



GOVERNMENT OFFICE
FOR THE SOUTH WEST



Regional Housing Pot Grant for Private Sector Renewal 2010-11 Bid Application Form

Please refer to Bidding Guidance and Annex 1 Bid Application Notes

Section 1. Overview of Bid

All applicants should complete this section.

1.1 Local authority (*Local authority name, project manager name, address, telephone and email address*)

Cheltenham Borough Council. Mark Nelson, Municipal Offices, Promenade, Cheltenham, Glos. GL50 1PP Tel: 01242 264165 mark.nelson@cheltenham.gov.uk

1.2 Bid Summary (*Max. 200 words.*)

The Gloucestershire District Councils continue to work together to align renewal strategies and policies, achieving consistency and efficiencies whilst maintaining local flexibility. This bid is part of a countywide approach, developed through the Gloucestershire Private Sector Housing Strategy Group, with the other 5 districts and should be read in conjunction with bids from those authorities. Any funding allocated should be considered on a pro-rata basis with the other authorities above.

Warm & Well

Gloucestershire Warm and Well is an award winning partnership project involving local authorities and the Gloucestershire Primary Care Trust that has provided advice and energy efficiency measures to households vulnerable to health problems from cold damp homes since 2001. The scheme aims to fill the gaps in the national Warm Front Scheme to ensure assistance is widely available. As part of Warm and Well; the Rent Warm Rent Well scheme provides assistance to landlords of privately rented properties but is currently a small grant, limited to standard measures.

A successful bid will enable us to expand our private rented initiative and offer alternative 'hard-to-treat' measures across all tenures. A focus on the private rented sector will be delivered in combination with the introduction of a Countywide accreditation scheme, providing incentives linked to EPC recommendations, modelled on the successful Norwich warm let scheme and in partnership with local landlords.

Each authority will use funding creatively to ensure the assistance offered reflects local need.

1.3 Total Value of Bid

Project 1: £ 360,000
(box 3.5)

Total Value = £ 360,000

Section 2. Eligibility Statement. *All applicants should complete this section.*

In submitting this document our local authority agrees to:

- Ensure that each project within the bid meets one or more of the essential objectives
- Target projects to meet evidenced need
- Work collaboratively to achieve outputs as appropriate
- Provide annual monitoring information
- Share learning with other local authorities and the Regional Housing Body and its partners

Local Authority: Cheltenham Borough Council.

Signature:



Job Title: Private Sector Housing Manager

Print Name: Mark Nelson

Date: 22/09/09

Summary of Bids from Gloucestershire Authorities

Warm & Well Project

	Cheltenham	Cotswold	Forest of Dean	Gloucester	Stroud	Tewkesbury
Total for project bid - Warm & Well bid	£360,000	£250,000	£250,000	£480,000	£250,000	£225,000
W&W properties improved	170	120	120	230	120	100

Sections 3 - 4. Details of Individual Projects

Fill in Sections 3 - 4 if you are applying for funding to deliver private sector renewal projects

Section 3

3.1 Priority 1 Project Title: Warm and Well

3.2 Quantified outputs in 2010/11 (with dates)

Energy efficiency of 170 properties in Cheltenham Borough improved directly using PSR funding by 31st March 2011 which will contribute to local LAA targets. Standard Measures installed will include loft and cavity wall insulation, double or secondary glazing, draught proofing, condensing boilers, thermostatic radiator valves, energy efficient light bulbs and hot water tank jackets. Non-standard measures will include solid wall and sloping ceiling insulation, hard to access lofts, full central heating systems and renewable technologies.

As a result of the cost of non-standard measures the number of properties improved will decrease, compared with previous years when only standard measures were provided.

In addition to the above and as successfully delivered in previous years, PSR money will continue to maximise, through marketing, advice and referrals, other funding streams such as Warm Front, CERT and private funding sources. This is predicted to improve at least a further 2500 properties throughout Gloucestershire within the same timescale.

3.3 Essential objectives addressed (✓ tick all that apply)

E1 E2 E3 E4 E5 E6

Specify supporting details as per Annex 1 Table 1

E2 – Core of scheme is to deliver energy efficiency measures in existing private sector stock and increase use of renewable technologies, reducing carbon outputs and thereby contributing to Gloucestershire LAA NI 186 target.

E3 – Scheme assists vulnerable people in achieving affordable warmth and comfortable homes allowing them to remain living in a healthy environment

E4 – The measures will contribute to the Gloucestershire LAA NI 187 target.

