

**Manchester City Council  
Report for Information**

**Report to:** Neighbourhoods and Environment Scrutiny Committee – 8  
November 2017

**Subject:** Addendum to report on Housing issues (stock transfer promises;  
homelessness and improving the private rented sector):  
Housing retrofit

**Report of:** Director of Housing and Residential Growth

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**Summary**

This report provides the committee with some examples of work undertaken to existing properties to improve energy efficiency and reduce fuel poverty. It highlights work undertaken by the Council's Arms Length Management Organisation (ALMO), Northwards Housing and work undertaken and/or partly funded by the City Council in the private sector.

**Recommendations**

Members of the Committee note the contents of the report.

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**Wards Affected:** All

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**Contact Officers:**

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**Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

Report to Executive: Housing Investment Options: March 2003  
Report to Executive: Market Rental Strategy: January 2015

## 1. Introduction

- 1.1 Northwards Housing was formed in 2005 to deliver, amongst other things, Decent Homes to Council tenants in north Manchester. During the first 5 years Northwards delivered a £200m capital programme which included new kitchens and/or bathrooms, rewiring and some heating upgrades. Since 2010 the Council has continued to invest in the properties managed by Northwards and they have delivered significant improvements aimed at reducing fuel poverty and reducing carbon emissions.
- 1.2 Some examples of the work undertaken by Northwards are listed below:
- External and/or internal insulation to 2,500 'hard to treat' homes – including wimpey no fines, corrolites, multi storeys and Victorian solid walls.
  - Solar photovoltaic (PV) panels onto 2,334 houses and 21 blocks of flats (1303 houses are rent a roof).
  - Solar thermal panels onto 7 block of flats.
  - Ground source heat pumps at 5 locations serving 90 flats.
  - Air source heat pumps to 153 properties.
  - 2 communal combined heat and power units serving 213 flats.
  - 34 homes installed with wireless heating zone controls and flue gas heat recovery systems.
  - Low energy lighting to the communal areas of all multi storey blocks (24 in total) and all low rise blocks of flats (some still in progress).
  - Top up loft insulation and cavity wall insulation where required.
  - New condensing boilers in over 10,000 properties.
  - New double glazed windows in 12,000 properties.
- 1.3 Northwards have successfully secured £10m in external funding since 2010 – from CERT, ECO, Green Deal Go Early, ERDF, NEA.
- 1.4 In addition, around £8m of extra income will be received over the next 20 years from the Feed in Tariff and Renewable Heat Incentive for energy generated by renewable installations. £365k of the £8m was for private households (sold properties) on the estates who wanted the work.
- 1.5 Importantly, Northwards have also implemented a 'behaviour change' programme and employ a full time Energy Advisor.

1.6 Registered Providers across Manchester have all funded retrofit works to properties that they own.

## **2. Investment in private properties**

- 2.1 The Council delivered a Warms Homes Project in partnership with Scottish Power, between 2000 and 2010. This provided energy efficiency measures to 13,692 properties, including cavity wall, loft insulation, draught proofing, reflective radiator panels, etc. The measures were free to older people and families with children under 6, or residents on qualifying benefits. Total investment over this 10 year period was £1.5m, of which Scottish Power match funded £740k. Total savings to households estimated to be £2.7m, with total carbon lifetime savings of 424,529 tCO<sub>2</sub>.
- 2.2 The Warms Homes project ended in 2010 and was partially replaced by the Government's unsuccessful Green Deal Programme.
- 2.3 The Council continues to provide support to householders seeking to improve the energy efficiency of their home through the Home Energy Loan Plan (HELP), in partnership with Manchester's Home Improvement Agency. Homeowners are able to access an interest free loan of up to £10,000 for energy efficiency improvements works, such as insulation works, new boilers and renewable technologies. Since 2000, a total of 1,147 HELP loans have been awarded, with a total value of £3,372,000.
- 2.4 In addition to the HELP loan, the Council also has a limited budget to provide Emergency Heating Grants to vulnerable home owners who are on low incomes and suffer from cold-related illness. Since the fund was established in 2014, approximately £248,000 has been awarded to 102 householders.
- 2.5 The Council also delivers the Local Energy Advice Programme (LEAP) in conjunction with other GM Local Authorities. LEAP is a free-of-charge support service that is offered to fuel poor and vulnerable householders, providing whole-house holistic support to improve the warmth and energy efficiency of their homes.