

Manchester City Council Report for Information

Report to: Environment, Climate Change and Neighbourhoods Scrutiny Committee – 7 September 2023

Subject: Housing Retrofit

Report of: Strategic Director, Growth and Development

Summary

This report provides an update to Scrutiny Committee on the Council’s proposals to decarbonise the city’s housing, incorporating an update on Green Skills, and providing an opportunity for members to contribute to and influence these policy areas.

Recommendations

Scrutiny Committee is invited to consider and comment on the report.

Wards Affected: All

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city
According to the Climate Change Framework 2022 Update [1], Manchester homes make up approximately a quarter of the city’s total carbon emissions. This report details progress and ongoing and new activity to achieve delivery of zero carbon objectives in existing housing cross tenure.

Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments
An Equality Impact Assessment (EqIA) has been completed and describes how a programme of large-scale retrofit can positively impact some disadvantaged individuals and groups. The assessment outlines our work on the Resident Engagement Plan which considers the needs of people from different protected and disadvantaged groups and how our future engagement plans and activities will address these.

Manchester Strategy outcomes	Summary of how this report aligns to the OMS/Contribution to the Strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Retrofit provides long term employment opportunities to Manchester businesses and residents. See section 7
A highly skilled city: world class and home-grown talent sustaining the city’s economic success	Demand for highly skilled retrofit skills will provide opportunities for training and upskilling both new and existing operators. See Section 7

A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Retrofitting the city's housing stock will ensure healthier, more comfortable homes and in many cases provide for more affordable energy costs. This will result in improved health and wellbeing for Manchester residents.
A liveable and low carbon city: a destination of choice to live, visit, work	The Retrofit Plan will address the transition of Manchester's existing housing stock to zero carbon, and ensure the available housing meets the needs of the city's residents and visitors.
A connected city: world class infrastructure and connectivity to drive growth	N/A

Financial Consequences – Revenue

The activity described in this report has staffing and other revenue resource implications and where possible has been detailed in this report. As also described, most of the government funding schemes come with an element of financial resources to support these costs.

Financial Consequences – Capital

Capital resources will be required to deliver the programme of work to our council housing. Currently, and over the next 2 years, zero carbon investment in our owned and managed properties will largely be through our Social Housing Decarbonisation Fund (SHDF) Programme. Further described in Section 3.1.2, this is a c£50m programme of mostly retrofit but also other works. All funding for this Programme has now been approved, with a proportion of it being sourced from grant from the government's national SHDF and the remainder from the Housing Revenue Account (HRA).

In relation to the Council's PFI managed properties, as described in Section 3.2, resources to deliver our emerging Sustainability Strategies and our zero carbon objectives will be identified in due course.

In relation to private sector housing, as described in Section 4.2.1, the Council has secured £10.4m capital resources to fully fund the retrofitting of c.500 properties as part of the government's national Home Upgrade Grant 2 (HUG2).

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Background documents (available for public inspection):

The following documents contain 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.

- Manchester Housing Strategy (June 2022)
- Report to Economy Scrutiny Committee (9th March 2023 Housing Retrofit)
- Manchester Climate Change Framework (2020-25) – 2022 Update
- Manchester City Council's Climate Change Action Plan 2020-2025 (Refreshed plan 2022-2025)

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1.0 Introduction

- 1.1 Manchester has committed to becoming a zero-carbon city by 2038 with a target of reducing at least 50% of our direct CO2 emissions by 2025 (from a 2019 baseline). With over a quarter of the city's carbon emissions generated by residential properties [1] we must make urgent progress towards improving the energy efficiency of the housing stock and moving away from fossil fuel-based heating. The increases in energy costs, coupled with the more general cost of living crisis, and the relatively high levels of fuel poverty across our area, are also important drivers for this activity and underscore the necessity of our housing decarbonisation being approached in as fair and equitable way as possible.
- 1.2 According to the Climate Change Framework 2022 Update [1], in order to reduce emissions from the domestic building stock by 50%, we will need to retrofit 84,000 (cross-tenure) properties across the city.
- 1.3 The Council's Housing Strategy commits the Council to targets of completing the zero-carbon retrofitting of a minimum of one third of the 67,300 homes managed by Manchester Housing Providers and achieve an EPC rating of B or above across this stock by 2032. It recognised the need and made a commitment to developing a cross tenure Retrofit Plan for the city if we are to meet these targets.
- 1.4 Reports to Environment and Climate Change Scrutiny Committee in September 2022 and March 2023 explained why a Retrofit Plan is needed, the scale and nature of challenges and opportunities, key issues for developing and delivering a large-scale decarbonisation programme, the stakeholders who will need to be involved in the development and delivery of the plan, and the programme for delivery.
- 1.5 This report focuses on providing updates on the progress made since March 2023, describing the key achievements and planned activity in housing retrofit and, as per the March 2023 report, incorporates an update on the housing retrofit green skills agenda.

2.0 Background

- 2.1 The scale and complex nature of the challenges in meeting our housing retrofit targets is recognised and well understood, as is the significant role that the Council can and needs to play in this area – both directly and through partnership, influencing and enabling activity in the city. Over the last 12 months, our focus has largely been on strengthening and developing:
 - our approach,
 - our internal staffing capacity,
 - our financial capacity and
 - our new and existing collaboration/partnerships.

- 2.2 Maximising opportunities, especially in relation to bringing in external funding, has also been an important aspect.
- 2.3 Our recent successes include securing considerable external funding (most notably from the Department of Energy Security and Net Zero (DESNZ) for both Council and private sector housing), securing significant internal capital funding and building and developing staff capacity arrangements.
- 2.4 Our activity has inevitably been limited by our staffing and other resources. There has been a need to prioritise activity and we have been driven to some degree by external opportunities such as funding bid windows. As described, however, our increases in staffing and our significant development across a range of areas has resulted in a strong position on which we can build and accelerate future activity and achievements in housing retrofit.

3.0 Social Housing, including council-owned properties

3.1 As described in previous reports, there are approximately 67,300 social rented properties within Manchester.

- The largest proportion, around 23% (15,700 properties), are owned by the Council. Of these, 12,800 are managed internally by the Council's Housing Services team, with most of the rest (2,700 properties) being managed through 3 PFI contracts.
- The 51,600 other social rented homes are owned by several other housing providers. The organisations to which we transferred stock - Wythenshawe Community Housing Group, One Manchester, and Southway Housing Trust – are those which have the largest stock numbers in our area (13,500, 11,800 and 5,700 properties respectively).

