

BARNSELY METROPOLITAN BOROUGH COUNCIL

REPORT OF: EXECUTIVE DIRECTOR GROWTH AND SUSTAINABILITY

TITLE: HRA Decent Homes Capital Investment Report 2023/24

REPORT TO:	CABINET
Date of Meeting	22nd March 2023
Cabinet Member Portfolio	Regeneration and Culture
Key Decision	Yes
Public or Private	Public

Purpose of report

The purpose of the report is to inform Cabinet of, and seek approval for, the Housing Revenue Account (HRA) Capital Investment Programme for 2023/24, delivered through the Property, Repairs and Improvement Partnership (PRIP) contract and tendered elemental works programmes.

Council Plan priority

Healthy, Growing, Learning & Sustainable Barnsley

Recommendations

That Cabinet:-

- 1. Approves the HRA 2023/24 Barnsley Homes Standard Programme; and**
- 2. Approves the HRA 2023/24 Supplementary Investment Programme.**
- 3. Approves the HRA 2023/24 Other Investments**
- 4. Approves the use of Barnsley Homes Reserves to fund the Independent Living Scheme Modernisation Pilot.**

1. INTRODUCTION

- 1.1 This paper sets out the proposed programme for the Council's core housing capital programme for both the Barnsley Homes Standard (BHS) programme and the programme of supplementary investments that compliments BHS. These investments will allow Berneslai Homes to continue to maintain its Decent Homes target of 100% [set in conjunction with BMBC] through 2023/24.
- 1.2 Berneslai Homes Asset Management Strategy 2021-26 outlines the approach to be undertaken to ensure decency performance across the life of the business plan. In conjunction with Berneslai Homes Sustainability Strategy 2022-27, this includes a plan for improving the energy efficiency of our stock and approach for meeting our low carbon targets. A separate report will provide further details of plans to retrofit all stock to meet EPC C or above by 2030. Where possible, retrofit works will be delivered within existing planned programmes (and contracts) to maximize efficiency in delivery and Value for Money, minimize disruption to tenants and ensure that a whole-house, sustainable approach is taken to asset management. A pilot decency/retrofit approach will be delivered on a phase within the Decency Programme during 2023/24.

Decent Homes Standard

- 1.3 The Council first met the Decent Homes Standard for all its stock in December 2010, having delivered a £300M programme between 2004 and 2010 to achieve this. The standard is set by the government and requires a home to meet the following four criteria:
- a) It meets the current statutory minimum standard for housing – containing none of the 29 serious [Cat 1] hazards set out under the Housing Health and Safety Rating System [HHSRS].
 - b) It is in a reasonable state of repair where building components [Key and Other] do not require replacement or major repair due to age and condition.
 - c) It has reasonably modern facilities and services - dwellings which fail to meet this criterion are those which lack three or more of the following:
 - a reasonably modern kitchen (20 years old or less);
 - a kitchen with adequate space and layout;
 - a reasonably modern bathroom (30 years old or less);
 - an appropriately located bathroom and WC;
 - adequate insulation against external noise (where external noise is a problem); and,
 - adequate size and layout of common areas for blocks of flats.
 - d) It provides a reasonable degree of thermal comfort - this criterion requires dwellings to have both effective insulation and efficient heating.

