

CABINET MEMBER SIGNING

Tuesday, 9th August, 2022, 12.00 pm

Members: Councillor Dana Carlin – Cabinet Member for Housing Services, Private Renters, and Planning

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

3. ROUGH SLEEPING INITIATIVE GRANT (PAGES 1 - 10)

4. ENERGIESPRONG RETROFIT PILOT PROJECT PROGRESSION - WITHHOLDING THE NOTICE TO PROCEED (PAGES 11 - 22)

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Monday, 01 August 2022

Report for: Cabinet Member Signing – 9 August 2022

Title: Rough Sleeping Initiative Grant

Report authorised by: Gill Taylor, Assistant Director for Communities and Housing Support (Interim)

Lead Officer: Maddie Watkins, Programme Lead for Rough Sleeping

Ward(s) affected: NA

Report for: Key Decision

1. Describe the issue under consideration

- 1.1. The report seeks Cabinet Member approval for the receipt of grant funding from the Department for Levelling Up, Housing and Communities (DLUHC) under the Rough Sleeping Initiatives (RSI) programme 2022-2025.
- 1.2. The grant has been awarded following a successful bidding process to the Rough Sleeping Initiative (RSI) Programme. The paper provides some detail as to how the grant will be spent, including the provision of directly delivered and externally commissioned services, as set out in our successful funding bid, and allowed under Contract Standing Order (CSO) 17.3.

2. Recommendations

The Cabinet Member for Housing Services, Private Renters and Planning is recommended:

- 2.1. To approve the receipt of grant funding from the Rough Sleeping Initiative Programme, in the sum of £3,641,429 over 3 years as permitted under Contract Standing Order (CSO) 17.1.

Year 1 (2022-23)	Year 2 (2023-24)	Year 3 (2024-25)	Total
£1,198,567	£1,228,378	£1,214,484	£3,641,429

- 2.2. Pursuant to CSO 17.3, to approve the award of grant funding to identified partner agencies listed in the table at 2.3, which were set out in the successful bid for funding.

Figure 1: Funding Allocation Breakdown

Provider	Intervention	2022-25 Costs, £
Haringey Council	Assessment and Crashpad Service	
	Co-located Housing Needs Officers	
	Employability and Reconnection Worker	
	Intensive Support Navigators	
	Move On and Resettlement Team	
	Peer Outreach Worker	
	Rough Sleeping Coordinator	
	Rough Sleeping Social Worker	
	Surge and Bespoke Interventions Fund	
	Sub-total	
Thames Reach Ltd.	Clarendon Night Shelter	1,194,188
	Haringey Street Outreach Team	548,844
Sub-total		1,743,032
St Mungo's	Housing First	132,934
Sub-total		132,934
	Total	3,641,429

2.3. To note that the following delivery partners were identified as part of the bid:

- 1) St Mungo's for the delivery of the Haringey Housing First Service for Rough Sleepers. This is an ongoing service that has been in place since 2018 and is for the provision of intensive floating support to 5 people. The service is part of an existing contract with St Mungo's for the provision of wider Housing First services across the borough.
- 2) Thames Reach for the delivery of an existing service which provides the Haringey Street Outreach Team. There is an existing contract in place with Thames Reach for 2021-23 with provision to extend for a further year (2023-24). The contract was funded in 2021-22 by the RSI 4 allocation, and it is likely that the service will be commissioned, beyond 2023-24 and to continue into 2024-25 on the same basis. Grant funding from RSI-5 of £548,844 is ringfenced for this intervention for a period of 3 years for 2022-25. Haringey were also granted a total of £1,194,188 for the delivery of a night shelter, with Thames Reach named partner in the bid for the delivery of the service. It is recommended that Cabinet approves the award of a new £1,194,188 contract to Thames Reach Charity Ltd for the delivery of the Haringey Night Shelter at Clarendon. In the first year, the service is expected to be fully functional from Autumn 2022 and will result in a part year cost of up to £228,577 and Haringey has received ring-fenced funding of this amount. A further 2 years funding has been agreed making a total of £1,194,188 over 3 years.

