

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 23rd June 2025

Warm Homes: Social Fund

Report of the Assistant Director for Housing Management

| | |
|------------------------|--|
| Classification | This report is Open |
| Contact Officer | Victoria Dawson, Assistant Director Housing Management |

PURPOSE/SUMMARY OF REPORT

To make Executive aware of the of the Warm Homes: Social Fund, to accept the grant funding and agree to match fund this amount to be able to make substantial improvements to the energy efficiency of Council homes across the district.

REPORT DETAILS

1. Background

- 1.1 Warm Homes Social Fund is a government fund which allows Local Authorities and Registered Providers to install energy efficiency upgrades and low carbon measures to their housing stock.
- 1.2 The programme seeks to raise the energy performance of as many social homes currently below Energy Performance Certificate (EPC) band C up to that level as possible by 2030, as part of the journey for the social housing stock towards Net Zero by 2050.
- 1.3 The funding presents an opportunity for Bolsover District Council to invest in our housing stock to meet the (EPC) level C standard, delivering warm energy efficient homes, lower carbon emissions and fuel bills to tackle fuel poverty.
- 1.4 Bolsover District Council working with the Midlands Net Zero Hub consortium bid for this funding and have been successful. For the project to progress, there is a requirement that the Council should match fund this amount. It is proposed to utilise the Housing Revenue Account Unallocated Major Repairs Reserve to meet the match funding requirement.

2. Details of Proposal or Information

- 2.1 In 2024, the Council launched 'Bolsover District - The Future', a new corporate vision which set priorities to protect the environment and ensure we would towards achieving the national ambition to achieve net zero by 2050. In addition, the vision commits to ensuring that as a landlord we provide good quality housing options and that retrofit homes to make them more environmentally sustainable, recognising the impact that this has on health and wellbeing.

- 2.2 In 2024, the Government confirmed the requirement for social housing landlords to achieve EPC C for every property by 2030 (not an average across the stock).
- 2.3 It is currently estimated that 1000 of council rented homes have an EPC that is D or below. This grant funding provides the Council will an opportunity to scale up the installation of energy efficiency measures. This work will need to be delivered regardless of whether government funding is accessed. It is therefore prudent to gain as much benefit from grant funding as possible.
- 2.4 The Council has received £ £811,065, Warms Home Social Fund grant funding. This is to be match funded by HRA unallocated Major Repairs Reserves to provide £838,236.00 towards the project. This gives a total of £1.649m to be spent over 3 years. The provision project delivery and spend is shown below.

| | FY25/26 | FY26/27 | FY27/28 | Total |
|---|-------------|-------------|-------------|-------------|
| Homes Upgraded | 26 | 33 | 32 | 91 |
| Homes to EPC C | 26 | 33 | 32 | 91 |
| Energy Savings (kWh) | 120,120 | 152,460 | 147,840 | 420420 |
| Grant spend (£) | £231,733.00 | £294,122.00 | £285,210.00 | £811,065.00 |
| Co-funding spend for homes to EPC C (£) | £239,496.00 | £303,976.00 | £294,764.00 | £838,236.00 |
| Revised grant spend profile | 29% | 36% | 35% | 100% |

- 2.5 The scheme will enable improvements to approx. 90 Council owned homes, which are currently performing at a level below EPC C to be completed by the required 31 March 2028 deadline. The intention is that we will install 4 air source heat pumps and a number of solar panels with batteries.
- 2.6 Dragonfly Management will deliver the scheme for the council operating under a service level agreement/Memo of understanding.

Reasons for Recommendation

- 3.1 This is a demonstration of the Council's commitment to the decarbonisation of Council homes to ensure that households are better able to keep warm, while reducing carbon emissions. The properties selected to benefit from this proposed programme of works are some of the least energy efficient within the Council's housing stock. The government has confirmed that social housing properties will have to meet a minimum Energy Performance Certificate (EPC) rating of Band C by 5 2030. This project will help to meet this requirement.

4 Alternative Options and Reasons for Rejection

- 4.1 The Council can decline the offer and continue instead to develop a programme of schemes in preparedness for any additional funding opportunities that may become available. However, it cannot be guaranteed that such opportunities will arise, and the housing stock will still require measures to bring all properties to a minimum EPC C requirement by 2030.

RECOMMENDATION(S)

1. The Social Housing Fund Wave 3 allocation be accepted to enable the delivery of a programme of energy efficiency improvements to upgrade.

2. That the Assistant Director Housing Management be given delegation in conjunction with the Portfolio Holder for Housing to sign the required grant agreement.
3. That a budget of £838,236.00 is allocated to the project, to be met from the Housing Revenue Account Unallocated Major Repairs Reserve;

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:

| | | |
|---|---|--|
| | | |
| <u>Finance and Risk</u> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Details: A supplementary budget of £838,236.00 will be required to match the grant funding to progress the project. This can be met from the Housing Revenue Account Unallocated Major Repairs Reserve. | | |
| On behalf of the Section 151 Officer | | |
| | | |
| <u>Legal (including Data Protection)</u> | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Details: The requirements for the delivery of the scheme, including eligibility criteria, are set out in the Guidance for Local Authorities, produced by DESNZ. The government has confirmed that landlords' properties will have to meet a minimum Energy Performance Certificate (EPC) rating of Band C by 2030. This project will help to meet this requirement. | | |
| On behalf of the Solicitor to the Council | | |
| | | |
| <u>Staffing</u> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Details: There are no staffing implications arising from the report. | | |
| On behalf of the Head of Paid Service | | |
| | | |
| <u>Equality and Diversity, and Consultation</u> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <i>(Please speak to the Equality and Diversity Officer for advice)</i> | | |
| Details: None arising from this report | | |
| | | |
| <u>Environment</u> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment. <i>(Please speak to the Climate Change Officer for advice)</i> | | |
| Details: This is a demonstration of the Council's commitment to the decarbonisation of Council homes to ensure that households are better able to keep warm, while reducing carbon emissions. | | |

DECISION INFORMATION:

| | |
|---|---|
| <p><input checked="" type="checkbox"/> Please indicate which threshold applies:</p> <p>Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p>Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p>District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>(a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/></p> <p>All <input type="checkbox"/></p> |
| <p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p> <p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i></p> <p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> |

Links to Council Ambition: Customers, Economy, Environment, Housing

Ambition: Environment

- Maximising our influence and opportunities within the East Midlands Combined County Authority to collectively lead the way in moving from fossil to fusion and play our part in achieving our national ambition to achieve net zero by 2050.
- Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same.

Ambition: Housing

- Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all.
- Maximising our influence and opportunities within the East Midlands Combined County Authority to create affordable, good quality housing options and to retrofit existing homes to be more environmentally sustainable.

DOCUMENT INFORMATION:

| Appendix No | Title |
|-------------|-------|
| A | |

Background Papers

(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).

N/a

DECEMBER 2024