- 1.4 Since January 2011, Berneslai Homes has implemented and managed the Barnsley Homes Standard programme [BHS] designed to maintain the social rented housing stock at the Decency Standard. Appropriate Council/ BH strategic targets are set annually to ensure this. The social housing White Paper, The Charter for Social Housing Residents, indicates that the Decent Homes standard will be reviewed to consider whether it needs to be updated to strengthen the definitions of safety, energy efficiency and decency. Initially expected to be completed by Summer 2022, this has now been pushed back by the Government to Spring 2023. The implications of the revised Decency Standard on the Council's HRA will be considered in due course.
- 1.5 The Government's Decent Homes standard covers a range of components whose useful lifespan is time-limited (for example, 20 years for a kitchen) and different components have different lifecycles. Berneslai Homes manages and uses its asset management database [PIMSS] which tracks the installation date of all home standard components within a property. This database is used to establish both the 30-year HRA business plan and the annual programme contained within this report. The annual programme details where work is required to maintain the standard in the coming year.
- 1.6 Actual lifespans for individual components vary from the government guidance, and components are not replaced where they are in good condition and their expected remaining life extended for a further period. Every home and every component are surveyed in advance of replacement within the annual programme with variations recorded in the asset management database. In addition to these property inspections, stock condition surveys of 20% of the stock per annum have been undertaken since April 2022. Following approval from the Council in December 2022, the programme has been accelerated to achieve a full 100% position for March 2024. These stock condition surveys ensure we have full visibility of the housing stock; providing data and 30-year business plan accuracy.
- 1.7 The schemes proposed within the 2023/24 programme are addresses that were last improved during the early years of the previous decent homes programme. The scope of works from the database shows that such elements as PVCu windows and doors, full rewires and central heating distribution systems will be unlikely to require replacement, but some kitchens, bathrooms, roofs, and central heating boilers are likely to require replacement. The programme will also pick up other elements that were deemed not to fail at the time, as well as original tenant refusals if not replaced as part of void works.
- 1.8 It has been identified that the stock has a high number of kitchens that were fitted during the Decent Homes period that are now nearing the end of their 20-year life cycle. Following analysis and physical surveys, 200 kitchens will be replaced on the BHS 2023/24 programme.
- 1.9 During the original Decent Homes programme only a small proportion of roofs were replaced due to not failing against the Decent Homes standard upon survey. Officers are now seeing via the asset management database, and

through stock condition surveys, that there are an increasing number of full roofs needing replacement within the next 5 years. Berneslai Homes will thus be delivering an elemental roofing replacement programme to 200 properties in 2023/24.

- 1.10 Gas central heating boilers are one element that consistently fails before the 15-year lifetime expectation within the government decency programme. Older boilers tend to break down more often, of which the Council has a high number, with some boilers being older than ten years old. The reason for this is due to the decent homes replacement programme being at its peak in the 2004 to 2008 period which saw significant replacements. Older gas boilers are also less efficient at around 78% efficiency compared with a modern combination boiler at 91% efficiency. Changing from the older boiler to a modern one, on a typical semi-detached property, could save the tenant approximately £105 per annum (source: Sedbuk) which will contribute towards reducing fuel poverty in the borough.
- 1.11 Whilst the more efficient boilers also emit less CO₂ than the older boilers, because of burning less gas, it should be noted that such boilers do not meet the Council's Zero Carbon aspirations. Therefore, these boilers are not seen as a long-term solution and an alternative will be factored into the HRA 30-year business plan, and retrofit strategy, in due course.
- 1.12 It is expected that the HRA will spend c.£2.35M per annum on gas heating breakdown this year which is in line with the 2021-22 Year End Forecast. This represents the largest single element of the responsive repairs and maintenance budget. To help reduce this problem, additional tendered elemental heating replacement schemes have featured as part of the Barnsley Homes Standard programme over the last five years. For 2023/24, £1.0M of the elemental works HRA budget allocation will support this objective.

SOCIAL VALUE

- 1.13 The Barnsley Home Standard programme is required to meet the Council's decency target and the Council has contractual agreements with Construction Services and Wates for the delivery of the work through the PRIP 2020 Contract.
- 1.14 The PRIP contract is designed to add social value including directly employing staff who live within the borough, a requirement to have over 30 directly employed apprentices and annual programmes of work experience. Further, the contract makes a significant financial contribution to the Better Barnsley Bond Scheme.
- 1.15 The contract has targets for equality and diversity in the workforce, including encouragement of women into construction and carbon footprint sustainability. It sets stringent targets for re-cycling waste materials (more than 96%) and investment in the Barnsley Pound (more than 75%) tree planting and green initiatives

2. PROPOSAL

2.1 Barnsley Home Standard - Core Programme

The proposed core Barnsley Homes Standard programme for 2023/24 will be delivered by Berneslai Homes Construction Services (CS) and Wates and is summarised per area in the table below:

Barnsley Homes Standard 2023/24

Delivery Partner	Scheme	Number of Properties	Budget Cost £M
CS	Barnsley West	30	0.273
CS	Broadway	134	1.219
CS	Cudworth	61	0.555
CS	Honeywell	305	2.775
CS	Elemental Kitchen programme	151	1.239
Wates	Blacker Hill	41	0.373
Wates	Darfield	60	0.546
Wates	Pilley / Tankersley	44	0.400
Wates	Wombwell	181	1.647
Wates	Hoyland Common	24	0.218
Wates	Elemental Kitchen programme	49	0.402
TOTAL		1,080	9.649

2.2 The programme, together with other works detailed, will maintain or better the Council's Housing Stock within its strategic target by the end of March 2024.