Y1 (2022-23)	Y2 (2023-24)	Y3 (2024-25)
£ 228,577	£ 476,118	£ 489,493

3. Reasons for Decision

- 3.1 This funding has been awarded to the Council following a successful bid to the Department for Levelling Up, Housing and Communities. The funding is ringfenced for the purpose of reducing and ending rough sleeping, as set out in the bidding process and was awarded on the basis of specific initiatives and delivery partners. As such a tender process is not appropriate because grant monies cannot be awarded to other organisations or for other initiatives than those specified in the bid
- 3.3 Partner agencies Thames Reach Charity and St Mungo's were an integral part of designing the bid, in partnership with the Council's Housing-Related Support Service. The bid focused on the strengths of each organisation, a proven track record of working in partnership to reduce rough sleeping in the borough and the ability to mobilise initiatives at the required pace. Thames Reach were identified as the provider of the night shelter service on the basis of the discrete benefits to residents and to service delivery in having the same organisation delivering street outreach services and 'off the streets' accommodation.
- 3.4 The Clarendon building from which Thames Reach will run the night shelter is currently undergoing refurbishment; it is anticipated that this should be completed in September 2022, after which the service will commence.

4. Alternative options considered

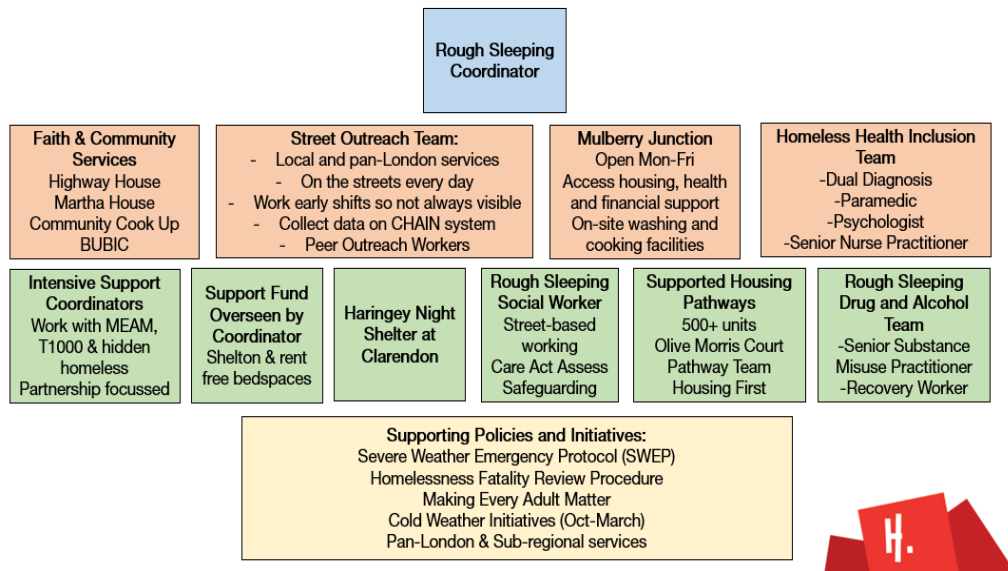
- 4.1 The Council could decide not to accept the grant. However, the successful bid was based on strong evidence of continued demand for services to tackle rough sleeping in the London Borough of Haringey, for which there is no other identified funding stream. Therefore, it is in the Council's interest to accept the grant in order to deliver against the commitments set out in the Borough Plan (2019-2023).

5. Background information

- 5.1. Successfully ending rough sleeping is a systemic and long-term project and not something that can be tackled solely on an individual, local or even regional level to truly sustainable effect. Haringey Council and partners work collaboratively to reduce rough sleeping in the borough, and to provide suitable and sustainable settled accommodation for those who have experienced rough sleeping.
- 5.2. In 2020/21 Haringey was awarded £953,000 from the Rough Sleeping Initiative. In 2021/22 a determination of £1,626,960 of funding was made, for both rough sleeping services and for the provision of accommodation under Everyone In and Protect and Vaccinate. Many boroughs provided feedback to the Department of Levelling Up, Housing and Communities on the need for longer term funding which allows for more effective strategic intervention and for longer term planning. The award of a three year funding settlement for the period 2022 to 2025 is welcomed.