3.2 The Council's Housing Strategy 2022-32 sets a target of retrofitting at least a third of the city's 67,300 social rented properties by 2032. There is a consensus within the Registered Providers (RPs) that this is a stretch target, and they are generally working towards retrofitting 25% of their properties. The Council is expected to lead the way in retrofitting its properties, and to meet the social housing retrofit target within the Housing Strategy, approximately 60% of our own housing needs to be retrofitted by 2032.

3.3 Council-owned Properties

3.3.1 Recent and current investment

3.3.2 Our report in September 2022 described the significant achievements in the past few years in retrofitting our Council-owned and managed properties. This included £83m spend on retrofit since 2005 (resulting in a 49% reduction on carbon emissions), securing and delivering external funding (£12m) and achieving an average EPC Band C rating for most of our properties.

3.3.3 Since the Scrutiny report in March 2023, the Homes As Energy Systems (HAES) project, part-funded by European Regional Development Fund

(ERDF), has been completed. We have over-achieved delivery against the original target of 500 properties, with additional funding having been made available to the Council from underspend of other partners within the programme, given our positive track record and ability to deliver more. In total our project delivered improvements to 629 properties and achieved a total estimated carbon saving of 1,879 tonnes (expressed as tCO₂e). It involved:

- Installing air source heat pumps (ASHPs) to 160 properties – with savings of 458 tCO₂e. This involved replacing a mix of communal boilers in 2 block flats (with residents previously on an ‘uneconomical’ service charge) and individual 15+ year old gas boilers with ASHPs.
- Deep retrofit of 2 properties bringing EPC levels from D/C to A+ – with savings of 12 tCO₂e
- Installing ground source heat pumps (GSHPs) to 334 properties – with savings of 1,113 tCO₂e. This involved replacing communal boilers with GSHPs in 4 blocks (with residents previously on an ‘uneconomical’ service charge), and obsolete shared gas boilers and Switch 2 meter systems with GSHPs in 3 multi-storey blocks.
- Installing PV and battery systems to 133 properties – with savings of 296 tCO₂e

3.3.4 Social Housing Decarbonisation Fund (SHDF)

3.3.5 Maximising external funding to support our housing retrofit objectives is of crucial importance, not least in the context of our owned and managed properties and in helping us manage our significant Housing Revenue Account (HRA) affordability challenges.

3.3.6 In April 2023, the Council was informed of the success of our bid under Social Housing Decarbonisation Fund (SHDF) wave 2.1. As described in our March 2023 Report, in November 2022, as part of a Greater Manchester wide consortium led by Greater Manchester Combined Authority (GMCA), we participated in the submission of a bid to DESNZ under the SHDF programme. Our bid was for a total grant contribution of £11.65m to improve just over 1,600 properties. As described, this funding is available for certain defined retrofit measures only, is in most cases limited to bringing properties up to an EPC Band C and requires a minimum co-funding contribution requirement of 50% by bidding RPs. Nevertheless, this funding provides a much needed contribution to enable the delivery of our substantial SHDF Programme involving energy improvements and renewable energy technologies, alongside other essential Decent Homes and Building and Fire Safety works. The total estimated cost of our SHDF Programme is £49.71m, £41.15m of which relate to grant eligible works and, with a grant of £11.65m, our contribution to these works is £29.5m (just over 71% of the total costs).

3.3.7 Our SHDF Programme involves 1,603 properties within 6 distinct and varied projects as follows:

- Anita & George Leigh Street – 30 low rise flats and terraced properties within a conservation area

- Newton Heath high rise flats and nearby low rise flats – consisting of 288 properties in 4 tower blocks and 24 low rise cottage flats (being delivered as one project given their close proximity)
- Monsall high rise flats – consisting of 186 properties within 3 tower blocks
- Riverdale maisonettes – consisting of 28 properties
- Boiler replacement project - consisting of 1,037 terraced, semi-detached and parlour houses where gas boilers are reaching the end of their useful life
- Void project – consisting of 10 properties, involving 10 void properties (to be selected) to help steer the approach going forward to void properties and feeding into our void standard.

3.3.8 One of the main requirements of the funding is that the grant needs to be spent by March 2025, with the Council's co-funding of grant eligible works needing to be spent by September 2025.

3.3.9 This SHDF Programme of works sits alongside a Capital approval of £47m for other housing capital works, in the financial years 2023/24 and 2024/25. Taken together, this represents a very significant programme to be delivered by March 2025. By comparison, it is around twice the amount p.a. of the annual housing capital programme during the previous few years. Consequently, there has been significant consideration to ensuring the conditions for successful delivery of this housing capital programme, including the requirement for extra staffing resources.

3.3.10 In terms of the SHDF Programme, the ability to deliver at this scale is a clearly recognised risk, alongside a range of other risks given the relative novelty for the Council of these large-scale DESNZ-funded retrofit programmes and the high level of complexity in our Programme. Robust risk management is a vital component of the SHDF Programme and timely and effective mobilisation of the Programme has been crucial.

3.3.11 The development and mobilisation of our SHDF Programme has inevitably been a high priority for the Council and has taken up a significant amount of available capacity over the last 12 months. In summary, over the last 9 months, our mobilisation activity has included:

- Obtaining approval for the SHDF capital budget and approval to spend, as part of the (HRA) capital approval process – building on an already approved capital programme and with the final element of £20m approval for our Boiler Replacement project being put in place in July 2023.
- Identifying, aligning, and building existing and new staffing resources – mainly internal, but also some additional external resources, for example to strengthen the crucial resident engagement needed to make this Programme a success.
- Developing and providing robust and effective programme/project management and leadership and as part of this, developing the governance arrangements.
- Developing and implementing a procurement strategy across the Programme, which in summary so far has involved:

- Commissioning PAS2035 related services such as Retrofit Co-ordination, Assessment and Design covering a proportion of all 6 projects and covering 100% requirements for 4 out of 6 projects.
- Undertaking Retrofit Assessments to just under 300 properties so far, across most of the projects.
- Engaging a main contractor for one of the projects (Newton Heath) which has a total estimated cost of £15m.
- Developing invitation to tender documents with a view to engaging works contractors for all other projects.
- Engaging with GMCA, including in relation to monitoring and reporting requirements and other requirements of the Grant Funding Agreement (GFA) which has recently been made available for signing by the Council.