2.3 Budget costs are derived by using previous year's outturn costs and include all associated fees. Following a detailed survey of every property within each scheme, and agreement on individual scopes of work for every property, partner contractors propose guaranteed maximum prices for each package.

Roofing Replacement Elemental Works - £2.0M

2.4 It is proposed the roofing replacement elemental works budget be used to carry out a tendered project outside the scope of the PRIP contract to the value of £2.0M as point 1.9 of the report refers.

Gas Heating Replacement Elemental Works - £1.0M

2.5 It is proposed the elemental works budget be used to carry out a tendered heating replacement scheme to the value of £1.0M as point 1.10 of the report refers.

Water Ingress Works - £0.500M

2.6 These are identified remedial works required to the 3 high rise blocks, Buckley, Britannia, and Albion House and have been approved by Council cabinet already (Cab21.9.22/11). These works will be delivered using underspends within the 2022/23 BHS programme (£0.500M) and by top

slicing the 2023/24 BHS Decency Programme (£0.500M) as part of the budget setting process.

Urgent Individual Property Heating Replacements - £0.529M

- 2.7 In all cases following a heating breakdown, a repair is attempted in the first instance. In some cases, the boiler cannot be repaired or is beyond economic repair which cannot wait for a planned programme. The budget is sufficient for approximately 200 such replacements within the housing stock of 18,000 properties. This work is delivered through the Property Repairs and Improvement Partnership (PRIP) with the works carried out by Berneslai Homes Construction Services or Wates.

Reactive Component Replacements - £1.7M

- 2.8 The proposed replacement items budget is to be used to replace items in council stock which aren't scheduled for renewal as part of the Core BHS programme as outlined above, where they cannot be repaired, are reasonably urgent in nature and are not heating related (where there is a separate budget allocation). The items are placed in planned programmes which are released monthly through the Property Repairs and Improvement Partnership (PRIP) to Berneslai Homes Construction Services and Wates respectively. These batched releases enable the work to be properly planned and priced, making delivery efficient and costs more controllable. The works typically consist of:

- Full or Partial Kitchen Replacements;
- Full or Partial Bathroom Replacements;
- New Guttering;
- New Doors; and
- New Windows.

The proposed budget is sufficient to fund around, on average, 988 replacements at an average cost of £1,650 and will contribute towards maintaining the Council's Decent Homes target.

Supplementary Investment Programme

- 2.9 The Supplementary Investment Programme is additional to the Barnsley Homes Standard Programme and is complimentary in maintaining the housing stock to the Decency Standard. The individual elements are outlined in the paragraphs below.

Planned Works to District Heating Networks - £0.330M

- 2.10 The Council has 24 District Heating Networks serving 1,212 dwellings, independent living schemes, community centres, and a school. Properties have heat meters and pay at cost of the heat they use. The systems operate on an 'at cost' basis for revenue income and expenditure, the Council reviewed the charge in December 2021, and the decision was made to reduce the charge with effect from 1st September 2021 (CAB.1.12.2021/10) with no increase proposed for the 2023/24 financial year. The capital cost of

improvements and replacements for the systems falls on the HRA, as it does for all other domestic systems

- 2.11 The plans for 2023/24 include the replacement of the ground source heating units at Maltas Court as these units are proving unreliable and are the main heating supply for residents. Replacement of units such as these reduces the risk of failure and improves overall efficiency of the heat network.
- 2.12 A smaller part of this capital budget is planned as a contingency that may be required for any major failures that occur during the year, for example, major boiler failure requiring a renewal or a burst underground main requiring section renewal rather than repair.