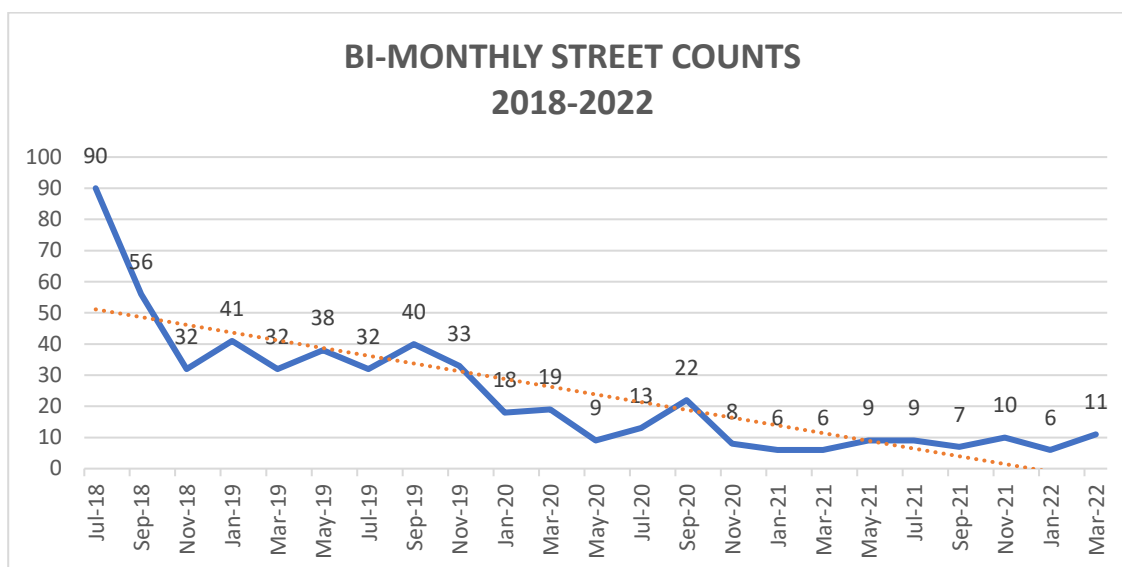
5.3. Since its inception in 2017, RSI funding has resourced a significant expansion of the boroughs rough sleeping programme. This has enabled the Council to respond innovatively and quickly to local demand and population changes which has resulted in national best practice and a strong track record for delivering positive outcomes for vulnerable residents. In particular, partly triggered by the Covid-19 pandemic, there have been major improvements in the response to people affected by rough sleeping from health services, both at the operational level in terms of practice development and multi-disciplinary working, and at regional level in terms of health commissioning and needs assessment.

Figure 2: The Haringey Rough Sleeping Programme



5.4. As a result of funding received from the Rough Sleeping Initiative, the Haringey Rough Sleeping Taskforce has achieved a sustained reduction in the numbers of people found rough sleeping in Haringey. In our annual street count in July 2018, 90 people were counted rough sleeping, by March 2022 this was just 11 people.

Figure 3: Bi-monthly Street Counts 2018-2022



- 5.5. Rough Sleeping and the street-based behaviour often associated with it, such as begging, street drinking and other forms of antisocial behaviour, are damaging to communities and individuals. People who are rough sleeping are vulnerable to abuse, exploitation, and trafficking, as well as to hate crime and other forms of victimisation. Some groups are particularly vulnerable to this; women, young people, learning disabled adults, LGBTQ+ people and people from migrant communities. The provision of bespoke and trauma-informed accommodation and support services is a key mechanism through which the Council and its partners can prevent and respond to such experiences and inequalities.
- 5.6. During the life of the proposed contract with Thames Reach for the delivery of the Clarendon Night Shelter the Programme Lead for Rough Sleeping will undertake robust regular contract monitoring to ensure that service user outcomes and key performance indicators are met as well as any grant conditions set out by the DLUHC. The Programme Lead will develop a specification for the service, that identifies data submission requirements and deadlines.
- 5.7 Any funding granted under the Rough Sleeping Initiative will be governed by the following principles as set out by the Department for Housing, Levelling Up and Communities:
- 1) That local authorities work with DLUHC, public bodies, the VCS (Voluntary & Community Sector) sector and your local community for a continued focus on an end to rough sleeping.
 - 2) Local rough sleeping services will mature over the lifetime of RSI, developing approaches from emergency accommodation and crisis interventions towards a sustainment of a life away from the streets and preventing people rough sleeping for the first time.
 - 3) Interventions supported by the RSI should work with those people sleeping rough who have the highest/most complex need (including Target Priority

Groups), finding innovative and assertive ways to support these people off the streets.

