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WEDNESDAY, 29 AUGUST 2018

TO: THE EXECUTIVE BOARD MEMBER FOR HOUSING

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING WHICH WILL BE HELD IN EBM HOUSING OFFICE, COUNTY HALL, CARMARTHEN. SA31 1JP., AT 10.00 AM, ON THURSDAY, 6TH SEPTEMBER, 2018 FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Mark James CBE

CHIEF EXECUTIVE



PLEASE RECYCLE

Democratic Officer:	Martin Davies
Telephone (direct line):	01267 224059
E-Mail:	MSDavies@carmarthenshire.gov.uk
Ref:	AD016-001

A G E N D A

1. DECLARATIONS OF PERSONAL INTEREST
2. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 23RD MAY, 2018 3 - 4
3. HELP TO HEAT SCHEME 5 - 14

Note:- The press and public are not entitled to attend the meeting. The decision record will be published normally within 3 working days.

Agenda Item 2

**EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR
HOUSING**

WEDNESDAY, 23RD MAY, 2018

PRESENT: Councillor L.D. Evans [Executive Board Member]

The following officers were in attendance:

Mr G. Williams - Accommodation Agency Manager
Mrs M. Evans Thomas - Principal Democratic Services Manager

Office of the Executive Board Member for Housing, County Hall, Carmarthen : 2.00 p.m. - 2.10 p.m.

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 24TH JANUARY 2018

RESOLVED that the decision record of the meeting held on the 24th January, 2018 be signed as a correct record.

3. REPORTS NOT FOR PUBLICATION

RESOLVED pursuant to the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007 that the following item was not for publication as the report contained exempt information as defined in Paragraph 14 of Part 4 of Schedule 12A to the Act.

4. FUTURE PROVISION OF TEMPORARY ACCOMMODATION FOR HOMELESS FAMILIES/ INDIVIDUALS

Following the application of the public interest test it was **RESOLVED** pursuant to the Act referred to in minute 3 above not to publicise the content of the report as it contained exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) (Paragraph 14 of Part 4 of Schedule 12A to the Act).

The public interest test in this matter related to the fact that disclosing the information contained within the report would undermine the Council's position in negotiations with external providers regarding the future provision of this service and potentially harm its finances. Accordingly, the public interest in disclosure was outweighed by the public interest in maintaining confidentiality.

The Executive Board Member considered a report detailing proposals and options for the future provision of temporary accommodation for homeless families/individuals.

RESOLVED that the recommendations in relation to the future provision of temporary accommodation for homeless families/individuals, as set out in the report, be endorsed.

EXECUTIVE BOARD MEMBER

DATE

EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING 6TH SEPTEMBER, 2018

Executive Board Member:	Portfolio:
Cllr. Linda Evans	Housing

<p>SUBJECT:</p> <p>HELP TO HEAT SCHEME</p> <p>Purpose:</p> <p>To approve Carmarthenshire County Council to take part in the Central Government's Energy Company Obligation (ECO): Help to Heat Scheme</p>
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<p>Recommendations / key decisions required:</p> <ul style="list-style-type: none"> To approve the scheme as set out in this report.
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<p>Reasons:</p> <ul style="list-style-type: none"> The Help to Heat scheme would allow residents of the county to access funding for energy efficiency works to help reduce their fuel bills and carbon footprint. This scheme will provide a substantial investment in the county's private housing stock as well as providing an income for the administration of the scheme. If we don't take part in the Help to Heat scheme then our residents will not be allowed to access this funding.

<p>Directorate Communities Name of Head of Service: Johnathan Morgan Report Author: Jonathan Willis</p>	<p>Designation Head of Homes & Safer Communities Advice and Tenancy Support Manager</p>	<p>Tel No / E Mail Address: 01554 899285 JMorgan@carmarthenshire.gov.uk 01554 899232 JNWillis@carmarthenshire.gov.uk</p>
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Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

Recommendation of Officer adopted	
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

Purpose

The Energy Company Obligation (ECO) Help to Heat scheme is intended to help fuel poor households who are not in receipt of benefits and low income households that are vulnerable to mitigate the effects of living in a cold home.

The purpose of this report is to outline what steps need to be taken to introduce the (ECO) Help to Heat programme in Carmarthenshire.

What is Energy Company Obligation Help to Heat Scheme?

- ECO is an obligation on energy suppliers aimed to helping households cut their energy bills and reduce carbon emissions. The scheme is the vehicle through which the Government meets its manifesto commitment to tackle fuel poverty.
- Under the scheme the mechanism, allows local authorities to make declarations determining that certain households meet the eligibility criteria for a measure under the affordable warmth element of ECO. The local authority's role is to support administration and determine eligibility. The provision of funding and completion of work is dealt with by the Energy Company and their intermediaries.
- This scheme will provide a new opportunity for residents who live in private sector housing. Help is available to households in receipt of means test benefits through the Welsh Government's Nest scheme to make improvements to their heating or insulation. Interest free loans are also available to households under the Council's Home Improvement Loan scheme, funded by the Welsh Government. However there will be many households in Carmarthenshire who would not qualify for help through Nest and would not be able to afford to repay a loan.