Major Adaptations for Tenants with Additional Needs - £2.205m

- 2.13 The population in Barnsley is aging and tenants are living longer, and consequently, the number of these demand led adaptation requests are rising year on year meaning we must have sufficient resources to be responsive and reactive to fulfil our obligations.
- 2.14 All applications are first assessed by a commissioned service via NHS South & West Yorkshire Partnership Trust working alongside Berneslai Homes Occupational Therapist. The applications are then assessed by officers from the Equipment and Adaptation Service jointly with Berneslai Homes' officers. Following the introduction of a new Equipment & Adaptations Policy in 2022, the right to appeal was revised, with individual cases now being reviewed and managed through Berneslai Homes SMT to ensure the needs of tenants are fully met and all options are explored including re-housing.
- 2.15 The three most frequent type of adaptations requested are:
- Level Access Shower;
 - Entrance Ramps; and
 - Stair lifts and Ceiling Hoists.
- 2.16 The proposed budget also covers significant conversions to the Council's properties where tenants have specific needs that cannot be met through this work. The demand for such conversions is managed through the process outlined above and it is anticipated there will be 1 significant conversion estimated to be in the region of £0.200M, which will be required during 2023/24.
- 2.17 Based upon the demand identified above it is expected the total budget will be allocated between Major Adaptations and Conversions/Extensions.
- 2.18 It is estimated that 699 adaptations will be completed at an average cost of £2,867 per property allowing for a reactive budget of £2.005M and planned resources of £0.2M totalling £2.205M.

- 2.19 Where appropriate, the proposed budget is also used to build a small number of extensions to properties where tenants cannot be re-housed to more suitable accommodation. Officers from BMBC Housing are working closely with Berneslai Homes to continue to align the new build and acquisition programmes to best meet the needs of our tenants; including where that need might be a purpose built or adapted unit on a council build scheme and/or the acquisition of a unit not currently available amongst our stock. This often enables the tenant and their family to be suitably housed, without compromise, and makes best use of resources in the longer term.

Structural Extensive Works - £0.640M

- 2.20 The proposed Structural Works budget is used to fund extensive, one-off structural works that are deemed urgent, and which cannot reasonably wait for the Barnsley Homes Standard Programme.
- 2.21 All these works are delivered through the Property Repairs and Improvement Partnership (PRIP) by Berneslai Homes Construction Services or Wates.
- 2.22 Typically, structural works will include:
- Re-roofing;
 - Subsidence Underpinning;
 - Major Damp Works; and
 - External Retaining Wall Failure.

Void Replacements - £1.212M

- 2.23 The proposed Void Replacements budget is to fund replacement items in void properties that are required to bring the properties back to the lettable standard which needs to be carried out quickly to let the property and keep void rent loss to a minimum. Costs of bringing acquisitions to a lettable standard are also covered within this proposed budget.
- 2.24 Void replacements are typically home standard type works of kitchens, bathrooms, replacement heating replacements and rewires, which take place in empty properties following tenant vacation or property purchase.

Community Centre Rewires - £0.065M

- 2.25 The proposed Community Centre Rewire budget is to be used to fund electrical upgrade works in several of the 14 HRA Community Centres and 18 other HRA buildings with communal facilities. The budget is sufficient to fund two to three upgrades per year, dependant on the scale of the project. This work is planned and is carried out by partners in the Property Repairs and Improvement Partnership (PRIP) by Berneslai Homes Construction Services or Wates.

Community Refurbishment Schemes - £0.386M

- 2.26 Berneslai Homes has run a very successful Community Refurbishment and Training Scheme which has been operational for the last 15 years. The scheme helps young, unemployed and some older, long-term unemployed into work-based learning and employment. It provides level 2 basic skills training in construction, mainly groundworks and bricklaying. Work programmes are based on a trainee profile of up to 16 in total at any one time. They are split between working on site under Team 1 and Team 2, as well as undertaking off site training in line with their qualification. Training is delivered in Partnership with Barnsley Community Build.
- 2.27 The types of work undertaken on Council owned properties and estate includes:
- General tidying up and clearance of open space;
 - Brick boundary walls;
 - Installation of metal fencing and gates;
 - Timber fencing;
 - Construction of footpaths and driveways in concrete, tarmac and block paving;
 - Pavement crossings and dropped kerbs; and
 - Minor / incidental hard landscaping works.
- 2.28 Given the continuing success of this scheme, it was agreed in 2020 for Berneslai Homes to launch a second Community Refurbishment Scheme, which has been based with the original CRS staff in Athersley South. Due to Covid restrictions the aim to relocate to another area of the Borough has been put on hold. The target now is for Team 2 to relocate in 2023/24 where it has been previously identified that Estate Environmental works are urgently required.
- 2.29 The proposed budget is used to undertake general boundary estate works inclusive of fencing, drives, walls, paths and minor landscaping. The scheme is currently working in Athersley South and has been very popular with residents. In addition to skills training, it is a cost-effective way of delivering environmental improvements.