4) Local authorities should consider how their interventions can be flexible and respond to seasonal demands, including winter and other surge provision (with no expectation of additional funding from the Department for this purpose in year).

5) Rough sleeping is resolved through a partnership response. RSI will be most effectively used when it is delivered in partnership with other agencies, the VCS sector, and the local community. Local authorities should actively develop and be able to evidence ongoing engagement with partner agencies including health, substance misuse, criminal justice services and the voluntary sector in local rough sleeping responses.

6) Services can be improved and targeted where they are most needed through shared intelligence, data, and information. Local authorities will be expected to provide regular information on the performance of services, local rough sleeper numbers and the emergency of issues for DLUHC's attention.

6. Contribution to strategic outcomes

6.1. This decision supports the delivery of the Housing Priority in the Borough Plan (2019-2023) '*A safe, stable and affordable home for everyone, whatever their circumstances*', in particular to;

- Reduce the number of households in temporary accommodation by a third to under 2000 by 2022
- Aim to end street homelessness by 2022
- Ensure access to high quality housing support that prevents or relieves homelessness for people with additional needs

6.2. The decision also directly links to achieving the Adults Priority, '*Enable all adults to live healthy, long and fulfilling lives*', in particular to:

- All residents will be as healthy as possible for as long as possible.
- Health related quality of life will improve over time (including mental health and wellbeing)

6.3. The receipt of this grant and consequent services will contribute to the strategic objectives of Adult Social Care and their partners to offer preventative interventions at individual and community levels, preventing escalation of need and offering viable options to residential care.

6.4. The receipt of this grant and subsequent services will contribute to the delivery of the Council's Rough Sleeping Strategy, which is currently being re-drafted for 2022-2026.

6.5. The service also contributes to the Council's statutory responsibilities under a range of legislation including the Homelessness Reduction Act (2018), the Care Act (2014) and the Equality Act (2010), by providing housing-related support to

vulnerable people in order to ensure they are able to live independent, fulfilling and active lives in the community for as long as possible.

7. Statutory Officers comments

7.1 Finance

7.1.1 The report requests approval from Cabinet to accept £3,641,429 grant funding from Department for Levelling Up, Housing and Communities under the Rough Sleeping Initiative and award £1,875,966 of the grant to partnering agencies detailed in paragraph 2.3 of the report.

7.1.2 The grant funding is ring-fenced to be spent within the financial years 2022-25.

7.2 Procurement

7.2.1 The receipt of grant funding from the rough sleeping initiative as set out in 3 above was due to the successful application by the Council and partner agencies to deliver services for vulnerable rough sleepers.

7.2.2 In accordance with Contract Standing Order 17.01 the Council may approve the receipt of grant funding.

7.2.3 A tender process is not appropriate as this is an award of grant. The grant award is contingent on delivery by partners outlined at 2.3 above. The approval of grants to external bodies is made in line with CSO 17.3

7.2.4 Commissioning should ensure that any grant conditions are met and where appropriate regular contract monitoring is undertaken to secure outcomes and best value.

7.3 Legal

7.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

7.3.2 Pursuant to Contract Standing Order 17.1 Cabinet has authority to approve receipt of the grant referred to in 2.1 above.

7.3.3 Pursuant to 17.3 Cabinet has authority to award the grants referred to in 2.2 and 2.3 above.

7.3.4 The Head of Legal Services (Monitoring Officer) sees no legal reasons preventing Cabinet from approving the recommendations in the report.

7.4 Equality

7.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

7.4.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

7.4.3 The proposed decision is to approve the receipt of grant funding from the Department for Levelling Up, Housing and Communities for the provision of services under the Rough Sleeping Initiative (RSI). The objective of this decision is to ensure that the needs of those who are rough sleeping in Haringey are met through a thorough programme of interventions that are tailored to meet their needs.

