



Report of: Head of Mechanical & Electrical, Property & Contracts
Report to: Director of Resources and Housing

Date: 2nd January 2019

Subject: Grant Agreement with West Yorkshire Combined Authority Regarding Funding for First Time Central Heating Installations in Domestic Dwellings.

Are specific electoral wards affected? If yes, name(s) of ward(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary of main issues

1. Leeds City Council, along with West Yorkshire Combined Authority have successfully applied for £775k of funding from the Cadent Warm Homes Fund which was made available for the installation of first time central heating.
2. Housing Leeds will match fund this with £775k of capital funding which is already committed to the capital programme for the installation of first time central heating in 250 domestic properties as part its 2018-19 capital programme.
3. The fund will enable Housing Leeds to double this programme at no additional cost to the authority and install a total of 500 first time central heating systems in council owned domestic dwellings.

Recommendations

That the Director of Resources and Housing approves Housing Leeds intention to enter into a grant agreement with the West Yorkshire Combined Authority to draw down and spend the £775k grant funding on first time central heating in council owned domestic dwellings.

1. Purpose of this report

- 1.1 To enable Housing Leeds to draw down on £775k of grant funding for the purpose of installing first time central heating systems in council owned domestic dwellings by entering into a formal agreement with West Yorkshire Combined Authority to access the funding.
- 1.2 The initial bid for funding was completed by WYCA. Therefore, the agreement is necessary to allow Leeds City Council to access the funding.

2. Background information

- 2.1 Leeds City Council owns several thousand domestic properties which do not have a gas central heating system installed. These properties are currently heated by various methods including electric storage heaters, underfloor electric heating, warm air electric heating and individual gas fires.
- 2.2 These systems are comparatively expensive to use and often difficult to control, meaning that residents are at a greater risk of fuel poverty.
- 2.3 As part of the Housing Leeds Investment Strategy 2016-24, Housing Leeds plans to spend £74m on heating and renewable energy schemes within its housing stock.
- 2.4 The areas targeted by the grant are within the 25% areas of greatest multiple deprivation within the country, meaning that residents are at a significantly greater risk of falling into fuel poverty. Where possible, funding will be targeted at the council's 'priority areas'.
- 2.5 It is envisaged that the majority of installations will take place in areas that have previously had gas mains installed through Housing Leeds' existing gas mains extension scheme, delivered in partnership with Northern Gas Networks.

3. Corporate considerations

3.1 Consultation and engagement

- 3.1.1 As the works will take place inside resident's homes. Tenants are being contacted individually and on an area basis in dialogue with Housing Management colleagues to offer them the heating. Properties are also being upgraded during any void process.
- 3.1.2 Legal Services have reviewed and approved the terms of the proposed agreement between Leeds City Council and WYCA.

3.2 Equality and diversity / cohesion and integration

- 3.2.1 An EDCI screening has been carried out, there are no impacts identified.

3.3 Council policies and best council plan

- 3.3.1 The funding will help us to meet the aims of the Best Council Plan by improving the energy and thermal efficiency performance of homes, reducing the number of households in fuel poverty. It will also help to reduce health inequalities by reducing cold related ill health.

- 3.3.2 The funding will help the council to achieve Housing Leads' Housing Revenue Account Investment Strategy 2016-2024.
- 3.3.3 The funding will help Leeds to meet the aims of the Leeds Affordable Warmth Strategy 2017-2030 of improving the average SAP rating of housing in Leeds and ensuring that resident's health and wellbeing isn't put at risk due to them being unable to heat their home.

3.4 Resources and value for money

- 3.4.1 The funding will match every £1 spent by Housing Leeds towards the cost of installing first time central heating in homes for every £1 of capital funding spent up to a total of £775k.
- 3.4.2 The funding will help to ensure that an additional c.250 council tenants in Leeds who are in, or at risk of fuel poverty, can heat their home affordably and spend less of their income on fuel.
- 3.4.3 The installations will be delivered via Housing Leeds' existing domestic gas installation contractors who have been appointed via a competitive process to ensure value for money.
- 3.4.4 Housing Leeds will directly monitor spend, quality and customer satisfaction throughout the delivery programme.

3.5 Legal implications, access to information, and call-in

- 3.5.1 The decision is subject to call-in.
- 3.5.2 The funding will be used to supplement existing capital programmes with budget already assigned, therefore there are no legal implications.

3.6 Risk management

- 3.6.1 The funding will be used to supplement existing council policies and will be drawn down on completion of works, therefore there is no risk to existing council funding.
- 3.6.2 The project is being monitored and meetings held on a bi-weekly basis to ensure that delivery is completed.

4. Conclusions

- 4.1 The funding will enable an additional c.250 council tenants in Leeds who are in or at risk of fuel poverty to have central heating installed and heat their homes affordably.

5. Recommendations

- 5.1 That the Director of Resources and Housing approves Housing Leeds intention to enter into a grant agreement with the West Yorkshire Combined Authority to draw down and spend the £775k grant funding on first time central heating in council owned domestic dwellings.

6. Background documents¹

6.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.