

Lancaster City Council | Report Cover Sheet

Meeting	Cabinet	Date	6 th October 2020		
Title	Installation of Solar PV Panels to sheltered scheme bungalows.				
Report of	Director for Communities and the Environment				
Purpose of the Report					
To seek authorisation to redirect unspent HRA funds from the existing Capital Programme in accordance with the decision making and spending delegations within the Budget and Policy Framework.					
Key Decision (Y)		Date of Notice	NA	Exempt (N)	N

Report Summary

The report seeks authorisation to redirect unspent HRA capital funds from the proposed whole house refurbishment programme to the Carbon Zero Plus measures programme of works.

Recommendations of Director for Communities and Environment

That Cabinet authorises officers to redirect funds to procure and award a contract for the installation of Solar PV panels to 35 sheltered bungalows, which is estimated to deliver a CO2 saving of 35 tonnes per year.

Relationship to Policy Framework

The Council has a target to be Carbon Neutral by 2030.

The installation of Solar PV panels is one of a range of measures designed to improve the thermal comfort of homes, lower customers energy bills and reduce the impact of harmful carbon dioxide into the atmosphere and thus increasing the overall EPC rating of these properties.

A further benefit of this will be a reduction in energy bills for residents in our sheltered bungalows will create co-benefits that will support health and wellbeing.

Conclusion of Impact Assessment(s), where applicable

Climate- as outlined	Wellbeing & Social Value- as outlined
Digital-	Health & Safety
Equality	Community Safety

Details of Consultation

At the time of writing this report the location for undertaking the installation of Solar Panels PV is subject to ongoing consultation with Council Housing Management and residents. The location of works will be Morley Close & Priory Close.

Legal Implications	
Legal services will need to be consulted at an early stage on any contractual arrangements for the installation of the panels. In addition to this, officers will need to ensure that any access needed to residents' properties is obtained in accordance with its tenancy agreement and statutory provision for access to tenanted property for works.	
Financial Implications	
The HRA capital programme includes £120,000 for Whole House Refurbishment within this financial year. Redirection of this amount to Carbon Zero Plus measures, for which the programme already includes provision of £70,000, will allow for the required £175,000 to undertake the installation of Solar PV panels on 35 sheltered scheme properties.	
Other Resource or Risk Implications	
None	
Section 151 Officer's Comments	
The use of virements to realign or refocus existing funds from one expenditure head to another is permitted subject to the limits set out in the Council's Medium-Term Financial Strategy. The value requested does not require full cabinet approval under the Council's existing virement policy. However, current COVID delegations require the new or recommencement of capital projects to be approved by Cabinet irrespective of the financial level and so for clarity approval by full Cabinet is sought for both expenditure and funding reallocation.	
Monitoring Officer's Comments	
The Monitoring Officer has been consulted and has no further comments.	
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Links to Background Papers	
NA	

1. Introduction

- 1.1 The Council's approved HRA capital budget for 2020/2021 included provision for the undertaking of whole house refurbishment works (sufficient funding for 4 properties). *Full Council 26th Feb 2020 – Capital Programme Item no. 137*
- 1.2 The impact of Covid-19 has restricted the delivery of some internal works to Council house stock. This is due to the duration of time required to undertake specific works, to reduce the risk of infection, and also due to staff being reallocated to support the pandemic response.
- 1.3 During 2020/2021 it was proposed to undertake a pilot programme of whole house refurbishment and energy efficiency works to 4 properties located in Mount Avenue,

Beaumont. Due to Covid-19 this work is proposed to be re-scheduled for inclusion in the 2021/2022 HRA Capital Programme.

- 1.4 It is proposed that existing funding provision for 2020/2021 that was allocated to undertake these works - £120,000, be redirected to other measures that will contribute to the Council's climate change plans.
- 1.5 The proposed works will be tendered. The procurement exercise for the installation of Solar PV Panels will be restricted to locally based specialist contractors.

2. Proposal

- 2.1 To delegate officers to procure and award a contract to a locally based contractor to install Solar PV Panels to 35 sheltered dwellings as detailed in this report.
- 2.2 Standard Assessment Procedure (SAP) surveys have been undertaken to a selection of bungalows to ascertain the current energy efficiency rating and future rating if improvement works undertaken. The energy efficiency and ratings of a property are detailed on an EPC (Energy Performance Certificate).
- 2.3 Based on the results of these SAP surveys typical ratings for sheltered bungalows is currently Band "D". SAP ratings are calculated as being Band A – G (Band A being the best performing and Band G the worst performing).
- 2.4 Council Housing have an internal target for all HRA housing stock to attain Band "C" as a minimum by 2030.
- 2.5 The installation of solar powered PV panels to these properties will improve the SAP ratings to Band "C" and a small number could actually achieve Band "B".
- 2.6 Our residents included in the programme could on average see a reduction in their energy consumption bills ranging from £141 to £993 depending on the bungalow property type (i.e. semi-detached or terraced), over a three-year period.
- 2.7 It is estimated that the project could deliver a CO2 saving of up to 35 tonnes per year.
- 2.8 Upon completion of installation works the occupiers of each property will be provided with free LED light fittings.

3.0 Options and Options Analysis (including risk assessment)

- 3.1 The options are to either authorise the redirection of existing capital funds enabling the award of contract.
- 3.2 If not approved, it could potentially conflict with the Council's climate change aspirations and the need to improve the EPC rating of our homes.

4. Officer Preferred Option (and comments)

- 4.1 The officer preferred option is to authorise officers to redirect capital funds and award a contract for the installation of Solar PV panels.