How does the scheme work?

The scheme only covers private tenure households, i.e. those in the private rented sector and owner occupiers. Social housing is excluded from the scheme.

The process will involve the following:

- A householder will make an application to their Energy Company or intermediary.
- A referral will be made to the local authority to assess eligibility who release an eligibility declaration.
- The Energy Company or intermediaries organise and fund the work.

The type of improvements that can be made to people's homes include new or upgrades to heating systems and/or insulation measures. These improvements will be funded by energy suppliers and installed by energy suppliers or their intermediaries.

In order for households in an area to benefit from the scheme the local authority must publish a Statement of Intent (see attached). This sets out the criteria they intend to use to identify households meeting the eligibility criteria.

Ceredigion and Powys councils are currently operating this scheme and Pembrokeshire are due to introduce the scheme using similar eligibility criteria. In order to achieve consistency across the region it is proposed if the scheme is introduced in Carmarthenshire that the same eligibility criteria be applied. In summary the proposed eligibility criteria are:

1. The property must have a poor rating (E, F or G) on an Energy Performance Certificate (EPC) **or** score over a certain figure on the property condition questionnaire; **and**
2. The household must declare they spend more than 10% of their income on fuel costs **or** a member of the household must be vulnerable and at risk due to living in a cold property.

There will be some administration required by the Home Improvement Team in determining the eligibility of the household/property and to publicise the scheme. Therefore it is proposed that a fee for this work will be charged to the Energy Company or its intermediary. Ceredigion and Powys are charging £150 per eligible household and it is proposed Carmarthenshire charge the same.

Under the scheme the Council will not retain any responsibility for the work that is undertaken as the work is not being specified or procured by the Council. The householder will receive the appropriate warranties and guarantees from the Energy Company or its intermediary direct.

In order to ensure compliance with data protection rules and the General Data Protection Regulations, the Council will enter into data sharing agreements with those Energy Companies / intermediaries who wish to provide improvements in Carmarthenshire.

RECOMMENDATIONS:

Approval be given to administer the scheme in accordance with this report and attached Statement of Intent.

DETAILED REPORT ATTACHED?	YES
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IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Jonathan Morgan

Acting Head of Homes & Safer Communities

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
NONE	NONE	YES	NONE	YES	NONE	NONE

1. Finance

After consultation with other local authorities it is proposed to charge £150 per successful referral. This is reflective of the work involved and that charged throughout the region.

The fee is paid by the Energy Company and will support existing income targets.

5. Risk Management Issues

If we don't take part in the Help to Heat scheme then our residents will not be allowed to access this funding as the scheme would need to be endorsed by the Council.

The work is not specified or provided by the Council.

The responsibility for selecting the Energy Company is placed on the occupier. The Council's main role involves assessment of eligibility. The Energy Company or intermediaries are responsible for the completion of work and issuing appropriate guarantees.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan

Acting Head of Homes and Safer Communities

1. Scrutiny Committee

N/A

2. Local Member(s)

N/A

3. Community / Town Council

N/A

4. Relevant Partners

We have consulted local authorities within our region with regard to how the scheme is administered.

5. Staff Side Representatives and other Organisations

N/A

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE

Carmarthenshire County Council Flexible Eligibility Statement of Intent.

This statement sets out Carmarthenshire County Council's flexible eligibility criteria for the ECO: Help to Heat programme from August 2018 forward. The scheme will be subject to funding and may be closed at any time. It aims to support households living in Carmarthenshire who are most likely to experience fuel poverty and those vulnerable to the effects of a cold home.

Introduction - Carmarthenshire County Council welcomes the introduction of Flexible Eligibility and intends to utilise it for the purposes of reducing fuel poverty within the county. The Council has worked for many years to improve homes across Carmarthenshire with the aim of increasing energy efficiency and reducing fuel poverty.

What is flexible eligibility - Local Authorities working with Energy suppliers obligated under ECO, have the opportunity to extend eligibility criteria for energy efficiency measures to households not covered by existing schemes of support.

Identifying households - Funding is only available for private owner occupiers and private rented tenants. Qualification of flexible eligibility in Carmarthenshire is restricted to those **in fuel poverty** (spending more than 10% of income on household fuel). Eligibility will be determined by criteria listed below and requires a signed declaration by the property owner.

Qualifying measures - The energy efficiency measures that can be installed in eligible properties include new central heating systems, heating upgrades and insulation.