Barnsley Homes Standard Capitalised Salaries - £0.178M

- 2.30 A number of Berneslai Homes support staff work specifically on the Barnsley Homes Standard capital schemes throughout the year, whose cost is charged to the HRA via the Berneslai Homes Management fee. This proposed budget is to be used to fund the cost of those project managers which are capitalised during 2023/24.

Other Capital Investments

Catch Up Programme - £2.630M

- 2.31 Berneslai Homes currently has a rolling programme of planned works equating to 2105 jobs as at 10th February 2022. To assist in reducing this

rolling programme, and to ensure compliance with the Regulator of Social Housing Homes Standard is maintained, an additional investment has been identified to be delivered via a catch-up programme which will see the £2.6m split between the following essential works areas:

Elemental Replacement	-	£1.630M
Equipment & Adaptations	-	£1M

The delivery of this work is currently subject to contractor discussions and is being planned with PRIP delivery partners Construction Services & Wates to ensure continual effective & efficient delivery of the service. It is anticipated that the works will be delivered over an 18-month period. Pending detailed work plans.

Non-Traditional Archetype Fire Works - £0.5M

- 2.32 Following the house fires at Woodland Drive, Broadway in 2022 during the extreme heatwave, an investment of £0.5m is requested to allow Berneslai Homes to assess any fire safety risks associated with non-traditional dwellings. Following assessment, and where identified, a trial of additional fire safety measures (over and above the requirements of the building regulations) will be undertaken alongside energy efficiency works

Environmental Works - £2.0M

- 2.33 The environmental works programme supports a key BH strategic priority to create sustainable communities, which is aligned to the Barnsley 2030 vision. For individuals, families, and communities to thrive, it is vital that our neighbourhoods are positive, uplifting and inclusive. The Asset Management and Housing Teams have worked collaboratively in previous years completing neighbourhood and estate improvements across the borough. Making estates more attractive and improving their long-term sustainability will improve lettings, reduce the risks associated with crime and ASB, and improve health and wellbeing. These works ultimately contribute to bringing improved social, environmental and economic prosperity. A new 3-year investment programme has been agreed to improve several estates in the borough. These include: Summer Lane in Barnsley Town Centre and New England in Worsbrough Bridge alongside other smaller scale projects, including Bow Street, Cudworth. Honeywell is an additional area that has been identified as potential area of focus.

Independent Living Scheme Modernisation Pilot – £0.200M BH Reserves

- 2.34 In 2022/23 Berneslai Homes commissioned an external consultant to undertake a stock option appraisal of four independent living schemes to determine future sustainability. The results of the exercise established that with a growing aging population, these schemes provide a viable solution to meeting current and future need. The schemes all generated a positive net value and the physical fabric/envelope of the buildings was compliant from a health and safety perspective. It was agreed that a staged approach to improve and modernise these schemes would commence during 2023/24;

starting with a pilot, which could be adopted as a model for future schemes. Woodhall Flats has been selected as the pilot scheme. It has been agreed by BH Executive Team that £0.200M from BH reserves will be used to support the piloted improvement works.