7.4.4 The decision will affect individuals who are sleeping rough in the borough. This decision will help the Council to meet its equalities duties and address known inequalities affecting individuals with protected characteristics, particularly relating to age, race, and disability. Rough Sleeping and the street-based behaviour often associated with it, such as begging, street drinking and other forms of antisocial behaviour, are damaging to communities and individuals. People who are rough sleeping are vulnerable to abuse, exploitation, and trafficking, as well as to hate crime and other forms of victimisation. Some groups are particularly vulnerable to this; women, young people, learning disabled adults, LGBTQ+ people and people from migrant communities. The provision of bespoke and trauma-informed accommodation and support services is a key mechanism through which the Council and its partners can prevent and respond to such experiences and inequalities.

7.4.5 Accordingly, the decision represents progress to eliminate discrimination and advance equality of opportunity.

8. Use of Appendices

Not applicable.

9. Local Government (Access to Information) Act 1985

Not applicable.

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Report for: Cabinet Member Signing – 9 August 2022

Title: Energiesprong retrofit pilot project progression – Withholding the notice to proceed

Report authorised by: David Joyce, Director of Housing, Regeneration & Planning

Lead Officer: Joe Baker, Head of Carbon Management, x3976.
Joe.baker@haringey.gov.uk

Ward(s) affected: White Hart Lane/Bruce Castle

**Report for Key/
Non-Key Decision:** Non Key Decision

1. Describe the issue under consideration

- 1.1 Following a design process, tenant engagement and an evaluation, this report seeks approval to withhold a notice to proceed for a pilot Energiesprong project of 51 council-owned properties.
- 1.2 Note that the delegation to Cabinet Member of a decision whether or not to proceed was agreed under 3.6 in the Cabinet Report “Energiesprong Retrofit Pilot Project Progression” at the Cabinet meeting on the 16th March 2021.

2. Cabinet Member Introduction

N/A

3. Recommendations

The Cabinet Member for Housing Services, Private Renters, and Planning is recommended:

- 3.1 To agree to withhold issuing a notice to proceed and end the contractual arrangements with the Energiesprong solution provider Equans UK (previously Engie Regeneration Limited). This will mean that the Energiesprong project on 51 properties around Rivulet Road stops.
- 3.2 To agree that Haringey remains within the Greater London Authority (GLA) Innovation Partnership to investigate further opportunities to undertake an Energiesprong project on the Council’s housing stock. This could involve exploring options with alternative suppliers on the GLA Innovation Partnership framework.
- 3.3 To approve not drawing down £1,487,000 of Government Department of Business Energy and Industrial Strategy (BEIS) Social Housing Decarbonisation Funding (SHDF) from London Borough of Barking and Dagenham (lead partner) which was secured to deliver this pilot project.

- 3.4 To agree that an alternative deep retrofit project is investigated for the 19 tenanted homes who had signed up to the pilot Energiesprong project and 2 council properties which are void.

4. **Reasons for decision**

- 4.1 The Energiesprong designs submitted by Equans:-

- did not meet the agreed gross maximum price per property of £85k. This meant that the Council would have to significantly increase its funding towards the project.
- did not offer the expected maintenance savings. This meant that the Council would have to increase its maintenance programme to manage these improved properties.
- could not be completed by the end of March 2023 to claim BEIS funding. This meant that the Council would have to significantly increase its funding towards the project.
- included unacceptable design compromises. This would introduce issues not previously agreed with the tenants (such as internal works), may require planning requirements or did not offer a pathway to a quick and replicable solution.

5 **Alternative options considered**

- 5.1 *Continue with the Energiesprong pilot project with Equans for 51 properties around Rivulet Road.*

This option is not recommended as the suggested approach does not satisfy the principles set out below:-

- Quick installation with minimum disruption to tenants through offsite manufacture.
- Financial viability, ie with the BEIS grant funding, maintenance savings and comfort charge payments, the capital outlay is recouped over a 30 year period
- A replicable approach.
- A fixed gross maximum price (for the works) per property with available grant funding
- Economies of scale in future stages of the project through continued innovation
- Delivery to the BEIS funding deadlines. Without the grant funding the business case is not met.

