

South Derbyshire District Council Green Homes Grant LAD Phase 1b - Allocation Policy

Date: December 2020



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Version Control

Version	Reason for review (review date/legislation/process changes)	Effective Date	Review date
1.0	First version following bid submission	4/12/2020	31/01/2021

Approvals

Approved by (Committee/Leadership Team)	Date
Senior Leadership Team	9 th December 2020
Housing and Community Safety Committee	28 th January 2021

1.0 Introduction

South Derbyshire District Council (SDDC) submitted a bid for a Green Homes Grant – Local Authority Delivery (GHG – LAD) Phase 1b scheme in December 2020.

The purpose of this Allocations Policy is to assist officers to determine which applications will be allocated grant in the event that the bid is approved and where the number of applications for the GHG – LAD Phase 1b funding exceeds the capital funding available.

2.0 GHG - LAD Phase 1b Scope & Purpose

The GHG – LAD Phase 1b funding is explicitly intended to provide funding to the following:

- To improve housing with an existing EPC rating of D to G to achieve an EPC rating of C, although the scheme will favour those rated E to G.
- Qualifying households must have a combined household less than £30,000.
- The scheme favours interventions in properties which are 'off-gas' (i.e. not on the gas network).
- The eligible measures are any energy efficiency and / or heating measures compatible with the governments Standard Assessment Procedure (SAP) for energy performance. This includes but is not limited to wall, loft and floor insulation, low carbon technologies such as air and ground source heat pumps and solar photovoltaics. Fossil fuel heating systems are not permitted.
- The funding will provide up to £10,000 per owner occupied property (taken as an average of all interventions). For private rented or social rented properties, the funding is up to £5,000 per property with the expectation that the landlord contributes a third of the cost.

Beyond these criteria, the bid from SDDC applied the following priorities:



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Stock Condition survey data indicates that the highest numbers of properties meeting the criteria set out above are in the following postcode areas:

DE11 0SQ – Parliament Street, Newhall
 DE11 7DX – Station Road, Woodville
 DE11 8DQ – Moira Rd, Woodville
 DE11 9EG – Swadlincote Lane, Church Gresley
 DE11 9NB – Oxford Street, Church Gresley
 DE12 6RF – Coton Park, Linton

Park homes are known to be generally of a poor thermal efficiency and the occupiers suffer disproportionate levels of fuel poverty as well as being more likely to be off-gas. Therefore, park homes, as well as properties in and near the priority postcodes will be favoured by this Scheme.

Note. It is a legal duty for all private landlords to ensure that their properties achieve an EPC rating of E or better. Therefore, no grant will be given to landlords where the EPC rating of their property is F or G.

3.0 Essential Qualifying Criteria

In order to be considered for the GHG – LAD Phase 1b grant, the property which is being applied for must meet the following criteria:

- The property must have an existing EPC rating of D to G. SDDC will provide an EPC assessment where homes are considered likely to be in the priority groups but have no EPC.
- The total household income (irrespective of tenure) must be less than £30,000

4.0 Assessment Parameters

All applications will be scored to determine how closely they meet the GHG – LAD phase 1b bid parameters. The scoring system is as follows;

Criteria	Detail	Score
Current EPC rating	The property has an existing EPC rating of F or G	10
	The property has an existing EPC rating of E	5
	The property has an existing EPC rating of D	2
Location	The property is in one of the six priority postcode areas	10
	The property is a park home	10
	The property is in the same five digits area of one of the six priority postcode locations	5
Gas	The property has no mains gas supply	5
Occupancy	The property is owner occupied	5
	The property is privately rented	2



Scoring Examples;

A property in Etwell with an EPC rating of F is privately owned by an elderly owner occupier on low income.

Score: EPC Rating – 10, Location – 0, Gas – 0, Occupancy – 5, **TOTAL – 15**

A property on Moira Road, Woodville has an EPC of G and is owned by a family with net household income of £45,000.

This property does not qualify for the grant as the household income exceeds the £30,000 threshold

A park home in Hatton has an EPC rating of G, is off gas, and is owned by a working couple with a total income of £28,000.

Score: EPC Rating – 10, Location – 0, Gas – 5, Occupancy – 5, **TOTAL - 20**

A private rented property near Parliament Street (postcode DE11 0SJ) has an EPC of D and is occupied by a family who earn £22,000 with young children.

Score: EPC Rating – 2, Location – 5, Gas – 0, Occupancy – 2, **TOTAL - 9**

A private property at Coton Park has an EPC of F, is off gas, and is occupied by an elderly couple who earn £18,500.

Score: EPC Rating – 10, Location – 10, Gas – 5, Occupancy – 5, **TOTAL - 30**

All applications for the GHG – LAD Phase 1b funding will be assessed and scored. Assessments will include a process for verifying the accuracy of the application content, such as income checks, EPC certificate checks, etc.

Initial offers will be based on the properties which score the highest from the assessment parameters.

Where grant offers are declined or refused then offers will be made to the next highest scored properties.

The GHG – LAD Phase 1b scheme has a very short implementation timescale and a limited budget. Circumstances may develop where it is more cost effective, and where the project can be delivered more quickly, if the properties qualifying for the grant are in a similar location or are of a similar construction type. Where opportunities such as these become apparent, then in order to maximise the impact of the grant, officers may need to change the order of prioritisation produced by the scoring system.

5.0 Appeals

No applications will be 'refused' provided that they meet the criteria in section 3.0. However, it is very possible that the demand for the grants exceeds the available funding and therefore applications may not be successful due to funding constraints.



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Information relating to these bids will be retained and used to inform potential future funding bids or other interventions by the local authority.

The GHG – LAD Phase 1b bid included reference to existing alternative funding sources for housing improvements such as the existing Healthy Homes Project (run by Derbyshire County Council) and the Healthy Homes Assistance Fund (run through SDDC). Where any applicant meets the criteria to qualify for these support funds then a referral will be made to the relevant officers.