E5 – The key objective is to provide Decent Homes within the Private Rented Sector, which contain some of the worst housing conditions and house some of the most vulnerable households. The majority of homes failing the decent homes standard fail on thermal comfort, and the majority of homes with category 1 hazards have excess cold as one of those hazards. The Warm & Well scheme directly addresses excess cold hazards for vulnerable people. The 2005/6 house condition survey identified excess cold to be a major issue for housing in the Borough with 8.8% of private homes exhibiting a category one hazard. A disproportionate number of these homes are in the private rented sector.

3.4 Desirable objectives addressed (tick all that apply)

D1 D2 D3 D4 D5 D6

Specify supporting details as per Annex 1 Table 2

D1 – In 08/09, of total value of works carried out, 6% was levered in from warm front, 12% from able to pay, 47% from energy suppliers, with the remaining 35% funded from PSR funds.

D2 – Tendering, monitoring and delivery is shared between the six Gloucestershire district councils and South Gloucestershire Council.

D3 – The partnership includes contributions from the Primary Care Trust, Severn Wye Energy Agency and energy companies.

D5 – The Warm and Well partnership is recognised for innovation in delivery and the leverage of alternative sources of finance. This project aims to increase the range of assistance to target “hard to treat” homes and the private rented housing sector using best practice to link accreditation of private rented accommodation with energy performance.

3.5 Amount requested for project £ 360,000

3.6 How do you consider that this project represents value for money?

The project provides added value as the Rent Warm Rent Well assistance will incentivise participation in the accreditation scheme, which will result in improved housing conditions within the private rented sector. The scheme will utilise Energy Performance Certificates obtained by landlords, and promote the use of these in the rental sector. It is hoped that low or no cost replacement EPC's will be procured to show improvements in energy efficiency on the completion of works.

These improvements will reduce the number of complaints and the need for enforcement action, reducing the amount of waste in service provision and improving efficiency and effectiveness. It will free up officers time to concentrate enforcement efforts with the small proportion of landlords with the worst lettings.

By targeting hard to treat properties, which have to date been largely neglected, more significant improvements are anticipated which in turn will result in significant fuel bill and carbon emission reductions.

An improvement in affordable warmth, has a direct impact on health and wellbeing by reducing cold related illnesses and consequently reducing PCT expenditure. We will work with local the health and social care sector to disseminate information about the scheme and reach vulnerable people, particularly the elderly.

Benefits for tenants as the accreditation scheme provides an assurance of good quality warm housing, with lower cost fuel bills. This in turn reduces the need for homeless intervention.

The offer of a financial incentive will encourage Landlords and owners to invest their own money in the improvement of their properties. Subject to a successful bid, it is hoped that the private sector leverage of 65% achieved in 2008/09 will be replicated in 2010/11.

The delivery mechanism, in partnership with the Severn Wye Energy Agency, provides a shared single point for energy efficiency expertise, giving efficiency savings to the local authorities.

3.7 Evidence of Need

3.7.1 Who will the project support?

Owners and occupiers across all tenures including;

- Vulnerable households
- Households in fuel poverty
- Older people who are susceptible to winter mortality and ill health
- Young families living in low energy efficiency and hard to treat homes
- Households living in the private rented sector

3.7.2 Why is the project needed? *(give evidence, including sources and dates of data)*

The project is needed to target assistance on hard to treat homes and those in the private rented sector, helping directly to achieve national targets. The inclusion of National indicators 186,187 and 188 in the Gloucestershire LAA reflects the identified priority needs of fuel poverty, energy efficiency and carbon reduction with in the County.

In 2005/6 the Council commissioned PPS to undertake a detailed Private Sector House Condition Survey, which included information on thermal comfort, energy efficiency and fuel poverty. The results of the survey were used to identify need and are being used to target resources. This project helps meet that need.

3.7.3 How will the need be addressed? *(include geographical area covered by project)*

The scheme is marketed to the whole of Gloucestershire, and therefore is available to all households within the district and will largely be delivered through the existing Warm & Well mechanisms.

Consultation with Gloucestershire landlords has already been undertaken and identified interest in the setting up of an accreditation scheme. The development and implementation of the scheme will be a partnership with landlords and will take into account identified needs and requirements.

Please email only this form (do not include any attachments or supporting documents) to: Marion Britton, Regional Policy Manager, South West Councils, marion.britton@SWCouncils.gov.uk by 12 noon Friday 2 October 2009.