3.3.12 General approach and investment for the future

3.3.13 As indicated, we have made significant zero carbon related investment in our owned and managed housing over the last few years and have made a continued commitment to do so over the next 2 years. The external funding opportunities are, of course, crucial to us but are not at the scale that is required to meet our zero carbon targets.

3.3.14 One of the biggest challenges we face in meeting our zero carbon targets in relation to our owned and managed housing is funding and affordability within the HRA. The current 30-year HRA Business Plan does not include most works required to enable the Council to achieve its zero carbon targets by 2038. Based on previous technical work, the cost of retrofitting this housing stock was estimated to be an additional £211m or £16.5k per property. This is the cost over and above the works already planned. The cost of this will not be achievable from within the ringfenced HRA without government support and/or changes to the current HRA regulations.

3.3.15 It should also be pointed out that as this estimate was undertaken almost 4 years ago the costs are likely to have increased significantly due to inflation, new quality standards and higher demand for retrofit services, technologies, and materials. We have commissioned a refresh of the study to improve our understanding of the required measures and associated costs and the outcome of this will be available to us over the coming few months.

3.3.16 Given the increasing requirements and expectations on housing providers in relation to stock condition and responsive asset and repairs services, our zero carbon programme inevitably sits amongst other competing priorities for the HRA and other resources, including in relation to Decent Homes, Building and Fire Safety and Damp and Mould issues.

3.3.17 It is important that we take a strategic view and deliver the programme to meet our zero carbon targets in manageable phases. Housing Services are in the process of delivering a full stock condition survey for the 12,000+ properties managed by them. This will include capturing information that can help better

understand energy performance of homes. It will also ensure full understanding of the overall stock investment requirements.

- 3.3.18 The technical work to understand the cost of meeting our targets as described above, together with the stock condition survey results and other data and intelligence, will help underpin our housing retrofit plan and the emerging Housing Services' Asset Management Strategy (AMS) and assist with establishing a future capital programme and investment plan for our housing stock.
- 3.3.19 We are also working to develop a new Void Standard. This will be underpinned by other technical work and a voids pilot (as part of the SHDF Programme). It will essentially consider the opportunities for energy works and new technologies when a property becomes void, whilst balancing off the implications of increased void turnaround times and managing void rent loss.
- 3.3.20 In relation to the future external funding landscape to support investment in our owned and managed properties, the potential for more government funding similar to SHDF remains to be seen. Whilst details of future funding streams are not available as yet, there are likely to be more funding opportunities to enable us to invest beyond the end of 2025 when the current SHDF finishes. The announcement in the last few months of a new GM Trailblazer Devolution Deal is very positive and, although the details are not yet available, the prospect of funding for this and other areas with more flexibility and control at GM level is a welcome development.

3.4 PFI Contracts

- 3.4.1 Our reports in September 2022 and March 2023 described in some detail the position in relation to PFI contracts and zero carbon objectives. They pointed out that all the 2,700 homes under the Council's three PFI schemes have undergone energy efficiency and carbon reduction works, with the average EPC rating rising from band E to band C. We pointed out that the contracts are at different stages in their development of zero carbon plans and described the fact that we were working towards a target of having zero carbon plans in place for all PFI-funded contracts by the end of March 2024 (with a target for draft sustainability strategies in place by the end of March 2023).
- 3.4.2 In our March 2023 report, we indicated that positive progress had been made in the development of these plans. We explained that Miles Platting PFI (1,400 properties), were building on their already established sustainability strategy and that in relation to the other contracts, Plymouth Grove (500 properties) and Brunswick (800 properties), archetype surveys and modelling work was required to underpin this and develop costed pathways to low carbon to meet the Council's zero carbon strategic objectives.
- 3.4.3 Since March 2023, we have continued with this positive collaboration and work, with the current position being:

- On the Miles Platting PFI project the draft sustainability strategy was completed by the end of June.
- For the Grove Village and Brunswick PFI projects, we have been considering the outcome of the nearly completed surveys and modelling work which are required to underpin their draft sustainability strategies and we are expecting that these strategies will be available by the end of September 2023.

3.4.4 We continue to meet with each PFI contractor to refine, shape and monitor progress of each sustainability strategy.

3.4.5 Key challenges for us will include incorporating these measures into historical, long-term contracts where zero carbon requirements were not originally included and managing inevitable competing priorities of other essential works. Funding is perhaps the greatest challenge, as currently there is no external funding available for properties at EPC C and insufficient funding within existing contracts to deliver all priorities. Achieving operational savings is a potential option (i.e., omitting some work already in the contract and replacing it with low carbon alternatives). However, these will not fund the whole transition to zero carbon and there are obvious implications on competing priorities. We continue to engage with others including the North West Zero Carbon Hub on potential funding solutions for this area.

3.5 Investing in Heat Networks

3.5.1 Heat networks allow us to progress towards zero carbon in high density areas where other technologies, such as individual air-source heat pumps, may be difficult to implement due to space, noise, aesthetic, or other constraints. We continue to contribute to the research and development of new and expanded heat networks (for our own stock and beyond), where possible taking advantage of local low carbon heat sources.

3.5.2 Programmes such as HAES and SHDF have allowed us to start upgrading our communal heat networks with low carbon technologies. We have also recently applied for funding through the DESNZ Heat Network Efficiency Scheme (HNES) to improve the operational efficiency of our existing communal and district heat networks. This funding would allow us to optimise the operation of some of our older networks, ensuring that tenant bills remain as low as possible. This will be done through a Phase 1 revenue project of research and assessment of existing condition and performance, and, subject to findings, a bid for Phase 2 capital funding to undertake any recommended works. A particular opportunity to utilise this funding is the Plymouth Grove heat network within the Grove Village PFI area which serves approximately 500 properties in the area, including both social and privately owned housing.

3.6 Other Social Rent

3.6.1 As indicated above, the Council own by far the largest proportion of the social homes in Manchester, with three other RPs – Wythenshawe Community Housing Group, One Manchester, and Southway Housing Trust - owning the

next largest proportions. The Council's housing and that of these RPs represent the majority (approximately 70%) of the total social housing stock in Manchester.

