

**NORTH LINCOLNSHIRE COUNCIL**

**ASSET MANAGEMENT, CULTURE AND HOUSING  
CABINET MEMBER**

**EXTERNAL WALL INSULATION PROJECT**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 This report seeks approval to proceed with a small project to provide External Wall Insulation to a number of properties in South Killingholme.

**2. BACKGROUND INFORMATION**

- 2.1 The Carbon Saving Obligation of the 'Green Deal' provides funding to treat homes that are hard to heat to address issues of poor energy efficiency and high carbon emissions.
- 2.2 A small number of homes in South Killingholme meet the requirements of the funding. A "not for profit" organisation working on behalf of the council has worked up a scheme for consideration.
- 2.3 The properties in this area have an average SAP rating of 51. Installing insulation will increase it by about 10 points. The average annual savings in carbon will be 1.5 tonnes per property.
- 2.4 North Lincolnshire Homes are also working in the same area installing external wall insulation to their properties. They have offered home owners adjoining their properties the option of joining the scheme if the council co-ordinates the work.
- 2.5 The Home Assistance policy sets out the help the council gives to householders to repair, improve or adapt their homes. The policy allows for grant assistance to install energy efficiency measures up to a maximum of £10,000 if the household qualifies.
- 2.6 Ten of the properties in question qualify for inclusion within the scheme. Four qualify for an energy efficiency grant. A further two are in receipt of a non-means tested benefit.

- 2.7 The total cost of the tendered work is £104,240. The external funding available depends on the individual circumstances of the household and in total amounts to £28,863. This leaves a short fall of £75,377. The home owners or grant assistance will need to meet this shortfall.
- 2.8 The Home Assistance Policy allows the council to assist at least six properties with the full cost of the work, to a maximum of £10,000 each. A further two may be able to receive assistance on the basis of being in fuel poverty and on a low income.
- 2.9 The remaining four households that do not qualify for direct grant assistance are eligible to receive a renewable incentive of £300. They could also be eligible for assistance with a home appreciation or credit union loan to cover the cost of the work or alternatively a 'Green Deal' loan.
- 2.10 In the case of the private rented accommodation, any assistance given would be subject to an agreement that the home was rented on a short term assured tenancy for the next five years.

### **3. OPTIONS FOR CONSIDERATION**

- 3.1 Option one – take the scheme no further.
- 3.2 Option two – offer assistance to those households that would qualify for an energy efficiency grant only.
- 3.3 Option three – offer financial assistance to all households using grant or loan assistance to cover the householder contribution.

### **4. ANALYSIS OF OPTIONS**

- 4.1 Option one – this option does not address the issues of fuel poverty, hard to heat properties or carbon emissions.
- 4.2 Option two – this option gives assistance to the vulnerable households only. It does not address the issue of hard to heat properties and the high carbon emissions. The government is specifically targeting areas like this through it's the carbon saving obligation. Those households who do not qualify for grant assistance may be unable to find the funding on their own to take advantage of the scheme costs.
- 4.3 Option three – this option is the preferred one. It provides an area approach and allows all householders to take advantage of the scheme and the lower costs, as well as addressing carbon emissions.

## **5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

- 5.1 Financial – funding is available through the renovation grant pot to meet the full cost of this scheme.
- 5.2 Staffing – the partner organisation would project manage the scheme and as such, there are no staffing implications.
- 5.3 There are no property or IT implications requiring consideration.

## **6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

- 6.1 Statutory – the Council is under an obligation to address and reduce carbon emissions within its area. Domestic properties contribute a significant amount of carbon. There is a requirement to report how the Council and its partners intend to reduce carbon emissions and tackle fuel poverty.
- 6.2 Environmental – this scheme addresses issues of carbon and any consequential adverse impacts on the environment.
- 6.3 Diversity – Option three provides assistance of some form to all householders and thus helps all to access the scheme if they wish.
- 6.4 Risk – offering assistance in some form to all householders in the identified block reduces some of the risk to the Council if the scheme is only open to those most vulnerable.
- 6.5 An Integrated Impact Assessment has been completed for this report.

## **7. OUTCOMES OF CONSULTATION**

- 7.1 The report has been seen by relevant officers in the finance section of the Policy and Resources directorate. They asked that it confirms that costs can be met from current resources.

## **8. RECOMMENDATIONS**

- 8.1 That the Cabinet Member approves the scheme for South Killingholme to provide support through either grant or loan assistance as outlined by the Home Assistance Policy.
- 8.2 That a report on the progress of the scheme be submitted to the Cabinet Member at a later date.

DIRECTOR OF PLACES

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Date: 31 January 2013

**Background Papers used in the preparation of this report:** None