

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 3rd November 2025

Contract Award to enable delivery of the Warm Homes: Social Housing Fund Wave 3

Report of the Portfolio Holder for Housing

Classification	This report is Public
Report By	Victoria Dawson, Assistant Director Housing Management
Contact Officer	Katie Walters, Head of Property Services

PURPOSE/SUMMARY OF REPORT

To consider options and make recommendations for the contract award to enable the delivery of the Warm Homes: Social Housing Fund Wave 3 within Bolsover District to local authority owned properties.

REPORT DETAILS

1. Background

- 1.1 In May 2024, the UK Government announced a further branch of funding known as the Warm Homes: Social Housing Fund Wave 3 which is funding made available to *“local authorities and social housing landlords to improve the energy performance of social homes in England.”*
- 1.2 Taking into consideration the funding available and the proposed changes to the Minimum Energy Efficiency Standard (MEES) currently out to consultation which will require all rented properties to have a minimum EPC rating of C by 2030, it was proposed to apply for this funding to make energy efficiency improvements to Bolsover District Council properties currently EPC D rated or below.
- 1.3 Bolsover District Council submitted a bid to Midlands Net Zero Energy Hub for funding under the Warm Homes: Social Housing Fund Wave 3 in order to enable energy efficiency works to a number of Bolsover District Council owned properties. We applied for a grant of £1.8 million with Bolsover match funding giving a total scheme of £3.6m. The Midlands Net Zero Hub informed us that the funding request nationally exceeded the budget, however we were successful, and Bolsover District Council was awarded £811,065 in funding.

- 1.4 On 23rd June 2025, Executive agreed to accept the grant funding and agreed to obtain approval to enter a bid for this funding, match funded from HRA unallocated Major Repairs Reserves £838,236.00 towards the project. This gives a total of £1.649m to be spent over 3 years.

2. Details of Proposal or Information

- 2.1 Following the aforementioned award of funding, Dragonfly Management (Bolsover) Limited began a procurement exercise to identify a suitable contractor to deliver the energy efficiency improvement works under the grant.
- 2.2 Upon completion of this tender exercise and after evaluating bids received from 29 applicants, the preferred bidder has been identified as Phoenix Gas Services Limited.
- 2.3 This report seeks to gain approval from the Executive to enter into a contract with Phoenix Gas Services Limited to deliver the proposed energy efficiency improvement works, maximise our funding offer and improve the energy efficiency of Bolsover District Council's housing stock to better meet the potential upcoming MEES requirement and provide warmer, more efficient homes for our tenants, reducing fuel poverty and moving Bolsover District Council closer to net-zero.

3. Reasons for Recommendation

- 3.1 There is a requirement currently under the MEES for properties to achieve a minimum of an EPC E in order to be let. It is anticipated that this requirement will increase to a minimum of an EPC C in the new MEES currently out to consultation and that this will be in force by 2030.
- 3.2 Bolsover District Council has been awarded £811,065 and already obtained Executive approval to match fund this for energy efficiency improvement works. This report recommends going ahead with the previously agreed proposal and awarding the contract to Phoenix Gas Services Limited.

4 Alternative Options and Reasons for Rejection

- 4.1 To take no action - rejected because of the award of £811,065 from Midlands Net Zero Hub (MNZH) and because rescinding the offer of contract at this stage in the tender process would be in breach of Procurement Act 2023.

RECOMMENDATION(S)

That Executive approve the award of this contract to Phoenix Gas Services Limited to deliver the proposed works under the Warm Homes: Social Housing Fund Wave 3.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:**Finance and Risk:** Yes ☒ No ☐**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

Legal (including Data Protection): Yes ☐ No ☒**Details:**

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: n/a

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.

Staffing: Yes ☐ No ☒**Details:**

There are no staffing implications arising from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards, or which results in income or expenditure to the Council above the following thresholds: Revenue - £75,000 ☐ Capital - £150,000 ☒ ☒ Please indicate which threshold applies	Yes
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes

District Wards Significantly Affected	All
Consultation: Leader / Deputy Leader ☐ Executive ☒ SLT ☐ Relevant Service Manager ☐ Members ☐ Public ☐ Other ☐	Details:

Links to Council Ambition: Customers, Economy, Environment and 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