3. IMPLICATIONS OF THE DECISION

Financial and Risk

- 3.1 Consultations have taken place with representatives of the Director of Finance (S151 Officer).
- 3.2 This report details to cabinet how Berneslai Homes intend to deploy the total HRA Capital Investment Programme for 2023/24.
- 3.3 The resources in respect of these proposals have been set aside as part of the HRA budget papers for 2023/24 which cabinet have approved.
- 3.4 The total capital resource of £20.394M has been allocated between The Barnsley Home Standard (BHS) Investment Programme totalling £14.878M and the Supplementary Investment Programme totalling £5.516M. This is shown in the tables below:-

Barnsley Homes Standard Programme:	2023/24		
	Estimated No. of Units	Estimated Unit Costs	Budget £M
Barnsley Homes Standard	1,080	£8,934	£9.649
Roofing Replacement Elemental Works	201	£9,950	£2.000
Planned Gas Heating Replacements	400	£2,500	£1.000
Urgent Domestic Heating	200	2,645	£0.529
Reactive Component Replacements	988	£1,721	£1.700
Sub Total Barnsley Homes Standard Programme			£14.878

Supplementary Investment Programme:	Estimated No. Units	Estimated Unit Costs	Budget £M
District Heating Network			£0.330
Major Adaptations - Reactive	699	£2,868	£2.005
Major Adaptations - Planned			£0.200
Extensive Structural	97	£6,602	£0.640
Voids	146	£8,322	£1.212
Community Centre Rewires			£0.065
Community Refurbishment Scheme			£0.386
Water Ingress			£0.500
Capitalised Salaries			£0.178
Sub Total Supplementary Investment Programme			£5.516

Total HRA Core Capital Investment Programme 2023/24	£20.394
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- 3.5 Within the resources detailed above annual professional fees of £0.8M are to be contained as part of the programme delivery. These fees are the in-house professional contract support. The fees are apportioned over the programme identified above on a budgeted pro rata basis.
- 3.6 In addition to the planned annual programmes detailed above Other Capital Investments detailed at section 2.31 have been prioritised as part of the HRA budget process. These resources are intended as one-off investments and profiled to be delivered over a 3-year period as per the table below.

Other Capital Investments				
Theme	2023/24	2024/25	2025/26	Total
	£M	£M	£M	£M
Elemental Component Replacements	1.087	0.543		1.630
Equipment & Adaptations	0.667	0.333		1.000
Catch Up Programme	1.753	0.877	0.000	2.630
Non Trad Archetype Works	0.500	0.000	0.000	0.500
Environmental Works	0.500	0.750	0.750	2.000
2023/24 Other Capital Investments	2.753	1.627	0.750	5.130

- 3.7 There are risks associated in the delivery of any building contract and working in occupied homes can also involve additional risks. These risks will be managed and monitored by a contract Core Group consisting of staff from BPS, Berneslai Homes and our Contractors. The Core Group, who will meet regularly throughout the scheme, will monitor progress, costs, cash flow, performance and customer satisfaction. This should result in timely interventions or value engineering to take place should the situation arise.
- 3.8 Berneslai Homes are currently accelerating the stock condition surveys of the council's stock to achieve 100% coverage by March 2024. This improved data will improve the business planning process and align the capital programme budgets towards frontline delivery plans.
- 3.9 Financial risks will be monitored throughout the programme and contained with the resources allocated and detailed in this paper.
- 3.10 The financial implications of these proposals are summarised in the attached Appendix A.

Legal

- 3.11 There are direct legal implications for the Council/ BH arising from this work. The Council has a requirement to ensure that its properties meet the decent

homes standard as a minimum. Compliance with decency is also included in the Regulator of Social Housing's Home Standards and is a key indicator in the Tenant Satisfaction Measures being implemented from April 2023.

- 3.12 Schemes proposed to be carried out under by the PRIP contractors are already covered by existing contractual arrangements. However, elemental works will be undertaken following procurement under the Contract Procedure Rules and the signing of a standard form of building contract.

4. Equality

- 4.1 The provision of a home that is warm, safe and comfortable is a fundamental requirement of the Decency standard, promotes good health and wellbeing and is a fundamental component of basic human rights. These works will form an essential part of ensuring that the housing stock meets these requirements. A

Full Equality Impact Assessment has been completed for the wider Decency Programme.