- 3.6.2 The majority of RPs with stock in Manchester are members of the Manchester Housing Providers Partnership (MHPP). As indicated in the previous Scrutiny Reports, MHPP members have worked collaboratively to baseline their housing emissions, with information covering 85% of members' stock having been completed. Work has recently commenced to update this information and compare this to the baseline.
- 3.6.3 In addition, we have continued to work collaboratively with the three RPs listed above through a MHPP zero carbon workstream to develop costed investment plans to zero carbon and to share learning. This group will be widened out to all MHPP members in due course.
- 3.6.4 As part of the recent MHPP Review, workstreams will now be known as Strategy Delivery Groups and will align to a MCC Strategy. We have agreed to align to the Council's Housing Strategy (more specifically the zero carbon aspect), Climate Change Plan and our emerging Housing Retrofit Plan. We are also refreshing the groups' terms of reference.
- 3.6.5 Several MHPP members continue to develop and deliver various housing retrofit schemes, including ERDF and SHDF funded schemes. Lessons learned from these schemes will continue to be shared through our various arrangements. One of the largest of the ERDF funded schemes is the Arrowfield Low Carbon Communities Project, delivered by Southway Housing Trust and involving 360 homes. This scheme will be showcased as a positive case study as part of this report to Scrutiny.
- 3.6.6 Across the Greater Manchester wide consortium, SHDF involves 18 RPs including ourselves and is set to deliver improvements to a total of 5,400 properties. Just over 60% (3,400) of the properties benefiting from this funding are within Manchester, with just under half of those being delivered by the Council (1,600 properties). Through the arrangements described above, and additionally through specific SHDF arrangements being put in place by GMCA, we will ensure that we collaborate, share best practice, and keep track on this activity across the Manchester area.

4.0 Private Housing

4.1 Introduction

- 4.2 By far the largest tenure in Manchester is private housing, with 79,300 of these being owner-occupied properties and 93,400 private rented. We continue to develop and deliver approaches to retrofitting these properties to meet our targets and deliver our objectives. Whilst it is recognised that there are many other ways of segmenting private sector properties/households, in our description of activity, we separate 'vulnerable and low-income' from 'willing to pay' households, where appropriate and where schemes and help

available for these groups differ. We also discuss the private rented sector and leasehold properties within the Council estates as separate topics due to the unique challenges in retrofitting these properties.

- 4.3 There are some significant challenges in retrofitting privately-owned properties, not least the level of control/influence that the Council can have and that of our partners and stakeholders. In general, we are constrained by the lack of accurate data on the condition of Manchester's privately-owned housing, making it difficult to plan and implement retrofit interventions and measure the city's progress towards net zero. There are also limited funding opportunities available to this sector. With the current cost of living crisis and energy price increases, there are an increasing number of property owners and households who are struggling with the affordability of energy costs meaning that there are increased limitations on the extent to which owners are in practice 'willing to pay' for retrofit.
- 4.4 Given these factors, it is even more important now to continue working to facilitate improvements in private properties and linked to that, focus on a range of financing options as an enabler for the city's delivery of retrofit activity.
- 4.5 **Activity targeted at vulnerable and low-income households**
- 4.6 Since our report in March 2023, we have continued to identify and access funding schemes and routes from various sources, to assist vulnerable and low-income households in retrofitting their properties. In the following sections, we describe these various schemes and routes. More generally, we continue to work with our partners, including GMCA, to simplify access to funding schemes and ensuring that those most in need are provided with appropriate guidance and support in accessing the funding and low carbon technologies.
- 4.7 **Home Upgrade Grant 2 (HUG2)**
- 4.8 At the time of writing our March 2023 report, we were awaiting the outcome of a funding application to DESNZ under the Home Upgrade Grant 2 (HUG2) scheme. Very positively, we were successful in our bid and, alongside our SHDF Programme, have been focusing on the mobilisation of this scheme to achieve successful delivery.
- 4.9 As described previously, this funding provides grant for energy efficiency measures and clean heating to be installed in owner occupied and privately rented properties occupied by low-income households. These are households with income of less than £31k or are occupying properties located in certain deprived postcode areas as defined by DESNZ. In the case of private-rented properties, only small portfolio landlords are eligible, which in this scheme are defined as those who own less than 4 properties in total. Social properties may also be eligible if they are situated amongst private properties and that excluding these properties from improvement would be detrimental to the improvements of the surrounding properties. Eligible properties must also not

use gas as their main heating fuel and have relatively low energy performance (EPC D or below).

4.10 Our bid related to 500 properties and a capital funding amount of £10.4m, which includes funding (grant) for property owners for measures, together with funding to enable the Council to cover the full cost of delivery of the scheme. Given the eligibility criteria, it is expected that our projects will include the targeting of poorly insulated, electrically heated apartment blocks in the city, and our strategy is to target owner occupiers in these blocks. Due to the Leasehold nature of these properties, Freeholder engagement will also be required to ensure their buy-in and to try to prevent any restrictions being imposed by Freeholders to the work being undertaken, particularly if the Leaseholder in situ has agreed to their completion.

4.11 Our mobilisation of this scheme has in summary involved:

- The engagement of consultants to develop our scheme, essentially focusing on refining our data further, considering technical feasibility, considering the potential level of take-up, and hence establishing a long and short list of target areas and deliverable projects. It also includes the undertaking of 50 Retrofit Assessments to further help our scheme development. This work is progressing well, with a resident engagement plan to be put into place with a view to commencing engagement and assessing likely take-up imminently.
- The development and implementation of a procurement strategy for delivery of the scheme. The approach we are taking is to engage a Turnkey Contractor to deliver all aspects from resident engagement and lead generation to checking eligibility through to getting people signed up and undertaking Retrofit Assessments, Co-ordination, and Design and in carrying out works/installation and managing all the post installation activity. We are currently out to competition for this Contractor and are on track to have a contractor in place by the end of September/early October.
- The consultancy activity works hand in hand with the procurement of the turnkey contractor. Developing alongside the procurement period and timed in such a way that the outcomes of the activity segway into the appointment of the contractor, enabling us to get to a position where we can steer the contractor to deliver in an appropriately targeted way, with minimum delays and hence assist us in managing delivery risks such as failure to meet the challenging delivery timelines of the funding (i.e., by end March 2025).
- Similar to the SHDF Programme, we have been getting ourselves into a strengthened position to deliver this scheme, including developing our governance, staffing capacity and arrangements and our monitoring and reporting.
- Our Governance arrangements for this scheme are similar to the SHDF Programme, with an important difference being that the Council in this

case have the direct relationship with DESNZ (rather than in the case of SHDF with GMCA).

- Other activity has involved ensuring that we are able to successfully achieve the next steps in this funding which is a new and different approach to other funding provided by DESNZ and consists of a detailed procedure to demonstrate readiness for and ability to draw down the funding in line with delivery.