- 5.2 *Continue with the Energiesprong pilot project with another solution provider for 51 properties around Rivulet Road*

This option is not recommended as it could not be completed to the BEIS funding deadlines. The project would therefore not be financially viable.

- 5.3 *Withhold a notice to proceed and pull out of the GLA Innovation Partnership. Do not consider Energiesprong projects going forward.*

Energiesprong remains a recommended approach to achieve deep retrofit at pace with a financial mechanism to repay the cost over a 30 year period. Remaining within the GLA's Innovation Partnership will allow Haringey to

benefit from the experiences of the suppliers, contractors and other participating local authorities and reconsider an alternative Energiesprong project with another solution provider when appropriate.

6. Background information

- 6.1 Energiesprong was developed by the Dutch Government to deliver net zero energy homes without public subsidy. It has since been implemented in the United States, France, Germany and Canada. In the UK there have been pilot installations in Nottingham and Maldon. The model's success has meant that the GLA has chosen it to be delivered as part of its Innovation Partnership.
- 6.2 An Energiesprong retrofit takes a whole house approach. A single contractor is procured to deliver a 'design, build and guarantee' contract against the Energiesprong Performance Specification. This specification is outcome based and doesn't specify the technical solution. It is designed to provide temperature of 21oC in living rooms and 18°C in bedrooms all year round, 140 litres of hot water and an allowance of plug power, all at an affordable total cost. Installations must be achieved with minimal intrusion to the property, and without decanting tenants.
- 6.3 In the Energiesprong model, tenants would be charged a "comfort charge". The aim is that the comfort charge and a reduction in planned maintenance charges over a 30 year period will cover the cost of the Energiesprong installation. If tenants choose not to take part in the scheme their property is to be removed from the project.
- 6.4 Recognising the benefits of Energiesprong, the approach is supported by the Mayor of London's Retrofit Accelerator programme led by Turner and Townsend. This programme is leading and supporting the GLA Innovation Partnership made up of contractors, supplier and participating local authorities. The long term ambition is to develop a national framework for the delivery of Energiesprong retrofits at an economic price point.
- 6.5 Achieving the borough's Climate Change Action Plan outcomes will require extensive refurbishment of the borough's housing stock. This is a huge challenge both technically and financially. Energiesprong retrofits could potentially offer a solution particularly with innovative offsite manufactured solutions that could dramatically increase the pace of retrofit projects.
- 6.6 Haringey could also benefit from increased local supply chain activity as demonstrated in all Energiesprong UK projects to date. For example, Melius Homes (Nottingham) opened a new factory producing wall panels with integrated doors and windows. Ventive (London) is developing and manufacturing the first prototypes of its "Ventive Home" product in response to the pipeline of Energiesprong projects. Within the SHDF Demonstrator bid it was projected that the project as a whole (across all partners) will deliver 158.5 FTE construction jobs, 17.5 FTE construction management jobs and 73 FTE factory based roles.
- 6.7 In March 2021 Cabinet agreed to

- undertake of an Energiesprong pilot project on 51 properties in the Council Housing Portfolio.
 - accept £1.6m funding from the BEIS SHDF Demonstrator.
 - procure a contractor through the GLA Innovation Partnership procedure to be carried out with the GLA to deliver an Energiesprong pilot project.
 - design and consult with tenants on the Energiesprong model and the Comfort Charge.
 - note that the decision whether or not to proceed with the Energiesprong pilot including the Comfort Charge value and implementation process will be determined by the Cabinet Member for Housing and Estate Renewal (NB: portfolio responsibilities have since changed)
- 6.8 TFL undertook the procurement exercise, for this project, on behalf of all the participating local authorities and the GLA. Within each tender the bidders were asked to rank their preference for working with each of the local authorities. The bid evaluation rankings and the contractors preferences were used to match up bidders with each authority. The winning bidder was allocated to their highest preferred authority choice. The second placed bidder was allocated to their highest preferred authority still available and so on.
- 6.9 Haringey were Equans' (previously Engie) first choice and its bid was ranked second. Equans were subsequently paired with the Council.
- 6.10 On 14 May 2021 the Leader at the time approved the award of the Energiesprong innovation partnership contract to Equans.
- 6.11 The Innovation Partnership contract with Equans was executed on 16 December 2021. This contract has four stages:-
- Stage 1: Design of the installation to deliver the Energiesprong standard.
 - Stage 2: Installation on 51 dwellings at a gross maximum price (GMP) of £85,000
 - Stage 3: potential for a further installation on 55-75 properties at a GMP of £70,000
 - Stage 4: potential for another installation of 150—250 properties at a GMP of £55,000
- 6.12 The contract allows the implementation of all four stages. At the end of each stage, the contractor's performance is assessed and the Council will be expected to issue a notice to proceed to progress to the next stage or issue a notice to stop the programme. The issue of a notice to stop does not make the Council liable to the contractor for any costs, expenses, losses, or damages the Contractor may incur resulting from the notice to stop.
- 6.13 51 council tenants in and around Rivulet Road were invited to take part in the pilot project. See map in appendix A.