Contractors - Energy suppliers and/or their agents involved with flexible eligibility surveys and identified works, will be expected to comply with the Data Protection Act. They will need to undertake work in accordance with Ofgem requirements and act in accordance with industry best practice in relation to consumer care and quality standards.

Cost Associated with Carmarthenshire Declaration - The administration charge levied by Carmarthenshire County Council in providing the declaration necessary for clients to access the ECO Flexible Eligibility scheme is £150. This charge must be paid by the energy supplier or their agent on completion of works and may **NOT** under any circumstances, be passed on to the client receiving assistance via the scheme.

Final decision - The decision on whether a household receives a measure under flexible eligibility or other ECO funding streams will be made by the **energy supplier** or their **agent/contractor**. Qualification in the statement of intent or the Declaration by Carmarthenshire County Council will **NOT** guarantee installation of any measures, as the final decision will **lie with the supplier**.

Question 1 - Qualifying Criteria

To qualify:

- i) You must indicate you are in fuel poverty by answering **yes** to the initial qualifying question and sign the declaration at the end of the form.
- ii) The property must be rated an **F or G** on an **EPC** or score **15 points or more** in Table 1 below; or.
- iii) the property must have a rating of an **E** on an EPC or have a score between **10 and 14** points in Table 1 below **and** a member of the household is **vulnerable** and at greater risk

due to living in a cold property. Vulnerability is ascertained by answering **yes** to one or more of the situations/conditions in Question 2.

Table 1 - Property Condition

House features	Type	Points	Tick box	Score
Bedrooms	1	1		
	2	2		
	3+	3		
Household occupants	1	1		
	2	2		
	3+	3		
Loft Insulation	None	5		
	Up to 150mm	3		
	150mm and above	1		
Wall Type	System built	5		
	Solid stone/brick	3		
	Cavity construction/Unknown	1		
Wall insulation	External	1		
	Internal	1		
	Cavity	2		
	None	5		
Heating fuel	Mains gas	1		
	Oil	2		
	LPG	3		
	Electric	5		
	Solid fuel	5		
Central Heating system age	Less than 10 years old	1		
	Over ten years old	3		
	Broken system	5		
	No system	5		
			Total	

Question 2 - Client Vulnerability

If it is necessary to demonstrate that householders are at a greater risk to the effects of living in a cold home, Carmarthenshire County Council adopt the following approach:

Carmarthenshire County Council will target households containing people from the following list, which reflects the National Institute for Health and Care Excellence (NICE) 2015 guidance on excess winter deaths and illness caused by cold homes.

'Excess winter deaths and illness and the health risks associated with cold homes' states that: a wide range of people are at greater risk to the cold. This is either because of a medical condition, such as heart disease; a disability that, for instance, stops people moving

around to keep warm, or makes them more likely to develop chest infections; or personal circumstances, such as being unable to afford to keep warm enough.

A member of the household is/has

- i. Aged over 60 (proof of age necessary)
- ii. Children under 5 and those in primary and secondary school education or is pregnant
- iii. Respiratory disease (COPD, asthma)
- iv. Cardiovascular disease (e.g. ischaemic heart disease, cerebrovascular disease)
- v. Moderate to severe mental illness (e.g. schizophrenia, bipolar disorder)
- vi. Substance misusers
- vii. Dementia
- viii. Neurobiological and related diseases (e.g. fibromyalgia, ME)
- ix. Cancer
- x. Limited mobility
- xi. Haemoglobinopathies (sickle cell disease, thalassaemia)
- xii. Severe learning disabilities
- xiii. Autoimmune and immunodeficiency diseases (e.g. lupus, MS, diabetes, HIV)

Signed declaration by doctor or health practitioner necessary to confirm any health related issues listed above (iii – xiii).

Governance

The following Private Sector Housing Officers will be responsible for signing declarations on behalf of the Local Authority -

Home Improvement Agency Manager
Home Improvement Team Leader

Monitoring

The number of households contacted and eligible for ECO Flexible Eligibility, together with the number of ECO Flexible Eligibility funded measures installed along with numbers of homes improved will be recorded by Carmarthenshire County Council.

Signature:

Date:

Head of Homes & Safer Communities, Carmarthenshire County Council

Carmarthenshire County Council accept no responsibility or liability resulting from any negative consequence, damage or loss arising from an ECO FLEX grant being accepted or arising from works or efforts connected to the preparation, application or survey prior to a grant.

Carmarthenshire County Council do not endorse any specific energy supplier, grant agent, installer or company connected to the application or installation of ECO flex grants or products.

Any grievance or issue raised against grant works or application process, should be taken up with the installing party / agent / financier. Carmarthenshire County Council limit our involvement to the declaration of eligibility for a grant, should you wish to have the declaration explained in further detail, please email – hit@carmarthenshire.gov.uk

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