4.12 **Energy Company Obligation 4 (ECO4)**

4.13 This funding focuses on supporting low-income and vulnerable and fuel-poor households, mainly through installation of insulation and heating measures, with policy aims being to reduce fuel poverty and energy bills in the long-term and reduce carbon emissions. All obligated energy suppliers are required to deliver measures under ECO4 (the fourth round of the ECO programme). The scheme is available to those homeowners who are in receipt of means-tested benefits and live in EPC D–G rated properties; however, the Council can also refer private tenure households that are living in fuel poverty or are on a low income and are vulnerable – this is known as ECO Local Authority Flex. This scheme is also available to Private Rented Sector properties occupied by qualifying households.

4.14 From April 2023, the Council is delivering ECO4 Local Authority Flex through a GMCA-appointed delivery contractor, Improveasy. Improveasy is currently identifying eligible households and is focusing their efforts on the marketing of the scheme via social media, local schools, and direct letters to households, though this is also now expanding to work with specialist organisations to identify older vulnerable residents where works may be possible to install prior to winter. In addition, Manchester residents can self-refer to the scheme via the GMCA website <https://gmca.retrofitportal.org.uk/home> which has recently been re-launched with expanded programme inclusion. Within the financial year to date (mid-August) Improveasy have completed 26 installations, with an additional 10 properties signed up. This has provided an estimated saving of 115 tonnes of CO₂ by the end of the year and average bill savings of £526.

4.15 In relation to a specific situation, where social housing in an area was provided with high levels of investment, but the privately-owned properties amongst them were not able to be improved at the same time, the Council is looking to provide some opportunities for improvements for these private sector owners. This is a challenging situation, with the options for improvement in the private sector properties being, on the face of it, limited. However, we are working with various partners and others, including Improveasy, around the possibility of ECO4 funding, to look for potential solutions. This will help us develop future plans for these challenging mixed tenure areas.

4.16 **HELP Scheme**

4.17 HELP is the Council's scheme for assisting homeowners and some private sector landlords to get access to low interest finance. Interest-free loans can

be made for energy efficiency works and heating system upgrades (administration charges apply). Loans of up to £10k are typically paid back within a maximum of seven years, or on sale of the property or death of the assisted person. Care and Repair Manchester administer the scheme on the Council's behalf and the majority of residents who take advantage of this scheme are elderly and often in crisis.

4.18 Warm Homes Manchester

4.19 The Warm Homes Manchester programme receives funding from the Warm Homes Fund, a national £150m fund administered by Affordable Warmth Solutions. This small programme is progressing with property identification and retrofit assessments of eligible properties in order to install first time low carbon central heating (air source heat pumps), and where possible loft and cavity wall insulation. The programme will fund upgrades to approximately 50 properties in Manchester by the end of Quarter 1 2024/2025

4.20 Other Schemes

4.21 In addition to the above, there are schemes coordinated by external parties which offer emergency heating and energy efficiency measures to vulnerable households in distress. We will continue to work with these organisations and others to ensure that these are made available to Manchester residents. We are also working in collaboration with the Cost of Living Advice Line team to allow referrals to be made and help to be accessed, via the range of opportunities, by those who most need it.

4.22 The number of properties targeted through all the above schemes has increased from a few hundred in September 2022 (the date of our first report) to several thousand in 2023. However, there remains an evident gap in the amount of help (both financial and support) available to vulnerable and low-income households. Further work is required to identify and establish suitable financial products and advisory services, as discussed further in Section 6.

4.23 Activity targeted at Willing to Pay Households

4.24 As explained in our previous reports, GMCA has launched a service which provides impartial advice to homeowners on what they need to do to retrofit their homes, the likely costs and potential funding opportunities, in addition to the provision of guidance and support to get the works completed. The scheme, branded Your Home Better, helps alleviate the uncertainty that many homeowners currently have around how to retrofit their homes. Launched in June 2022 and, albeit still at a relatively low level, the scheme has continued to build momentum through a targeted mail drop and adverts in central transport hubs, including Manchester Piccadilly and the Metrolink. The main challenges being experienced by GMCA in this scheme relate to the ability to convert resident interest into action, which is constrained by supply chain issues (especially relating to installation as part of this scheme) and funding opportunities for residents.

- 4.25 The service is currently geared to benefit the willing to pay market and the intention is to bring in financial solutions for homeowners to access green finance products, which would likely make retrofitting more appealing to many owner occupiers. GMCA is currently working with Manchester Credit Union which offers loans for a period of 10 years at 5.5% APR and is investigating options for other finance options for homeowners. We are also working with GMCA to explore the provision of direct loan facilities by Manchester or an intermediary at 0% interest or low interest rates to further expand the market reach for willing to pay homeowners who can't afford a 5.5% APR model.
- 4.26 The scheme has ambitious plans to expand to become the retrofit agency of choice for the region and be able to meet the demand from Greater Manchester residents. We will continue to work with GMCA to seek to obtain more traction with this scheme and ensure a strong take up and maximise the benefits of the scheme to Manchester residents. GMCA have commissioned Salford University to review both the offer and the marketing, with a particular focus on financing as this is regularly identified as still being a barrier for the willing to pay market.
- 4.27 Since our March 2023 report, GMCA has also very recently launched a "retrofit portal" which aims to assist with directing private residents towards accessing the funding stream which is most appropriate to their circumstances and needs.
- 4.28 They have also partnered with Octopus Energy over the last few months to assist and facilitate access to the government's Boiler Upgrade Scheme (BUS), which provides grant contribution towards the cost of heat pumps. GMCA's partnership with Octopus Energy aims to identify, approach and support owners of properties which already have adequate levels of home insulation to benefit from an air-source heat pump part-funded via this government grant. Since our last report in March 2023, potentially suitable households have been approached with a direct letter campaign and those interested can apply for a detailed survey to be done in their home. It is noted that this offer is again aimed at the 'willing to pay' customers, as the remaining balance (total cost minus the government BUS grant of £5,000) will need to be paid by the homeowner. For a typical house the homeowner contribution is expected to be in the region of £4,000, although this may increase to approximately £7,000 for more complex jobs. However, Octopus have recognised this as a barrier so are intending to launch a financing plan through a third party to support accessing the service at 11.2% APR.
- 4.29 Overall, 3,200 potentially suitable homeowners have been approached through the letter campaign. We will continue to work with GMCA on this scheme and the partnership with Octopus Energy to increase the take up rate of this scheme which has so far been rather limited, with Octopus reporting in August that only 11% of contacts progressed to a quote, and of those only 12% have progressed to a works order, with only a single install completed to date. As well as a finance option, Octopus are also working on a variable tariff and a service plan as further incentives and barrier removals.

