

## **COUNCIL – 23 FEBRUARY 2023**

### **QUESTIONS FROM COUNCILLORS**

#### **QUESTION FROM COUNCILLOR T EYNON TO COUNCILLOR R BAYLISS**

Please could the portfolio holder provide the following information regarding the sheltered accommodation at St Mary's Court and Fairfield Court, Hugglescote?

- Current EPC ratings and expiry of the same
- The number of properties which have had loft insulation or windows upgraded under the Warm Homes Scheme
- The timing of planned replacement of double-glazed windows and number of reports of blown double glazed windows, including details of the Council's repairs response
- the condition of the roofs of the bungalows and whether they remain watertight.

#### **RESPONSE FROM COUNCILLOR R BAYLISS TO COUNCILLOR T EYNON**

Regarding EPCs – these are provided for each of the properties individually. They are all either C or D. Individual properties details can be viewed via the government website - [Find an energy certificate - GOV.UK \(www.gov.uk\)](#) or officers can provide a full list.

The EPCs are all from various dates – the earliest being in 2013 with the remainder in 2014 and 2015, with one undertaken in 2021 as part of the renewal process.

EPCs are regarded as a ten-year life and are on a programme on renewal in line with that. Regarding ratings being adequate, it is widely acknowledged that any properties that fall under an EPC rating of D or below can be classed as in fuel poverty depending on disposable income. We do not hold information on tenants' income with asset management as this is protected under the relevant data protection legislation. A new project to assess heating systems and controls in our sheltered schemes has been proposed for 23/24 with a review being undertaken in April 2023 subject to budget approvals.

Turning to the Warm Homes scheme - We have not upgraded properties under Warm Home Scheme. This scheme is automatically applied by the energy supplier and not the landlord. We have been reviewing the ECO4 and Social Housing Decarbonisation Fund (SHDF) funding and we are awaiting confirmation from the Department of Business, Energy and Industrial Strategy whether our bid for SHDF funding is approved. We will find out within the next 3-4 weeks if we are successful.

Regarding Window replacements and updates there have been a number of window replacements and updates mainly when properties have been void. A full list can be provided by officers.

Turning to Roofs - These properties were constructed circa 1970's and roof renewals are not due for another 20 years, we are not aware of any particular failures, however as with all our homes repairs are undertaken as necessary.