Evaluation of Contractor's Design

- 6.14 Stage 1, the design phase of the contract commenced on 17 December 2021. A design was submitted by Equans on 20 February 2022 for evaluation.

- 6.15 This design was evaluated by a joint Homes for Haringey (as was then known) and Haringey Council team supported by Turner and Townsend and Energiesprong UK. The evaluation considered if the design met minimum monitoring requirements and the Energiesprong performance requirements eg capacity and temperature of hot water system; ability to meet internal temperature of 21°C, ability to prevent overheating.
- 6.16 The first design was rejected by the project team as
- The proposed cost for the retrofit was above the expected GMP of £85k.
 - The proposed Operations and Maintenance costs were higher than predicted.
 - The anticipated number of homes could not be completed by the BEIS funding deadlines.
- 6.17 Equans was given the opportunity to submit a new design. The submitted design included various value engineering options including
- A “cold roof design”. This is where rather than the installation of a new insulation roof to create a tea cosy effect, the loft will be insulated but the roof not renewed. This would mean that Haringey would need to replace the roof in due course and associated insulation upgrades. Solar Panels would be installed on the existing roof.
 - External Wall Insulation (EWI) option rather than an offsite panel manufacture option. Offsite manufactured panels are preferred as they offer a quicker installation which the Council needs to meet its carbon targets. However, there is little thermal difference in the two approaches and therefore this is acceptable.
 - Revised mechanical and electrical specifications including the use of ventilation extracts rather than a full mechanical ventilation and heat recovery system. These modifications would require further assessment and design to prove they met the Energiesprong performance specification.
- 6.18 The GMP for the new design remained above the expected £85k.
- 6.19 A final proposal was put forward by Equans. This included offsite manufactured wall panels and an insulated roof. However, this would be above the expected GMP and delivery could not commence until April 2023. This would not meet BEIS funding deadlines and would need the council to fully fund the retrofit at £125-132k per property.
- 6.20 This final proposal would also require a full re-design and evaluation to ensure that it met the Energiesprong performance specification and delivered the expected maintenance savings to be financially viable.

Tenant Sign-up to the project

- 6.21 A s105 consultation exercise was undertaken in August 2021. This included online presentation events and door-knocking/home visits to deliver s105 booklets and discuss the scheme with tenants.

- 6.22 The outcome of this consultation was favourable with the majority of respondents agreeing to an Energiesprong installation and paying the comfort charge.
- 6.23 Key issues raised by tenants included:-
- A reluctance to remove gas from the property particularly for cooking.
 - A requirement for more details on the comfort charge.
 - Re-instatement of satellite dishes, aerials, lean-tos etc
- 6.24 From September 2021 to date, Homes for Haringey (now within the Council itself) has continued engagement activities. A dedicated resident liaison officer is allocated to the project and has undertaken further home visits, collected home comfort questionnaires and 24 months energy bill data from tenants.
- 6.25 In January 2022 tenants were invited to indicate their interest in taking part in the Energiesprong pilot by signing a Memorandum of Understanding (MOU) letter. 19 tenants out of 51 units targeted signed this MOU. Two void properties were also due to be included.
- 6.26 To assist residents in their decision process, two in-person events were held on Saturday 5th February and Tuesday 8th February. These gave residents the opportunity to discuss and co-design proposals with Equans and the project team. These events were attended by 15 tenants.
- 6.27 To satisfy tenant expectations it is proposed to update residents on the situation and to investigate carrying out an alternative deep retrofit on these properties.