4.30 **Activity targeted at all households**

4.31 Since our last report in March 2023, the government has also soft launched a new scheme: The Great British Insulation Scheme, with the formal launch expected to be very soon. This scheme is designed to help people insulate their homes, make them more energy efficient and save money on their energy bills. It will fund single 'cost-effective' retrofit measures (such as loft or cavity wall insulation), which contribute towards lowering energy bills and reducing greenhouse gas emissions. The funding will be available to all those in Council Tax bands A-D. For owner occupiers an EPC rating below D and for private rented properties EPC ratings of D or E are qualifying criteria.

4.32 Those who are eligible for ECO4 LA Flex (described in section 4.2.2) also qualify for the Great British Insulation Scheme. We will be looking at ways to maximise this funding, working together with GMCA.

4.33 **Private Rented Properties**

4.34 The biggest group of properties in Manchester, 93,400 in total, are owned by private landlords. We do not currently hold detailed and comprehensive information about the sector, although estimates suggest that there are likely to be around 10,000 private sector landlords across Manchester. This intelligence gap is one of the many reasons why engagement with the sector in relation to the zero carbon agenda challenging.

4.35 A particular issue relating to landlords is that retrofit works are typically paid for by the landlord, whilst the tenant benefits from the warmer, more comfortable home and lower energy bills. There are increasing demands in the sector around damp and mould and the proposed changes in the Renters Reform Bill and the net effect of this situation is that landlords are less likely to have the willingness and/or funding to improve the energy performance of their properties.

4.36 We continue to work with Housing Compliance and Enforcement team within the Council in relation to the existing and upcoming requirements on private landlords in relation to energy performance and to seek an appropriate approach to and balance between enforcement and assistance for this sector. Our collaboration continues to ensure that landlords adhere to the national Minimum Energy Efficiency Standards (MEES). The Council does not currently carry out specific investigations in relation to MEES but rather embeds these checks in their other processes, for example when assessing for licensing or responding to damp/mould/excess cold issues. It should be noted that MEES currently only requires rented properties to be at EPC band E or higher, with exemptions available too, and is, therefore, of limited help towards enforcement of standards. GMCA are however looking for routes to improve enforcement, including through their own Good Landlord scheme which would sit separately to selective licensing by the council. The timescales for movement for the MEES to be EPC C is currently under government review.

- 4.37 As referred to above, landlords and tenants can access help and support for retrofitting their properties through the GMCA's Your Home Better Service. Some funding streams, such as ECO4 and HUG2 (typically only for small landlords) also apply.
- 4.38 We will continue to identify appropriate channels for communicating with the landlords in the city and are working with GMCA and others to lobby for tighter minimum energy efficiency standards to be put in place.

5.0 Cross Tenure Approaches and Area Based Schemes

5.1 Leasehold properties within Council-Owned estates

- 5.2 A very specific issue for privately-owned properties is presented by the leasehold flats and maisonettes which have been bought under the Right to Buy scheme within estates managed by the Council (and other RPs). Within the Council-owned estates there are currently just under 500 leasehold properties, the majority of which are low rise flats and likely to still have individual gas boilers similar to other council properties in these buildings. A small number of leasehold properties are also connected to the Council's communal heating systems in high and low-rise blocks.
- 5.3 Some Government funding (such as SHDF) allows us to make improvements to leaseholder-owned properties as part of wider social housing improvement schemes. Indeed, in our SHDF Programme, there are 7 leaseholder properties specifically identified. These schemes typically require a contribution from the leaseholder, but at a much lower rate than the full cost of retrofit works. The Council's position is to recover this cost from the leaseholders. Where possible, a variety of options will be offered, including, for example, a longer repayment period, an equity loan, or an offer for the Council to purchase the property and for the leaseholder to remain as a tenant. These options will be determined on a case-by-case basis and communicated to the leaseholders in early stages of the schemes.

5.4 Other leaseholders

- 5.5 The Council's general approach to housing regeneration over the years has been to dispose of land on a long leasehold basis to developers, with the Council retaining the freehold. In some specific circumstances the lease restricts the resident from altering the external appearance of their property. This has been interpreted in some cases by the interim landlord (not the Council) as a restriction on low carbon work such as fitting solar panels.
- 5.6 Each lease will be specific to each development and, where appropriate, the Council will work with the interim landlord and leaseholders to reach an agreed solution.
- 5.7 **Neighbourhood-based approaches to retrofit**

- 5.8 It is now recognised that area-based retrofit schemes (also called neighbourhood-based retrofit schemes) provide opportunities to take a cross-tenure approach, to regenerate neighbourhoods beyond the zero carbon agenda, to take advantage of economies of scale and develop local skills. The challenge around area-based schemes is typically around funding and encouraging residents to spend significant sums of money to upgrade their homes at timescales which may not fit their other plans, even when these costs may be lower than if they were to undertake the work entirely on their own.
- 5.9 The council is continuing to explore how a neighbourhood-based model could be used to deliver the decarbonisation of homes amongst other local low carbon schemes. Further funding is being sought from external sources to provide additional resource to deliver this and further information is expected to be available in early 2024.
- 5.10 We also continue to support the work of the Carbon Co-op on their Levenshulme-based neighbourhood scheme which saw a planning application submitted for the proposed retrofit works in June 2023. Work on site is expected to commence in February 2024.
- 5.11 These schemes are expected to generate significant amounts of learning around the design and funding of neighbourhood-based interventions, resident engagement, the delivery of social value through creation of local training opportunities and jobs and more.

6.0 Resident Engagement

- 6.1 Effective resident engagement is a key component to both raising awareness of the importance and benefits of retrofit and successfully delivering retrofit schemes. In our report in March 2023, we presented a Draft Resident Engagement Plan, the development of which had involved undertaking a combination of learning seminars, workshops, and discussions with colleagues from a broad range of teams across the Council, including Neighbourhoods, Work and Skills, Communications, Zero Carbon and Housing Services and other teams in the Council. This Draft Plan is grounded in best practice, learned experience and compassion.
- 6.2 Resident engagement plans for our retrofit programmes, including SHDF and HUG2, are underpinned by our Draft Resident Engagement Plan to ensure that our resident engagement is effective and enables the delivery of these programmes.
- 6.3 As part of mobilisation of SHDF and HUG2 programmes, we have also been considering our existing internal resources, how to most appropriately bring in and harness resources from our delivery partners (e.g., contractors) and the opportunities for bringing in additional engagement resources.
- 6.4 To support the delivery of SHDF we have recently procured an external consultant to augment and support our internal resources and approach. Their

services will commence in September, with essentially a two-fold remit: firstly, to deliver a customer engagement strategy and framework that builds on their knowledge and experience of delivering similar programmes and secondly, to support and deliver a level of on the ground resident engagement services. This will be funded through the SHDF Programme budget.