5. Sustainability



- 5.1 The management and maintenance of the Council's 18,000 stock will need significant focus, investment, and strategic asset management if it is to increase the energy efficiency of homes to an average of SAP rating C or above by 2030. A key focus for the 2023/24 budget, BH Strategic Plan and Business Plan is to ensure that there is robust data to inform the retrofit plan, to embed retrofit works into the decency programme, going forward, and to ensure that the Council and Berneslai Homes are best placed to access funding.
- 5.2 In delivering investments via the agreed HRA Budgets, the Sustainability

Wheel shows a strong positive impact on homes, communities and creating quality neighbourhoods in line with the priorities of B2030 and thus scores green on all areas. The Sustainability Wheel shows a positive impact from the development/retrofit of quality of housing, energy use, renewable energy production and reduction of fuel poverty. These can be linked the investment in existing stock via the installation of insulation, more efficient heating systems and renewable technologies – such as air source heat pumps and solar panels and batteries. Retrofit installation and building new homes does increase construction waste and pollution in the short-term; however, these should be offset by the reduction in the use of energy once completed and the reduction in emissions via renewable energy sources.

- 5.3 Working with tenants to encourage recycling and to look after greenspaces should both reduce waste and improve biodiversity; particularly if our estate green spaces are used to promote opportunities for rewilding, the development of tiny forests and district eating schemes. There are also opportunities to make better use of estate car parks and garage sites to provide EV infrastructure and charging points.
- 5.4 Finally, social housing providers have a real opportunity to develop retrofit programmes at significant scale to encourage local supply chains and training and development opportunities for green industry.
- 5.5 It should be noted that the programme includes the installation of new gas boilers. Whilst these systems will run more efficiently (saving tenants money on their heating bills) and emit less CO₂ than the older systems that they are replacing, it is acknowledged that to achieve carbon zero targets we will need to move away from fossil fuel heating in the medium term. This will need to be a phased approach which considers the needs and views of tenants and considers the 30-year business plan financial implications, future technology options and a full training programme for both staff and tenants.

6. Employee

- 6.1 There are no direct employee implications arising from the recommendations within this report.

7. Communications

- 7.1 All tenants and leaseholders involved will be fully consulted before works take place. Customers have choice for kitchen and bathroom ranges, and all customers have a right of refusal if they do not wish the works to be carried out.
- 7.2 Where leaseholders are affected by works, they will be consulted within the prescribed leaseholder timescales. Where leaseholders are required to pay for jobs, several established easy payment options have been devised, including interest-free and monthly term payments.
- 7.3 As part of the BHS works, customers receiving new boiler installations will benefit from digital programmable timers and multiple location heat controls.

They will receive both face to face and written instructions on the use of the heating systems. Berneslai Homes will also encourage customers as part of the programme to take up smart meters from their energy supplier and provide advice on keeping the home warm. Support is available for those struggling with energy and other bills.

- 7.4 Before and during the programme of works, tenants will receive dedicated tenant support from Project Liaison Officers. The officers prepare tenants for the work, explain what will be taking place, support them during the process and provide aftercare. Tenants are also eligible for a redecoration grant following major works.

8. CONSULTATION

- 8.1 Consultations about the programme have been undertaken within BMBC and Berneslai Homes. Tenants are consulted about the works as described above.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 A robust budget setting process is undertaken by the Council and Berneslai Homes as part of the preparation for the annual HRA budget (agreed at full Council on 23rd February). The budget prioritises investment in stock/services/resources to ensure that HRA funding is balanced (against income) and effectively prioritised to meet all statutory and regulatory requirements/standards for the management, repair and maintenance of the Council's stock and the needs of tenants. This report sets out the detailed work programmes and planned works required to ensure that our council homes continue to meet decency standards, directing funding to rolling decency and replacement programmes in line with asset management data and property inspections. Supplementary works focus on building safety and compliance works as well as adaptation and environmental projects to improve health and well-being, neighbourhoods and support local training and development.

10. REASONS FOR RECOMMENDATIONS

- 10.1 This paper sets out the proposed programme for the Council's core housing capital programme for both the Barnsley Homes Standard (BHS) programme and the programme of supplementary investments that compliments BHS. These investments will ensure that Berneslai Homes to continue to maintain the Council's housing stock to required decency standards throughout 2023/24.

12. LIST OF APPENDICES

Appendix A: Financial Implications

13. REPORT SIGN OFF

Financial consultation & sign off	Senior Financial Services officer consulted and date See Appendix A.
Legal consultation & sign off	Legal Services officer consulted and date <i>Kate Gothard</i> <i>20/02/2023</i>

Report Author: Sarah Cartwright
Post: HOS Strategic Housing
Date: 10/02/2023