BEIS Grant funding

- 6.28 Cabinet on 16th March 2021, accepted £1.6m of government SHDF Demonstrator funding to part finance this pilot project.
- 6.29 This funding came with a project completion deadline of 31 December 2021 which was extended to 31 December 2022.
- 6.30 The recommendation not to proceed would mean that Haringey will not draw down £1,487,000 of BEIS funding from the London Borough of Barking and Dagenham (lead partner) for this project.
- 6.31 Incurred project costs, including Homes for Haringey staffing and surveys is £155,647.
- 6.32 £113,000 of SHDF funding has already been drawn down from London Borough of Barking and Dagenham, on achievement of agreed milestones for the project. BEIS has advised that this funding will not be clawed back and will be used towards the costs incurred during the pre contract and design phase of this pilot.
- 6.33 The cost to the council, over and above existing staff resources, is therefore £42,647. This spend on the Energiesprong design phase has amassed significant knowledge, experience and data which will can be applied to other

retrofit schemes as the Council moves forward to meet its climate change ambitions.

7. Contribution to strategic outcomes

- 7.1 This projects supports the Borough Plan by driving up the quality of housing for everyone (Housing) by delivering the following objectives: -
- To improve the quality of Haringey's Council housing, including by ensuring that a minimum of 95% of homes meet the Decent Homes Standard by 2022.
 - Improve residents' satisfaction with the service they receive from HfH to be in the top quartile for London (78%) by 2022.
 - Ensure safety in housing of all tenures across the borough, responding to any new regulations as they emerge.
- 7.2 Achieving the borough's Climate Change Action Plan outcomes will require extensive refurbishment of the borough's housing stock. This is a huge challenge both technically and financially. Energiesprong retrofits could potentially offer a solution.
- 7.3 There are estimated to be over 15,000 households experiencing fuel poverty in the borough. Improving the energy efficiency of our housing stock to reduce fuel bills is the most effective means of achieving a key objective of the Council's Affordable Energy Strategy 2020-2025. Improving the energy efficiency of homes remains the most sustainable, long-term solution to fuel poverty.
- 7.4 Energiesprong also has the potential to contribute to the Council's Good Economy Recovery and Community Wealthbuilding plans. All Energiesprong UK projects to date have spurred local supply chain activity and created significant savings for tenants.

Statutory Officer Comments

8.1 Strategic Procurement

Not applicable.

8.2 Financial Consideration

- 8.2.1 The scheme, at the cost proposed by Equans, has been assessed for viability and is unviable, even with the full grant of £1.6m.
- 8.2.2 If this recommendation in this report is approved, the actual cost to the Council will be limited to £42k, which represents a sunk cost.
- 8.2.3 This cost cannot be capitalised but will be expensed against the services budget.

8.3 Legal Considerations

- 8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.
- 8.3.2 In accordance with the Contract the Council is not liable to the Contractor for any costs, expenses, losses or damages resulting from the issue of the notice to stop the programme.
- 8.3.3 The Cabinet Member having the relevant portfolio responsibilities has authority to approve the recommendations in the report.
- 8.3.4 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Housing Services, Private Renters and Planning from approving the recommendations in the report.

8.4 Equality

The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

Increased energy efficiency will benefit tenants in Haringey Council housing. Black people, older people, people with disabilities, and women are over-represented among current Council tenants. Reducing tenants energy bills will represent a measure to advance equality of opportunity for people who share the protected characteristics by meeting their needs where they are different to the needs of others.

Reducing carbon emissions has equality implications. The climate crisis can be expected to disproportionately impact younger people, people on lower incomes, and groups that are already marginalised. Measures to reduce carbon emissions therefore represent means of preventing and mitigating future inequalities.

This pilot project is being paused to ensure that the project is replicable within the Council housing portfolio and to ensure that as many tenants as possible are able to benefit from increased comfort levels and lower energy bills.

9 Use of Appendices

Appendix A – Location of the properties that were under consideration.

10 Local Government (Access to Information) Act 1985

Not applicable.

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