- 6.5 Although the focus of this will be for the delivery of the SHDF Programme, the aim is to provide building blocks for other programmes and to feed into our broader emerging Engagement Strategy.
- 6.6 To support the HUG2 programme delivery, we will also be utilising funding secured by GMCA from the Local Energy Advice Demonstrator (LEAD) Project funded by the NW Zero Carbon Hub. A component of the bid, relating to our HUG2 project was developed in partnership between GMCA and ourselves. It will provide additional engagement resources in the form of in-person energy advice to residents who we will be targeting for our HUG2 project, throughout their whole journey.
- 6.7 More generally, this LEAD Project aims to act as a single point of grant eligibility information in GM, identifying and signposting residents to schemes they may qualify for. We will be working with GMCA to maximise the opportunities and benefits of this for our residents.
- 6.8 We have also supported others in recent bids to Ofgem/Energy Saving Trust: Energy Industry Voluntary Redress Scheme. The scheme aims to improve access to vulnerable households to retrofit funding and technologies. We are awaiting the outcome of this bid.
- 6.9 Furthermore, more generally we have updated the Council website to signpost residents to wider resources and, in particular, the central retrofit information hub maintained by GMCA.
- 6.10 We have also been working on our communications strategy in relation to housing retrofit more broadly. For instance, working with our communications colleagues and others, we have been looking at how we more effectively engage and update Ward Councillors on our retrofit programmes and activity. An update on the SHDF and HUG2 programmes has recently been circulated to all members.

7.0 Skills

- 7.1 Large-scale retrofit will require thousands of new operatives to be trained and upskilled to undertake retrofit work. We continue to work closely with the Work and Skills team to address potential challenges and identify opportunities for early interventions. To support retrofit skills in Manchester, the Council's Work and Skills team have embedded retrofit within the Liveable and Zero Carbon priorities in the refreshed [Work and Skills Strategy](#).

- 7.2 An outcome of this priority is the creation of a retrofit working group with GMCA, the Growth Company and local training providers. A workshop has been held between the participants to:
- discuss the mobilisation of large scale retrofit programmes in a way that provides the required skills for delivery within the current skills and funding system
 - inform contractor procurement of desirable social value processes and outcomes and align these to the North Manchester Benefits Framework with the aim of maximising skills and training opportunities for Manchester residents
 - identify ways for matching training providers with principal contractors when potential skills gaps are identified
- 7.3 Ongoing engagement with the retrofit working group provides a broader partnership forum and is a good route to engage with key partners as we progress with retrofit contracts via the framework and direct procurement approaches and related contractual social value requirements.
- 7.4 The recent launch of the [Green Skills Academy](#) in Trafford Park is gaining good traction and delivering the Journey to Net Zero programme, a fully funded training programme available to every working person in Greater Manchester which is accelerating the region's ambitions to be carbon neutral by 2038.
- 7.5 The academy hosted an event in August for the Work and Skills executive member, key zero carbon portfolio leads and executives to provide an overview of the Centre and see first-hand the impact the academy is on having on upskilling Manchester residents as well as cutting edge technology in the new build and retrofit fields.
- 7.6 Council internal staff new to retrofit programmes or those requiring upskilling are also benefitting from the programme, with one colleague recently completing a specialist course in retrofit on pre-1914 properties, which will assist with supporting the private sector in particular.
- 7.7 DESNZ also provide significant amounts of support for the delivery of the SHDF and HUG programmes with best practice hubs for both programmes providing webinars, guides, and podcasts amongst other offers to ensure continuous learning and improvement for programme delivery. A one-day introduction to retrofit course is being delivered in August with one new member of the Zero Carbon Housing Team attending.

8.0 Working with GMCA on Skills

- 8.1 We continue to work closely with GMCA providing support and promotion of commissioned activities to improve the provision of retrofit skills in Greater Manchester.

8.2 GMCA have provided below a summary of Work and Skills activity from the Retrofit Taskforce Performance Framework:

Number of MCS accredited installers registered (and active) in GM (running total)	34 (Q3 2022/23)
Number of new TrustMark accredited installers in GM (cumulative)	313 (Feb 2023)
Increased learners (starts) on relevant courses - based within the sector skills areas e.g. Solar PV, Heat Pump installation, insulation.	12,430 (2021/22)
Number of construction workers upskilled (achievements)	636 (Mar 2023)
Number of new apprentices in Construction sector	1,461 (2021/22)
Number of related Green Careers engagements	442 (Mar 2023)

8.3 Despite the progress detailed above, skills challenges remain within the sector such as:

- Qualification structures are still not agile enough to deal with the pace of change.
- Traditional construction skills remain a challenge for the sector which is booming. Current Greater Manchester construction pipeline is estimated at £17bn, and in addition to this, HS2 is expected to result in a significant demand for skills from 2026 onwards.
- Retrofit Assessment not delivering at the scale required currently and remains a risk.

9.0 Funding

9.1 A range of funding opportunities, many of which we are benefiting from or are considering, are described throughout this report. In addition, as described in our previous reports, the Council has established a Zero Carbon Finance and Investment Sub-group to investigate funding opportunities for zero carbon work and to engage with others externally on this agenda.

9.2 As part of wider consortia, we have also bid for and participated in externally funded projects aiming to identify potential funding sources for home retrofit and making funding easier for homeowners to access. These include Ofgem's Strategic Innovation Fund: RetroMeter project. We worked with Electricity North West Ltd, Carbon Co-op, Energy Systems Catapult and EP Group to model cost savings achieved through home retrofit and the associated savings in grid infrastructure upgrades. This approach could open up future funding streams for home retrofit and we have applied for further funding to continue the work. A video introducing our Discovery Phase project is available here: <https://www.youtube.com/watch?v=Df4rbAQbD5w>

- 9.3 We are also working with various partners to explore new funding and financing mechanisms, in particular for local authority driven neighbourhood-based models, as discussed in Section 5.3.
- 9.4 As described, the government offers some, modest, support towards the decarbonisation of both social and privately-owned homes. However, there is a continuing need to lobby the government for more sustained, flexible and comprehensive funding and more appropriate policies across the housing retrofit agenda. The Council continue to work with GMCA in this respect.

