is required.	Main outputs measured in Kilowatt Hours per square meter per year (kWh/m ² /year)
RdSAP	Rd SAP is Reduced Data Standard Assessment Procedure. This is the government approved method for estimating energy consumption and for producing Energy Performance Certificates in existing homes that are not undergoing major retrofit.	Main output is an EPC Energy Efficiency Rating on a scale of A to G.

	<p>It is used to produce EPCs for lettings and sale of properties and for property benchmarking.</p> <p>Due to it being a simplified method, its accuracy is limited. It is primarily a benchmarking method not an energy performance modelling method.</p>	
PHPP	<p>PHPP is Passivhaus Planning Package.</p> <p>This is the energy modelling software that is required for Passivhaus, EnerPhit and AECB retrofit standards.</p> <p>It is regarded as being more accurate than SAP as more data inputs are required, and in addition it gives a better indication of summer overheating risk.</p>	Main outputs measured in Kilowatt Hours per square meter per year (kWh/m ² /year)
Heating/cooling demand	Is a measure of the modelled or actual heating and cooling demand of a building. Typically expressed in m2 per annum	Kilowatt hours (kWh)
Regulated Energy	<p>This is energy that is covered by the Building Regulations Part L. When a home requires Building Control permission (i.e. major retrofit/refurbishment) SAP energy calculations must be produced to demonstrate compliance for regulated energy use. Regulated energy is energy used for: heating, cooling, ventilation, water heating and fixed lighting.</p>	Kilowatt hours (kWh)
Unregulated Energy	Unregulated energy is also shown in SAP calculations as an estimated figure. Unregulated energy is energy that falls outside of the above, such as energy for cooking, appliances and anything plugged into a 3 pin wall socket. In the Building Regulations there are no limitations on unregulated energy consumption.	Kilowatt hours (kWh)
Primary Energy Demand	Primary Energy Demand takes into account the initial energy source used to produce electricity or heat and the inefficiencies in	Kilowatt hours (kWh)

	<p>that process. For fossil fuels this takes account the energy required for of extraction of fuels, processing, transportation etc. It is argued that Primary Energy Demand become less relevant as the electricity grid decarbonises.</p>	
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Housing & Community Safety Policy & Scrutiny Committee
19 July 2022

Scrutiny Review - report for discussion

Summary

1. The purpose of this report is to seek committee members' views on the revised scope of a proposed scrutiny review.

Background

2. At an informal Forum meeting of the committee on 14 December 2021, members discussed the scope of a potential 'resilient communities' scrutiny review. Cllr Fenton subsequently circulated a revised draft scope to members of the committee.
3. The suggested aim of the scrutiny review was to "understand the causes and impact of anti-social behaviour on CYC tenants and the wider community, and how the council and partners can seek to tackle the causes and impacts with a view to enabling communities to be safer and more resilient places to live."
4. Suggested initial questions to focus on included:
 - a. What CYC policies and procedures are particularly relevant in this area?
 - b. Are there some real life Housing examples we can discuss to help us get a better understanding of the current 'customer journey' in relation to how ASB is dealt with?
 - c. What opportunities exist for joint working, eg Housing Management Officers being able to access support or advice from Police / Community Safety / Public Health colleagues?
 - d. Are there examples of good practice (in York and/or elsewhere) that we can learn from?
 - e. How do issues around mental ill-health, domestic violence and marginalised groups tend to manifest themselves in relation to Housing-related ASB?
5. A number of tasks were identified for members to undertake, including:
 - a. Identify and read relevant current CYC policies / procedures
 - b. Research best practice examples from elsewhere
6. A number of partners were identified whom task group members could meet with, including:
 - a. CYC Housing staff involved in frontline tenancy management

- b. Colleagues from other relevant CYC teams, eg Local Area Co-ordinators, Community Safety, Public Health, Neighbourhood Enforcement
 - c. Police
 - d. Tenants groups / community groups
 - e. Ward councillors
7. It did not prove possible to progress this scrutiny review during the 2021/22 municipal year. In the course of discussions about the committee's work plan for 2022/23, a suggestion was put forward by the Executive Member for the committee to consider looking at multi-agency support for vulnerable tenants and in particular the Housing team's role in co-ordinating and working with health and social care partners.
8. It is proposed therefore that the scope of the scrutiny review be expanded to include this suggestion, with a new para 4(f) added above, to read as follows:
- 4(f). How does the CYC Housing team work with health and social care colleagues to connect residents with help and support?

Cllr Stephen Fenton (Chair)
Housing and Community Safety Policy & Scrutiny Committee
8 July 2022

Housing & Community Safety Policy and Scrutiny Committee
Work Plan 2022/23

Scrutiny Area	Meeting Date	Meeting Type	Agenda
HCS	19/07/22	Committee	1) 2021/22 outturn Monitor. 2) Housing energy efficient retrofit action plan (with external attendees / tenants present if possible) 3) Roundtable information-gathering discussion on 'The housing market in York'
HCS	21/09/22	Committee	1) Q1 Monitor 2) Strategic approach to the housing waiting list (to include how we support particular groups such as care leavers) 3) Review of homelessness strategy, to include an update on plans for winter 2022/23. This could be a joint meeting with HASC Scrutiny
HCS	07/12/22	Committee	1) Q2 Monitor 2) Update on how the Housing team is supporting tenants with the impact of the cost of living increase, eg rent arrears 3) Biannual Safer York Partnership update
HCS	14/03/23	Committee	Q3 Monitor

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