10.0 Partnerships

- 10.1 We cannot achieve our challenging targets working in isolation and as described in our previous reports we are working with a broad range of internal and external individuals, teams and organisations.
- 10.2 Since the March 2023 report, we have continued to strengthen these partnerships and our collaboration.

11.0 Internal Staff Resources

- 11.1 A crucial part of developing and delivering the Retrofit Plan and managing the Council-led retrofit programme outlined in this report, is the availability of Council internal resource. This activity is led by the Zero Carbon Housing Team, which is part of Strategic Housing and sits within the Growth and Development Directorate. Since the last report, the team has been increased by two new fixed term posts as follows:
- 1 Senior Project Manager (fixed term 2 years) to primarily deliver the HUG2 programme has been in post since early July and has been instrumental in driving the project forward
 - 1 Assistant Project Manager (fixed term 2 years)
- 11.2 The Team will also see a further person joining in mid-September, taking up a Project Manager post which has been vacant for around 2 months. Together with the existing permanent Senior Project Manager and Programme Manager, this makes up the Zero Carbon Housing Team.
- 11.3 The team also draws on a range of internal individuals and teams, including around 40% of one Project Manager within Strategic Housing to support on engagement activity and capacity from various team members (at least 1.5 FTE posts) within City Policy who have highly relevant experience of similar programmes (e.g., ERDF) to support on the significant monitoring and reporting aspects of SHDF and HUG2.
- 11.4 The SHDF Projects are led by various Programme and Project Managers within the Capital Programmes Team (including the Design and Delivery Team), with the Programme being overseen by the Zero Carbon Housing Team.

- 11.5 As described elsewhere, there is also capacity brought in externally through a range of contractors and service providers, including consultants.
- 11.6 The Zero Carbon Housing Team and the wider Team has grown during the past few months and gone from strength to strength. This has been an absolute necessity to meet the requirements of our activity and especially the SHDF and HUG2 programmes. The revenue resources available within the capital budgets associated with these programmes has assisted us in funding additional posts and capacity without putting pressures on existing budgets. We will continue to pursue opportunities for additional funding to support capacity and increase our ability to build on our very strong foundations, achieve more, and contribute to the significant scale and complexity of the retrofit challenges.

12.0 Developing a Retrofit Plan Document

- 12.1 As described throughout this report, we are making very strong progress in developing and delivering activity to contribute to meeting our zero carbon housing targets. Our ambition to develop and publish a Retrofit Plan document has remained out of reach to date. However, given our strengthening staffing position, this will be amongst our priorities going forward. A realistic and appropriate timescale for this is suggested as follows:

Action	Timescale
Plan Development	Dec 2023-March 2024
Draft Retrofit Plan Document circulated for comment	March 2024
Engagement with Members	May 2024
Final refinements	June 2024
Final Retrofit Plan Document published	July 2024

- 12.2 In summary, this Plan will set out our ambitions, objectives, and targets, set out the issues and context, describe the opportunities, the risks and the challenges and set out options for meeting these and delivering the outcomes. An important component will be a detailed and live Action Plan. It will be supported by our engagement plan which will be further developed in tandem. Developing this plan and ensuring input and buy-in to activity will inevitably involve a wide range of internal and external stakeholders and partners.

13.0 Conclusion

- 13.1 As described in this report, building on the excellent foundations we described in our March and September reports, significant progress has been made in contributing to achieving our ambitions and targets in this important agenda. Our significant development and activity puts us in a much strengthened position to take this further and deliver more over the coming years.

14.0 Equal Opportunities

- 14.1 Retrofitting the city's housing stock will ensure healthier, more comfortable homes for Manchester residents and result in improved health and wellbeing for the city's residents. The consideration of vulnerable and low income households in the development of the plan will be key to ensuring just transition to zero carbon housing.

15.0 Risk Management

- 15.1 Key risks for the development and delivery of the Retrofit Plan include, but are not limited to, the following:

- Availability of funding for the Council, RPs, private homeowners and landlords
- Low demand for zero-carbon works by Manchester residents, particularly due to the current energy price crisis
- Lack of skilled, PAS2035 qualified retrofit assessors, coordinators and installers in the local area
- Shortage of supply of required technologies such as air source heat pumps
- Difficulties of engaging with certain stakeholders, such as private landlords
- Access to properties

- 15.2 As part of the individual project governance requirements, both the SHDF and HUG2 programmes have their own risk registers detailing the specific challenges and risks to their delivery. As SHDF is live, this risk register is reviewed along with an action log at regular stakeholder meetings. The HUG 2 programme will follow the same principles once mobilised with a contractor and has an additional layer of scrutiny through a fraud management register which follows the same principles.

16.0 Legal Considerations

- 16.1 Legal aspects to note include:

- The consideration of lease terms and conditions when planning zero-carbon works and the support offered to private homeowners within Council and RP-owned estates to ensure all necessary consents to the carrying out of the works are obtained and that the service and service charge arrangements in the lease terms cover the proposed works.
- Consent from existing mortgage lenders may be required to the carrying out of the works
- Consideration should be given as to how the cost of the works will be secured in relation to privately owned properties and if it is by way of a legal charge, if there are any prior mortgages then these will take priority over the Council's charge and consent from the prior mortgagee will need to be obtained before the charge can be registered on the title
- The consideration of lease terms and conditions when planning zero carbon works within privately owned and privately rented properties

outside social estates to ensure all necessary consents to the carrying out of the works are obtained

- Restrictions from Freeholders and/or estate management companies within privately owned and privately rented properties outside social estates, particularly in regard to external communal areas.
- The Council's need to utilise existing agreements and enter into various new contracts and agreements, including procurement contracts for works and services, grant funding agreements, memorandums of understanding and/or collaboration agreements, with funders, contractors, recipients.
- Any variations required to any existing contractual arrangements (especially PFI contracts) to permit the works.

17.0 Recommendations

- 17.1 The Scrutiny Committee is asked to consider and comment on this report and the Executive is asked to note the report and approve the recommendations.

18.0 References

- 18.1 Manchester Climate Change Partnership. Manchester Climate Change Framework (2020-25) – 2022 Update.